

AGENDA



City Council Meeting

Tuesday, December 13, 2022 at 6:00 PM

**Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna will meet at 6:00 PM, on December 13, 2022, at the Anna Municipal Complex-Council Chambers, located at 120 W. 7th Street, to consider the following items.

Welcome to the City Council meeting. If you wish to speak on an Open Session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

- 1. Call to Order, Roll Call, and Establishment of Quorum.**
- 2. Work Session.**
 - a. Discuss maintenance and operations within TxDOT corridors and potential options for City involvement. (Director of Public Works Greg Peters, P.E.)
 - b. Update on the December 6, 2022 Joint City Council and Diversity and Inclusion Advisory Commission meeting (Assistant to the City Manager Kimberly Winarski)
- 3. Invocation and Pledge of Allegiance.**
- 4. Neighbor Comments.**

At this time, any person may address the City Council regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the City Council regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

5. Reports.

Receive reports from Staff or the City Council about items of community interest.

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent

threat to the public health and safety of people in the municipality that has arisen after the posting of the Agenda.

- a. Public Announcements (Mayor Nate Pike)

6. Consent Items.

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council Member making such request prior to a motion and vote on the Consent Items.

- a. Approve City Council Meeting Minutes for November 22, 2022. (City Secretary Carrie Land)
- b. Review the Minutes from the October 17th Parks Advisory Board Meeting (Assistant Director of Neighborhood Services Jeff Freeth).
- c. Review Minutes of the November 7, 2022 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- d. Approve a Resolution regarding the DHI Anna, Block A, Lots 1-3, Final Plat. (Director of Development Services Ross Altobelli)
- e. Approve a Resolution regarding the DHI Anna, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)
- f. Approve a Resolution regarding the Facundo Addition, Block A, Lots 1-4, Minor Plat. (Director of Development Services Ross Altobelli)
- g. Approve a Resolution regarding the Strickland Brothers Center Addition, Block A, Lots 1-3, Final Plat. (Director of Development Services Ross Altobelli)
- h. Approve a Resolution regarding the Strickland Brothers Center Addition, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)
- i. Approve a Resolution regarding the Anna Town Square Addition, Block A, Lot 2R, Replat. (Director of Development Services Ross Altobelli)
- j. Approve a Resolution regarding the Anna Town Square Addition, Block A, Lot 2R, Site Plan. (Director of Development Services Ross Altobelli)
- k. Approve a Resolution regarding the Oak Briar Addition, Block A, Lots 1R, 2R, & 3, Replat. (Director of Development Services Ross Altobelli)
- l. Approve a Resolution regarding the Anna Town Center Addition, Block A, Lot 12, Site Plan. (Director of Development Services Ross Altobelli)
- m. Approve the Quarterly Investment Report for the Period Ending September 30, 2022. (Finance Director Alan Guard)

- n. Approve a Resolution authorizing the City Manager to enter into a Wastewater Regionalization Agreement with North Texas Municipal Water District in a form approved by the City Attorney (Director of Public Works Greg Peters, P.E.)
- o. Approve a Resolution authorizing the City Manager to execute documents for the purchase of a portion of real property and permanent drainage easements located at 506 Hackberry Drive necessary for the construction of Hackberry Drive roadway improvements west of State Highway 5 in accordance with certified appraisals and in a form approved by the City Attorney. (Director of Public Works Greg Peters, P.E.)

7. Items For Individual Consideration.

- a. Consider/Discuss/Action on a Resolution regarding One Anna Two Addition, Block A, Lot 4R Development Agreement. (Director of Development Services Ross Altobelli)
- b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance for a Specific Use Permit (SUP) for a hotel on one lot on 2.9± acres located on the east side of Standridge Boulevard, 1,040± feet north of Suzie Lane. (Director of Development Services Ross Altobelli)
- c. Consider/Discuss/Action on a Resolution regarding One Anna Two Addition, Block A, Lot 4R, Concept Plan. (Director of Development Services Ross Altobelli)
- d. Consider/Discuss/Action on a Resolution regarding the Anna Station Development Agreement (Planning Manager Lauren Mecke).
- e. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend zoning for multiple-family residences on one lot on 16.3± acres located on the south side of County Road 1106, 185± feet east of N. Powell Parkway. (Planning Manager Lauren Mecke)
- f. Consider/Discuss/Action on a Resolution regarding Anna Station, Concept Plan. (Planning Manager Lauren Mecke)
- g. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 1.2± acres located at the southeast corner of E. Fourth Street and S. Sherley Avenue. (Director of Development Services Ross Altobelli)
- h. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution regarding Sherley Park Addition, Block A, Lots 1 and 2, Replat. (Director of Development Services Ross Altobelli)
- i. Consider/Discuss/Action on a Resolution regarding Sherley Park Addition, Block A, Lots 1 and 2, Site Plan. (Director of Development Services Ross Altobelli)

