

**Regular City Council Meeting
Meeting Minutes**



Tuesday, November 8, 2022 @ 6:00 PM

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

The City Council of the City of Anna met at 6:00 PM, on November 8, 2022, at the Anna Municipal Complex - Council Chambers, located at 120 W. 7th Street, to consider the following items.

1. Call to Order, Roll Call, and Establishment of Quorum.

Mayor Pike called the meeting to order at 6:00 PM.

Members Present:

Mayor Nate Pike
Mayor Pro Tem Lee Miller
Council Member Kevin Toten
Council Member Stan Carver
Council Member Danny Ussery
Council Member Pete Cain

Members Absent:

Deputy Mayor Pro Tem Randy Atchley

2. Work Session

- a. Discuss the process for the Municipal Complex Plaza Design and Construction. (Director of Public Works Greg Peters, P.E.)

The conceptual plan for the central plaza on the Municipal Complex property was completed as a part of the Anna Community Library concept plans. This was done to ensure that the library facility and the plaza would work together as necessary to create well-planned public spaces and facilities for the community. The plaza is a separate project from the Library, and was not included in the 2021 Bond Election for funding. As such, it will require a separate funding source.

- b. Discuss the project initiation and design of a new indoor recreation facility as defined in Proposition C of the City of Anna's 2021 Bond Election and the City of Anna Parks, Open Space, Trails, & Recreation Master Plan. (Director of Public Works Greg Peters, P.E.)

In 2021 Anna Neighbors approved Proposition C of the Bond Election, which

included funding for "Planning, design, and property acquisition for an indoor recreation facility." Staff will present an overview of the project processes needed to complete this work and seek feedback from the City Council on how best to move forward. At a future Council Meeting, staff will present professional service contracts as needed to begin formal work on the project.

Mayor Pike Moved to Closed Session

3. **Invocation and Pledge of Allegiance. - *Council Chambers.***

Mayor Pike led the Invocation and Pledge of Allegiance.

4. **Neighbor Comments.**

No public comments were given.

5. **Reports.**

a. Public Announcements (Mayor Nate Pike)

The annual Economic Development Corporation **Business Appreciation Breakfast** this Thursday, November 10 at 8 a.m. at the Municipal Complex. Attendees will receive an update from our EDC staff, learn more about our Business, Retention and Expansion Program, and learn from Keynote speaker Russel Dubree of Performance Faction.

The Community Enhancement and Compliance Division is giving away yard signs to local veterans to show our appreciation for their service. Signs are available on a first-come, first-serve basis and can be picked up at Anna Municipal Complex until November 10.

On Friday, November 11, city facilities will be closed in honor of Veterans Day.

The Annual Christmas Tree lighting event will take place on December 3 here at Anna Municipal Complex starting at 5 p.m. and feature crafts in Santa's Workshop, photos with Santa, hot chocolate, a live reindeer, fireworks, and more.

b. Neighbor Academy Graduation (Assistant to the City Manager Kimberly Winarski).

Staff presented the 2022 Neighbor Academy Graduating Class.

Gordon Besel
Tim Cox
Lindsay Crisostomo-Vickery
Chad Fisher
Tanya Fonville
Julia Fox

Allison Inesta
Kevin Johnson
Theresa King-Bell
Abraham Magana
Faith Matlock Johnson
Timothy Maurice
Cristina Obregon
Kelly Patterson-Herndon
Curtis Scretchen
Charles Tang
Jewells Williams
Paul Williamson

- c. Recognition of September, October, and November We Notice! Property of the Month (Neighborhood Services Olivia Demings)

September: The We Notice! September Property of the Month is First Anna Church. Many updates have been made to the church's façade, including new siding, paint, and cedar-wrapped columns. We are grateful for their participation in making Anna a Great Place to Live.

October: This Northpointe Crossing home ushers in the feeling of Fall with their festive decorations! Their efforts in providing this cheerful look for the neighborhood have not gone unnoticed and that is why they have been selected as the October We Notice! Property. Darrel Jones.

