

## **AGENDA**



### **City Council Meeting**

**Tuesday, September 12, 2023 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 on September 12, 2023 at 6:00 PM in 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. Invocation and Pledge of Allegiance.**
- 3. 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.*

**4. 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.*

**5. Work Session.**

- a. Utility Rate Discussion. (Interim City Manager Ryan Henderson)

**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 August 22, 2023 and September 6, 2023. (City Secretary Carrie Land)
- b. Approve an Ordinance amending Article A3.000 Development Fees and Article A6.000 Utility Fees within Appendix A: Fee Schedule of The City of Anna Code of Ordinances. (Director of Development Services Ross Altobelli)
- c. Approve an Ordinance Amending the Code of Ordinances with Regard to Fees for Certain Emergency Services. (Interim City Manager Ryan Henderson)
- d. Approve a Resolution amending signatories to execute checks currently on file at Independent Financial. (Finance Director Alan Guard)
- e. Approve a Resolution amending the representatives authorized to transact business with the Texas Local Government Investment Pool (TexPool). (Finance Director Alan Guard)
- f. Approve an Ordinance Repealing the City Curfew for Minors. (Police Chief Dean Habel)
- g. Approve a Resolution adopting a minimum Value to Lien (VTL) ratio regarding the AnaCapri Development Agreement. (Director of Economic Development Joey Grisham)
- h. Approve an Ordinance authorizing the issuance of the "City of Anna, Texas, special assessment revenue bonds, series 2023 (The Woods at Lindsey Place Public Improvement District Improvement Area #1 project)" in a principal amount not to exceed \$7,419,000 payable from special assessments to fund public improvements in improvement area #1 of The Woods at Lindsey Place Public Improvement District; 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)
- i. Approve a Resolution approving a Preliminary Limited Offering Memorandum for the sale of "City of Anna, Texas Special Assessment Revenue Bonds, Series 2023 (AnaCapri Public Improvement District Improvement Area #1 Project)." (Director of Economic Development Joey Grisham)
- j. Approve Resolution Authorizing Restoration of Historic Anna Fire Truck. (Interim Public Works Director Steven Smith)

**7. Items For Individual Consideration.**

- a. Consider/Discuss/Action approving an Ordinance adopting the FY2024 Budget. (Budget Manager Terri Doby)
- b. Consider/Discuss/Action regarding a Resolution ratifying the property tax revenue increase reflected in the City of Anna FY2024 Budget. (Budget Manager Terri Doby)
- c. Consider/Discuss/Action approving an Ordinance adopting the FY2024 Tax Rate. (Budget Manager Terri Doby)
- d. First Reading of a Resolution approving the Fiscal Year 2023-2024 Anna Community Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)
- e. Second Reading of a Resolution approving the Fiscal Year 2023-2024 Anna Community Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)
- f. Consider/Discuss/Action a Resolution approving the Fiscal Year 2023-2024 Anna Community Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)
- g. Consider/Discuss/Action on a Resolution approving the Fiscal Year 2023-2024 Anna Economic Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)
- h. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a Park Fee Development Agreement by and between the City of Anna, Texas and Skorburg Lot Development, LLC; in a form approved by the City Attorney; and providing for an effective date. (Interim Assistant City Manager Greg Peters, P.E.)
- i. Conduct a Public Hearing/Consider/Discuss/Action on a Resolution approving a negotiated settlement between The Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2023 rate review mechanism filing. (City Attorney Clark McCoy)

**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). Application of City authority and land-use regulations and related matters.
- 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). Boards and Commission. Legal services review.

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](http://www.annatexas.gov)) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 09/08/2023.

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Carrie L. Land, City Secretary

- 1. The Council may vote and/or act upon each of the items listed in this agenda. Notwithstanding the foregoing or any other statement in this Agenda, the Council shall not take action on any item until after providing opportunity for public testimony under the "Neighbor Comments" item or after any public hearing held under applicable law.
- 2. The Council reserves the right to retire into closed 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.