- j. Consider/Discuss/Action on a Resolution regarding the NexMetro/SWBC Anna, Development Agreement. (Director of Development Services Ross Altobelli)
- k. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 65.0± acres located on the east side of U.S. Highway 75, 1,200± feet south of W. White Street from Planned Development-C-1 Restricted Commercial District (PD-C-1) (Ord. No. 107-2003) to Planned Development. (Director of Development Services Ross Altobelli)
- l. Consider/Discuss/Action on a Resolution regarding NexMetro / SWBC Anna, Concept Plan. (Director of Development Services Ross Altobelli)
- m. Conduct a Public Hearing/Consider/Discuss/Action on the Avery Pointe, Phase 1, Block U, Lots CA-67R & 68, Replat. (Director of Development Services Ross Altobelli)
- n. First reading of a Resolution approving an Anna Community Development Corporation project for Phase I of City of Anna Wayfinding Program and approving the CDC entering into a Professional Services Agreement with Lee Engineering, L.L.C. (Director of Economic Development Joey Grisham)
- o. Second reading of a Resolution approving an Anna Community Development Corporation project for Phase I of City of Anna Wayfinding Program and approving the CDC entering into a Professional Services Agreement with Lee Engineering, L.L.C. (Director of Economic Development Joey Grisham)
- p. Consider/Discuss/Action on a Resolution approving an Anna Community Development Corporation project for Phase I of City of Anna Wayfinding Program and approving the CDC entering into a Professional Services Agreement with Lee Engineering, L.L.C. (Director of Economic Development Joey Grisham)
- q. Conduct a Public Hearing on the Levying of Assessments in Improvement Area #2 within the Hurricane Creek Public Improvement District. (Director of Economic Development Joey Grisham)
- r. Consider/Discuss/Action on an Ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Area#2 of the Hurricane Creek Public Improvement District; Making a finding of Special Benefit to the property in Improvement Area #2 of the District; Levying Special Assessments against property within Improvement Area #2 of the District and establishing a lien on such property; Providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, proving penalties and interest on delinquent assessments, providing for severability, and proving an effective date. (Director of Economic Development Joey Grisham)

- s. Consider/Discuss/Action on adoption of an Ordinance authorizing the issuance of the "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2022 (Hurricane Creek Public Improvement District Improvement Area #2 Project)" approving and authorizing an Indenture of Trust, A Bond Purchase Agreement, A Limited Offering Memorandum, A Continuing Disclosure Agreement and Other Agreements and Documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date." (Director of Economic Development Joey Grisham)
- t. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute documents for the purchase of real property necessary for the construction of Hackberry Drive roadway improvements west of State Highway 5 in accordance with certified appraisals and in a form approved by the City Attorney. (Director of Public Works Greg Peters, P.E.)
- u. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a purchase order for the relocation of overhead poles and utilities located adjacent to the City of Anna Municipal Complex as a part of the Downtown Street Improvements capital project. (Director of Public Works Greg Peters, P.E.)
- v. Consider/Discuss/Action on a Resolution awarding the bid for the Municipal Complex Parking Expansion (Director of Public Works Greg Peters, P.E.)
- w. Consider/Discuss/Action to fill an EDC/CDC Boards vacancy. (City Secretary Carrie Land)
- x. Consider/Discuss/Action to fill a Board of Adjustment vacancy. (City Secretary Carrie Land)

8. Closed Session (Exceptions).

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exceptions:

- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071).
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). EDC-CDC Boards

The Council further reserves the right to enter into Executive Session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.
10. Adjourn.

This is to certify that I, Carrie L. Land, City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex on the bulletin board at or before 5:00 p.m. on 12/09/2022.

Carrie L. Land, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
2. The Council reserves the right to retire into executive session concerning any of the items listed on this agenda, whenever it is considered necessary and legally justified under the Open Meeting Act.
3. Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary at 972 924-3325 two working days prior to the meeting so that appropriate arrangements can be made.