November: Located in Anna Town Square, this home features lush florals that have sustained their beauty well into the Fall season. These flowers bring color and joy to the community. Camile Brown

- d. Presentation of the Downtown Service Day Project (Neighborhood Services Olivia Demings)

The Community Enhancement and Compliance Division is hosting a beautification day in the downtown area on November 19th. A dumpster will be available at Sherley Heritage Park for bulk trash and city staff will be onsite to answer questions and hand out promotional items.

6. Consent Items.

MOTION: Mayor Pro Tem Miller moved to approve consent items a. through s. Council Member Toten seconded. Motion carried 6-0.

- a. Approve City Council Meeting Minutes for October 19, 2022 and October 25, 2022. (City Secretary Carrie Land)
- b. Review the Minutes from the August 15th and September 19th, 2022 Parks Advisory Board Meeting (Director of Neighborhood Services Marc Marchand).

- c. Approve the City Manager to execute an additional service letter for \$8,400 to be added to the existing design contract with Birkhoff Hendricks & Carter, LLC, for the design of an additional water main highway crossing to be added to the scope of the US 75 Utility Relocation project. (Director of Public Works Greg Peters, P.E.)

This item is to approve an additional service (\$8,400) to the existing design contract with Birkhoff, Hendricks, & Carter to add an additional water main crossing when we bid/construct US 75 utility relocations. The additional crossing is recommended to account for the likely growth on the northern end of the US 75 corridor, which could include large water users in the future. When the project was originally scoped, interest in the US 75 corridor at the north end of the city was not as significant as it is today, and large water users were not considered likely. With the new chip manufacturing plants coming to Sherman, it is important for Anna to maintain maximum flexibility in our ability to provide utility services for employment centers which could come to our community.

We recommend the additional crossing located near County Road 370 based on likely development needs. This will be significantly cheaper and faster than doing it in the future as a stand-alone project when development occurs. The fund source will be Water Impact Fees, matching the original agreement.

- d. Approve a Resolution amending the representatives authorized to transact business with the Texas Local Government Investment Pool (TexPool). (Finance Director Alan Guard)

The Texas Local Government Investment Pool (TexPool) is one of the City's primary investment vehicles. Authorized representatives who can conduct business for the City must be identified by resolution. This resolution amends the list of City Representatives by substituting the new Assistant Finance Director, Aimee Ferguson, for the previous Accounting Manager.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AMENDING THE AUTHORIZED REPRESENTATIVES AUTHORIZED TO TRANSACT BUSINESS WITH THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL, "TEXPOOL/TEXPOOL PRIME", A PUBLIC FUNDS INVESTMENT POOL.

- e. Approve a Resolution regarding the James' Estates, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

One single-family residence, one guest house, and seven accessory structures on one lot on 6.0± acres located on the north side of County Road 505, 2,680± feet west of County Road 508. Located within the Extraterritorial Jurisdiction (ETJ).

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING JAMES' ESTATES, BLOCK A, LOT 1, DEVELOPMENT PLAT.

- f. Approve a Resolution regarding the McAlexander West, Block A, Lot 1, Final

Plat. (Director of Development Services Ross Altobelli)

Vacant lot on 11.0± acres located on the south side of County Road 290, 1,050± feet east of County Road 289. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for future development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MCALEXANDER WEST, BLOCK A, LOT 1, FINAL PLAT

- g. Approve a Resolution regarding the Meadow Vista, Phase 2, Final Plat. (Director of Development Services, Ross Altobelli)

Seven single-family dwelling, detached lots and two common area lots on 5.0± acres located at the southwest corner of Hackberry Drive and Stanley Falls Drive. Zoned: Planned Development (Ord. No. 839-2019).

The purpose for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MEADOW VISTA, PHASE 2, FINAL PLAT.

