

# AGENDA



## City Council Meeting

**Tuesday, April 23, 2024 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 4/23/2024 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.*

- a. Baylor Scott & White McKinney Presenting Life Saving Award (Fire Chief Ray Isom)

**5. Work Session.**

- a. Zoning Discussion - Sherley Farms - Tellus Group (Planning Manager Lauren Mecke)
  - b. Zoning Discussion - Powell Corners - Continental Properties (Planning Manager Lauren Mecke)
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 April 9, 2024. (City Secretary Carrie Land)
  - b. Review Minutes of the March 7, 2024, Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Interim Director of Economic Development Bernie Parker)
  - c. Review Monthly Financial Report for the Month Ending March 31, 2024. (Budget Manager Terri Doby)
  - d. Approve a Resolution for the Purchase of Radio and Communication Equipment related to Fire Station #2 Operations (Fire Chief Ray Isom)
7. **Items for Individual Consideration.**
- a. Consider/Discuss/Action on a Resolution approving an Agreement Regarding Services for 10.131± acres located on the north side of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road. (Planning Manager Lauren Mecke)
  - b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex 10.131± acres located on the north of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road. (Planning Manager Lauren Mecke)
  - c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 10.1± acres located on the north of Collin County Outer Loop, 680± feet east of W. Foster Crossing Road to Multi-Family (MF) District. (Planning Manager Lauren Mecke)
  - d. Consider/Discuss/Action on a Resolution approving a Pre-Annexation Development Agreement of 470 single family, attached & detached lots with multiple common area lots located on 60± acres generally located on both sides of Ferguson Parkway on the north side of County Road 731 and on the south side of future Mantua Parkway. (Planning Manager Lauren Mecke)
  - e. Consider/Discuss/Action on a Resolution approving a Pre-Annexation Development Agreement of 432 single family dwellings, attached, park, and civic center on 204± acres located at the intersection of County Road 285 and County Road 827. (Planning Manager Lauren Mecke)
  - f. Consider/Discuss/Action on a Resolution approving a Pre-Annexation Development Agreement of a proposed commercial and multi-family dwelling planned development on 40± acres located at the northeast corner of future Rosamond Parkway and County Road 288. (Planning Manager Lauren Mecke)
  - g. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a contract with ANA Site Construction, LLC for the construction of two additional traffic lanes on East Finley Boulevard between State Highway 5 and Sharp Street. (CIP Manager Justin Clay)
  - h. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a purchase order in the amount not to exceed \$482,000 for the

purchase of a Hydro Excavation Truck for the City of Anna Public Works Department. (Director of Public Works Steven Smith)

- i. Consider/Discuss/Action on a resolution approving a Development Agreement with Anacapri Laguna Azure LLC. (Interim Director of Economic Development Bernie Parker)

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). Boards and Commissions

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 4/19/2024.

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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.