

**Regular City Council Meeting
Meeting Minutes**



Tuesday, December 12, 2023 @ 6:00 PM

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

The City Council of the City of Anna met on December 12, 2023 at 6:00 PM in 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 6:07 PM.

Members Present:

Mayor Nate Pike

Mayor Pro Tem Lee Miller

Deputy Mayor Pro Tem Randy Atchley

Council Member Stan Carver

Council Member Elden Baker

Council Member Pete Cain

Members Absent:

Council Member Kevin Toten

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

James Oler spoke about road conditions and safety concerns.

4. Reports.

- a. Proclamation of victory by the Anna High School Coyotes football team advancing to the Class 4A Division 1 state championship and closing of Anna City Hall on Friday, December 15, 2023.
- b. Diversity and Inclusion Advisory Commission November 27, 2023 Meeting Action for Advisement. (Assistant City Manager Taylor Lough)

At the November 27th meeting, members of the City Council and Diversity and Inclusion Advisory Commission met to discuss the Commission's current projects. The Commission again advised the Council to begin a Youth Employment Program for three interns with the City of Anna. The Commission also advised the Council to allocate funds for the City of become an associate partner with Project Unity to host Together We Dine programs, to host four facilitated conversations over meals.

5. Work Session.

- a. Zoning Discussion (Pecan Grove Addition) - West side of CR 423, 1,410± feet north of N. Powell Parkway (Planner II Salena Tittle)

Withdrawn.

6. Consent Items.

MOTION: Mayor Pro Tem Miller moved to approve Items 6.a.-k. Council Member Baker seconded. Motion carried 6-0.

- a. Approve City Council Meeting Minutes for November 14, 2023. (City Secretary Carrie Land)
- b. Review Minutes for the May 15, 2023, June 20, 2023, July 17, 2023 and August 21, 2023 Parks Advisory Board Meeting. (Neighborhood Services Director Marc Marchand)
- c. Review Minutes for the October 23, 2023 Diversity and Inclusion Advisory Commission Meeting. (Assistant to the City Manager Kimberly Winarski)
- d. Review Minutes of the November 6, 2023 Planning & Zoning Commission Meeting. (Director of Development Services Ross Altobelli)
- e. Approve a Resolution amending the City of Anna Personnel Policy Manual. (Director of Human Resources Stephanie Beitelschies)

Sections of the proposed policy are being changed to provide clarification as well as general cleanup. Overall, these changes will provide support to staff's day-to-day city operations, provide amendments consistent with market conditions, and update policies consistent with current operational practices. The proposed revisions are listed below:

- 1. Acknowledgment form – minor revision to account for the policy being electronic.
- 2. Exempt or non-exempt status – minor revision to update section reference in 101.9.
- 3. Probation period – clarification that probationary employees are not entitled to a review period.

4. Dress code – update to clarify the Municipal Complex (note: this is a policy staff is recommending to be a future Administrative Directive signed by the City Manager).
5. Administrative leave – added that administrative leave may be granted by the City Manager (to align with current practice).
6. Dismissals – clarification that dismissals do not refer to probationary employees.
7. Sick leave – sick leave may not be used during the first 30 days of employment (replacing 90).
8. Vacation leave – may be taken after the first 30 days rather than after 6 months with the ability to be reduced with City Manager's approval.
9. Overtime and compensatory time for Police Department - to align compliance with Texas Local Government Code section 142.0015(f) and remove compensatory language so that the compensatory time will not lapse after one year.
10. Use of paid leave – clarifies the City may send notification to the employee that FMLA is being used (generalizing rather than requiring department head to copy HR, because in practice HR is currently tracking and sending notices)
11. Medical Certification – clarification from HR Administrator to HR Department.
12. Performance Improvement Plan – adds employees must respond to a PIP within 24 hours of receipt.
13. Employee performance evaluation - adds employees must respond to a PIP within 24 hours of receipt.
14. Changes to the 108 referring to electronics removes pagers, replaces Finance with IT and states IT can change passwords (replacing the fact that staff will keep passwords on file because that would be violating the proposed password policy).

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA,
COLLIN COUNTY, TEXAS, APPROVING AMENDMENTS TO THE CITY
OF ANNA PERSONNEL POLICY MANUAL**

- f. Approve a Resolution rejecting all bids for the Slayter Creek Park restroom and concrete construction project. (Park Planning & Development Manager Dalan Walker)

The City of Anna publicly bid the Slayter Creek Park Restroom and Concrete project. Bids were opened on November 27, 2023. However, staff found the bid interest to be insufficient, receiving only one bid which was well over the project budget. Staff recommended the City Council reject the bid and to direct the City to readvertise the project to generate more bids. The purpose of rebidding is to increase competition and to ensure that the City receives the best value for the project budget.

A RESOLUTION OF THE CITY OF ANNA, TEXAS REJECTING ALL BIDS RECEIVED FOR THE SLAYTER CREEK PARK RESTROOM AND CONCRETE PROJECT AT THE BID OPENING ON NOVEMBER 27, 2023; AND PROVIDING FOR AN EFFECTIVE DATE.