- h. Approve a Resolution regarding the Pitts Addition, Block A, Lots 1 & 2, Final Plat. (Director of Development Services Ross Altobelli)

Two vacant lots on 7.4± acres located on the east side of County Road 480, 75± feet north of Farm-to-Market Road 2862. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for future development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PITTS ADDITION, BLOCK A, LOTS 1 & 2, FINAL PLAT

- i. Approve a Resolution regarding The Woods at Lindsey Place Municipal, Block A, Lot 1, Block B, Lot 1, and Block C, Lot 1X, Final Plat. (Director of Development Services Ross Altobelli)

Two public parks, an access & drainage lot, and right-of-way dedication on 26.8± acres located at the northwest and southwest corners of future Rosamond Parkway and future Ferguson Parkway. Zoned: Planned Development (Ord. No. 881-2020).

The purpose for the Final Plat is to dedicate lot and block boundaries, and easements necessary for the establishment of park land, rights-of-way, and access.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE WOODS AT LINDSEY PLACE MUNICIPAL, BLOCK A, LOT 1, BLOCK B, LOT 1, AND BLOCK C, LOT 1X, FINAL PLAT.

- j. Approve a Resolution regarding the Anna Town Center Addition, Block A, Lots 6R & 12, Replat. (Director of Development Services Ross Altobelli)

Restaurant and vacant commercial lot on 35.8± acres located on the east side of U.S. Highway 75, 1,680± feet north of W. White Street. Zoned: Planned Development (Ord. No. 648-2014).

The purpose of the Replat is to subdivide the property, and dedicate lot and block boundaries and easements necessary for the construction of the restaurant on Lot 6R.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN CENTER ADDITION, BLOCK A, LOTS 6R & 12, REPLAT.

- k. Approve a Resolution regarding the Independent Bank Addition, Block A, Lot 1R, Replat. (Director of Development Services Ross Altobelli)

Vacant commercial building on one lot on 0.9± acre located at the southeast corner of W. Fourth Street and S. Powell Parkway. Zoned: C-1 Restricted Commercial

The purpose of the Replat is to correctly identify the limits of the parcel.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE INDEPENDENT BANK ADDITION, BLOCK A, LOT 1R, REPLAT.

- l. Approve a Resolution regarding the Willow Creek Addition, Phase 1B, Block G, Lot 1R, Replat. (Director of Development Services Ross Altobelli)

Retail and restaurant on one lot on 2.2± acres located at the northeast corner of W. White Street and Westfield Drive. Zoned: C-1 Restricted Commercial.

The purpose of the Replat is to dedicate easements necessary for the construction of the multi-tenant building.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING WILLOW CREEK ADDITION, PHASE 1B, BLOCK G, LOT 1R, REPLAT

- m. Approve a Resolution regarding the Anna Town Square Addition, Block A, Lot 2R, Preliminary Replat. (Director of Development Services Ross Altobelli)

Multiple-family residences on one lot on 11.1± acres located on the north side of E. Finley Boulevard, 515± feet south of Florence Way. Zoned: Planned Development (Ord. No. 983-2022).

The purpose for the Preliminary Replat is to propose lot and block boundaries and easements necessary for the creation of a multiple-family residence development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN SQUARE ADDITION, BLOCK A, LOT 2R, PRELIMINARY REPLAT.

- n. Approve a Resolution regarding the Blacklock Storage, Block A, Lot 1, Preliminary Plat. (Director of Development Services Ross Altobelli)

Self-Storage, mini-warehouse on one lot on 4.9± acres located on the west side of State Highway 5, 240± feet north of County Road 423. Zoned: Planned Development (Ord. No. 981-2022).

The purpose of the Preliminary Plat is to propose lot and block boundaries and easements necessary for the future construction of the self-storage, mini-warehouse development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BLACKLOCK STORAGE, BLOCK A, LOT 1, PRELIMINARY PLAT.

- o. Approve a Resolution regarding the Prose Foster Crossing, Block A, Lot 1, Preliminary Plat. (Director of Development Services Ross Altobelli)

Multiple-family residences on one lot on 15.6± acres located on the north side of E. Foster Crossing, 2,280± feet east of S. Powell Parkway. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose of the Preliminary Plat is to propose right-of-way, lot and block boundaries, and easements necessary for the future construction of the multiple-family residential development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PROSE FOSTER CROSSING, BLOCK A, LOT 1, PRELIMINARY PLAT.

- p. Approve a Resolution regarding Anna Fire Station No. 2, The Villages of Hurricane Creek, Phase 1B, Block I, Lot 18X, Site Plan. (Director of Development Services Ross Altobelli)

Fire Station on 2.2± acres located at the northwest corner of Standridge Boulevard and Creek Meadow Drive. Zoned Planned Development SF-84 Single-Family Residence District, SF-72 Single-Family Residence District, SF-60 Single-Family Residence District, and SF-Z Single-Family Residence District – Zero Lot Line homes (PD-SF-84/SF-72/SF-60/SF-Z) (Ord. No. 886-2020).

The purpose of the Site Plan is to show the proposed Fire Station site improvements.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA FIRE

STATION NO. 2, THE VILLAGES OF HURRICANE CREEK, PHASE 1B,
BLOCK I, LOT 18X, SITE PLAN.

- q. Approve an Ordinance approving the 2022 Tax Roll (Budget Manager Terri Doby).

The Collin County Tax Assessor-Collector recently submitted the Tax Roll Summary for the City of Anna. Texas Property Tax Code, Section 26.09 requires the City to pass an ordinance approving the 2022 Tax Roll.

AN ORDINANCE APPROVING THE 2022 TAX ROLL FOR THE CITY OF
ANNA, TEXAS

- r. Approve an agreement with Project Advocates to subcontract comprehensive building commissioning services for the new Anna Community Library Project. (Director of Public Works Greg Peters, P.E.)

The City is now in the design development phase for the Anna Community Library, and the design team is beginning the detailed design process for the facility. A part of design development is to begin the sizing and selection of HVAC components which will serve the facility.

Comprehensive building commissioning services are key to ensuring that the City receives the right size, type, and quality of HVAC system components required to properly heat and cool the facility. In addition, commissioning services will also include the review and oversight of all the electronic and computerized systems related to building climate control. It is essential that all HVAC system operations work seamlessly with the technology the City has in the Municipal Building and the Central Fire Station.

Instead of bringing a building commissioning contractor on at the end of the project to test a completed system, we are proposing to have them as a member of the team through design, construction, start-up, and warranty. This will provide the City with a partner who can ensure that all design, construction, and training associated with the HVAC system accomplishes our goals. In short, comprehensive building commissioning will ensure that we get what we pay for.

The conservative budget estimate for this work is \$171,005, but we will be billed on an hourly not-to-exceed basis instead of a lump sum. This ensures that the cost of the work is directly related to the amount of work done by the commissioning contractor.

This item is within the original project budget estimate of \$205,000, so approval of this item is consistent with the existing budget and project charter.

- s. Approve an Interlocal Agreement by and between the City of Anna and the North Central Texas Council of Governments for the sharing and use of aerial imagery. (Director of Public Works Greg Peters, P.E.)

The City of Anna has purchased NearMap aerial imagery in the past for use in our GIS software and mapping systems. NearMap aerial imagery is updated 2-3 times per year, giving us significantly improved aerial imagery when compared to Google or Bing. In a fast-growing city like Anna, having recent aerial images is a significant benefit to the usefulness of our maps and GIS system.

The latest NearMap aerial imagery for Anna can be viewed on our maps available on the City website, under Departments -> Planning & Development -> City Maps.

The renewal period is coming up, and now NearMap has an agreement with NCTCOG for special pricing of the data. As such, it is in the best interest of the City of Anna to utilize this service through the NCTCOG. In order to complete the membership purchase, the City must enter into a simple interlocal agreement that is specific to the NearMap data. Staff recommends approval of the ILA for a 3-year subscription to NearMap aerial imagery at a cost of \$4,000/year.

7. Items For Individual Consideration.

- a. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance for a Specific Use Permit (SUP) for a metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368. (Director of Development Services Ross Altobelli)

The applicant is requesting a Specific Use Permit (SUP) for a gas metering station. The Zoning Ordinance defines gas metering station as a facility at which natural gas flows are regulated and recorded.

The subject property is undeveloped and zoned Planned Development (Ord. No. 932-2021). The property will be a common area lot of the Villages of Hurricane Creek – North Subdivision. There is an existing 50-foot utility easement and gas line which this would be connecting to.

Request for a Specific Use Permit to allow for a gas metering station on one lot on 0.6± acre located on the north side of future Rosamond Parkway, 995± feet west of County Road 368.

Mayor Pike opened the public hearing at 7:08 PM.

No public comments were given.

Mayor Pike closed the public hearing at 7:13 PM.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND APPROVING A SPECIFIC USE PERMIT ON CERTAIN PROPERTY AS

DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Mayor Pike moved to approve. Council Member Toten seconded. Motion carried 6-0.

- b. Consider/Discuss/Action on a Resolution regarding Villages of Hurricane Creek, North, Block N, Lot 1X, Site Plan. (Director of Development Services Ross Altobelli)

Metering station on one lot on 0.6± acre located at the north side of future Rosamond Parkway, 995± feet west of County Road 368. Zoned: Planned Development (Ord. No. 932-2021).

The purpose of the Site Plan is to show the proposed metering station site improvements.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN OF VILLAGES OF HURRICANE CREEK, NORTH, BLOCK N, LOT 1X.

MOTION: Mayor Pike moved to approve. Council Member Toten seconded. Motion carried 6-0.

- c. Consider/Discuss/Action on a Resolution regarding The Parks of Hurricane Creek, Development Agreement. (Planning Manager Lauren Mecke)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the city to create well designed and attractive architecture.

The applicant is proposing the following masonry standards:

Single-Family Townhome District

First floor, front elevation: 25% masonry

Second floor, front elevation: 15% masonry

Remaining cumulative surface (excluding windows and doors): 10% masonry

Restricted Commercial

Exterior facade visible to the public: 100% masonry

Exterior facade not visible to the public: 60% masonry

The applicant has chosen not to propose construction timelines/deadlines within the development agreement.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH CHARLES COVEY – LANDVEST DEVELOPMENT, RELATING TO DEVELOPMENT AND DESIGN

REGULATIONS FOR TOWNHOME DISTRICT SUBDIVISION GENERALLY
LOCATED ON THE NORTH SIDE OF FARM-TO-MARKET ROAD 455, 3,830±
FEET WEST OF STANDRIDGE BOULEVARD

MOTION: Mayor Pro Tem Miller moved to approve. Council Member Ussery
seconded. Motion carried 6-0.

- d. Consider/Discuss/Act on a Resolution approving an Agreement regarding
services including a plan for municipal services regarding 78.0± acres of land
generally located on the north side of Farm-to-Market Road 455, 3,830± feet
west of Standridge Boulevard. (Planning Manager Lauren Mecke)

Charles Covey - LandVest Development has submitted a petition to annex
78.0± acres of land generally located on the north side of Farm-to-Market Road
455, 3,830± feet west of Standridge Boulevard. The Agreement for Services is
required by state law prior to approval of annexation.

A RESOLUTION ADOPTING A CONDITIONAL AGREEMENT REGARDING
SERVICES RELATED TO ANNEXATION OF A 78.0± ACRE TRACT OF LAND

MOTION: Council Member Toten moved to approve. Council Member Carver
seconded. Motion carried 6-0.

- e. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding
annexation of 78.0± acres of land generally located on the north side of Farm-
to-Market Road 455, 3,830± feet west of Standridge Boulevard. (Planning
Manager Lauren Mecke)

Charles Covey - LandVest Development has submitted a petition to annex
78.0± acres of land generally located on the north side of Farm-to-Market Road
455, 3,830± feet west of Standridge Boulevard.

Mayor Pike opened the public hearing at 7:17 PM.

No public comments were given.

Mayor Pike closed the public hearing at 7:17 PM.

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY
TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND EXTENDING THE
BOUNDARY LIMITS OF SAID MUNICIPALITY SO AS TO INCLUDE SAID
HEREINAFTER DESCRIBED PROPERTY WITHIN SAID MUNICIPAL
CORPORATE LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID
PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS
AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES,
RESOLUTIONS, AND REGULATIONS OF SAID CITY AS SET FORTH
HEREIN; PROVIDING A REPEALER CLAUSE; PROVIDING A
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Mayor Pro Tem Miller moved to approve. Council Member Ussery

seconded. Motion carried 6-0.

- f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish zoning on 78.0± acres located on the north side of Farm-to-Market Road 455, 3,830± feet west of Standridge Boulevard to Planned Development -SF-TH Townhome District. (Planning Manager Lauren Mecke).

Request to establish zoning to allow for a single-family townhome development and a commercial lot with modified development standards on 78.0± acres located on the north side of Farm-to-Market Road 455, 3,830± feet west of Standridge Boulevard to Planned Development. Zoned: Extraterritorial Jurisdiction (ETJ).

Mayor Pike opened the public hearing at 7:20 PM.

No public comments were given.

Mayor Pike closed the public hearing at 7:20 PM.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

MOTION: Mayor Pike moved to approve. Council Member Carver seconded. Motion carried 6-0.

- g. Consider/Discuss/Action on a Resolution regarding The Parks at Hurricane Creek, Concept Plan. (Planning Manager Lauren Mecke)

288 SF-TH Townhome District lots, one C-1 Restricted Commercial lot and ten common area lots on 78.0± acres located on the north side of Farm-to-Market Road 455, 3,830± feet west of Standridge Boulevard. Located in the Extraterritorial Jurisdiction (ETJ). Proposed Zoning: Planned Development
This concept plan is associated with the zoning case and is contingent upon approval of the annexation and zoning case. The purpose of the concept plan is to show the conceptual layout and related site improvements associated with the future residential development. The concept plan complies with the zoning district's area regulations as requested by the zoning case.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR THE PARKS AT HURRICANE CREEK.

MOTION: Mayor Pro Tem Miller moved to approve. Council Member Cain seconded. Motion carried 6-0.

- h. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a subdivision improvement agreement by and between the City of Anna and Anna Crossing Partners, LLC, for the construction of public water and sanitary sewer improvements serving properties along and adjacent to State Highway 5 in a form approved by the City Attorney. (Director of Public Works Greg Peters, P.E.)

Anna Crossing Partners, LLC is constructing Waterview Apartments, a multi-family development along State Highway 5 in Anna. As a part of the project, the developer has agreed to construct an upsized 12-inch water main and a new 12-inch sewer main to account for future development in the area in accordance with the City of Anna Water Master Plan and the future plans for the utility relocations along State Highway 5. In accordance with common practice, the City is agreeing to reimburse the developer for the improvements the City is requesting which are not required for their project. The reimbursement will include \$86,482 in water impact fees for the size difference of the water main (8" to 12") and \$104,753 in Utility Fund dollars for the entirety of the new sewer main (12" sewer main required for future growth).

Both of these projects would be required to be built with the SH 5 Utility Relocation project (City Capital Improvement Plan project), but partnering with the developer to build these improvements will save money and time, and prevent disturbing the finished apartment project in the future.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT WITH ANNA CROSSING PARTNERS, LLC FOR THE DESIGN AND CONSTRUCTION OF PUBLIC WATER AND SANITARY SEWER IMPROVEMENTS, IN A FORM APPROVED BY THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Council Member Toten moved to approve. Council Member Ussery seconded. Motion carried 6-0.

- i. Consider/Discuss/Action on a Resolution authorizing an Incentive Agreement for New Economic Development and related Lease Agreement between the Anna Economic Development Corporation and 3 Nations Brewing LLC. (Director of Economic Development Joey Grisham)

As the City Council conveyed 101 S. Powell to the Anna EDC for the public purpose of economic development, the Anna EDC has been working with 3 Nations Brewing since May. In order to renovate the former bank turned office building into a brewery and revitalize the property to allow for public gathering and accessible pedestrian access, the EDC Board approved an Incentive Agreement and Lease Agreement with 3 Nations Brewing LLC. 3 Nations will update/remodel the building, with the EDC providing a grant of up to \$650,000—this also includes updating the roof, fire suppression system, sidewalks/landscaping, and the HVAC system. Up to \$400,000 may be paid up front and up to \$250,000 being paid in Year 2 conditioned on progress of remodeling and continued operations.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS
APPROVING A PROJECT OF THE ANNA ECONOMIC DEVELOPMENT
CORPORATION INCLUDING INCENTIVES TO 3 NATIONS BREWING LLC
AND RELATED LEASE AGREEMENT**

MOTION: Council Member Toten moved to approve. Mayor Pro Tem Miller seconded. Motion carried 6-0.

- j. Consider/Discuss/Action on adopting a Resolution of the City of Anna, Texas, determining the costs of certain authorized improvements to be financed within Improvement Area #2 of the Hurricane Creek Public Improvement District; approving a preliminary amended & restated service and assessment plan, including proposed Improvement Area #2 assessment roll; calling a regular meeting and noticing a Public Hearing for December 13, 2022, to consider an ordinance levying assessments on property located within improvement Area #2 of the Hurricane Creek Public Improvement District; directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto. (Director of Economic Development Joey Grisham)

The following item is related to the Hurricane Creek Public Improvement District Improvement Area #2 and sets out costs of the improvements to be financed as well as approving the Preliminary Amended and Restated Service and Assessment Plan. It also sets a Public Hearing for December 13, 2022 for the levying of assessments in Improvement Area #2.

A RESOLUTION OF THE CITY OF ANNA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN IMPROVEMENT AREA #2 OF THE HURRICANE CREEK PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED & RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR DECEMBER 13, 2022 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #2 OF THE HURRICANE CREEK PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

MOTION: Council Member Carver moved to approve. Mayor Pro Tem Miller seconded. Motion carried 6-0.

- k. Consider/Discuss/Action on a Resolution approving a Preliminary Limited Offering Memorandum for the sale of special assessment revenue bonds for Hurricane Creek Public Improvement District. (Director of Economic

Development Joey Grisham)

This item is related to the Hurricane Creek Public Improvement District and includes a Resolution approving a Preliminary Limited Offering Memorandum for the sale of assessment revenue bonds for the Hurricane Creek Public Improvement District.

RESOLUTION APPROVING A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR THE SALE OF SPECIAL ASSESSMENT REVENUE BONDS FOR HURRICANE CREEK PUBLIC IMPROVEMENT DISTRICT.

MOTION: Mayor Pike moved to approve. Council Member Ussery seconded. Motion carried 6-0.

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:

MOTION: Mayor Pike moved to enter closed session. Mayor Pro Tem Miller seconded. Motion carried 6-0.

Mayor Pike recessed the meeting at 6:23 PM.

Mayor Pike reconvened the meeting at 6:49 PM.

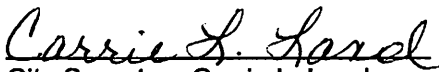
- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). City Seal; Business Regulations
 - 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).
- 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.**

No action was taken.

10. **Adjourn.**

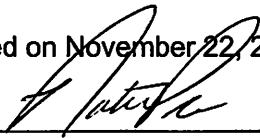
Mayor Pike adjourned the meeting at 7:32 PM.

ATTEST:


City Secretary Carrie L. Land



Approved on November 22, 2022.


Mayor Nate Pike