- g. Approve a Resolution awarding the construction of landscaping and irrigation improvements in Slayter Creek Park to Tegrity Contractors, Inc. (Park Planning & Development Manager Dalan Walker)

The City of Anna selected New Line Skateparks to design the skatepark which is nearing completion at Slayter Creek Park. As part of the design, New Line hired Kimley Horn to develop plans for landscaping and irrigation. Once the skatepark plans were completed, City Council directed staff to move forward with the contract to build the skatepark. Since the skatepark is a specialty construction project, it was determined that the best value for the City was to release a separate contract for landscaping and irrigation in this area of the park. The landscaping and irrigation project is funded through the Park Development Fund.

The City of Anna advertised and released a bid process for landscaping and irrigation surrounding the skatepark in Slayter Creek Park on October 27, 2023, and advertised as required by law. Bids were closed on November 27, 2023, and three proposals were received. Tegrity Contractors, Inc. was the lowest responsible bidder with a base bid of \$117,777. Staff have contacted references provided by the contractor and find them to be qualified by experience and capacity to do the work. Staff recommended the acceptance of an additive alternate for sod in place of hydroseed in the amount of \$10,777. The base bid and alternate together total \$128,554.

The project includes irrigation system expansion in Slayter Creek park and small landscaped beds, trees, and natural turf, primarily along the perimeter of the skatepark. The scope also includes several small pockets of synthetic grass within the skatepark.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AWARDED THE CONSTRUCTION OF IRRIGATION AND LANDSCAPING IMPROVEMENTS AT SLAYTER CREEK PARK TO TTEGRITY CONTRACTORS, INCORPORATED IN AN AMOUNT NOT TO EXCEED

ONE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED FIFTY-FOUR DOLLARS AND ZERO CENTS; WITH AN EFFECTIVE DATE.

- h. Approve a Resolution emergency purchase of equipment and labor for the repair of Well #3. (Director of Public Works Steven Smith)

The City of Anna's public water supply utilizes a combination of City-owned and operated wells and treated surface water from North Texas Municipal Water District. Well #3 produced 40% of the groundwater at West Crossing Pump Station and adds over 200,000 gallons per day to the total current water supply needed in the City of Anna, Texas.

Well #3 in the City of Anna public water system experienced a catastrophic failure in late September, requiring emergency repairs and equipment replacement. In October, the City contracted with THI Water Well, LLC in order to perform emergency equipment replacement and repairs to Well #3. The total cost of repairs is \$168,728.26. The emergency repairs and replacements are complete. However, payment for the work requires City Council approval as the cost exceeds \$50,000.

Staff recommended approval of this item as it was necessary to preserve public access to adequate water supply in the community.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO MAKE PAYMENT TO THI WATER WELL, LLC FOR EMERGENCY PURCHASE OF EQUIPMENT AND LABOR FOR THE REPAIR OF WELL 3 AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED ONE HUNDRED SIXTY-EIGHT THOUSAND SEVEN HUNDRED AND TWENTY EIGHT AND TWENTY SIX CENTS (\$168,728.26);

- i. Approve a Resolution authorizing the City Manager to execute a purchase order for the purchase of the G2 Fire Station Alerting System for the Fire Station #2 (Fire Chief Ray Isom)

The bump-out communication system is outside the construction scope of Fire Station #2 and is separate from the building. It is considered part of the furnishings and equipment package for the facility.

The resolution authorizes the City Manager to execute a contract with Honeywell International, Incorporated, for the installation of the 9-1-1 communication G-2 bump-out system for Fire Station #2. The bump-out (alerting) system is a highly specialized fire station configuration which is outside the scope for completion of Fire Station #2 and was therefore not included in the station project. The G-2 project is a stand-alone system that requires specific approval and fund allocation. The system alerts responding personnel upon dispatch of all emergency calls for service.

The automated interface with Collin County Dispatch for alerting our firefighters is vital for decreasing response times. The G-2 system is currently in use at Central Fire Station. Moving forward, this system will be incorporated into the construction of all new fire stations.

A RESOLUTION OF THE CITY OF ANNA, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE PURCHASE OF A FIRE STATION ALERTING SYSTEM AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED NINETY-FIVE THOUSAND DOLLARS (\$95,000); AND PROVIDING FOT AN EFFECTIVE DATE.

- j. Approve a Resolution authorizing the City Manager to execute an agreement for professional services between the City of Anna, Texas, and Project Advocates for construction project control services for the construction of the Municipal Complex Plaza. (Assistant City Manager Greg Peters, P.E.)

Project Advocates is already providing similar services on the Library project. The Plaza component was specifically not included in their original scope due to the City not being sure of the timing of plaza construction. Now that the City is moving forward with construction of the plaza, it is recommended to add this to Project Advocate's scope.

This item authorized the City Manager to execute an agreement with Project Advocates to function as the owner's representative through construction of the Municipal Complex Plaza project. Project Advocates has been involved in the project since the beginning and will be assisting in keeping the project on-schedule and on budget through construction, through the following service items:

- Managing change orders and contracts
- Reviewing pay applications compared to completed work
- Attendance at regular construction meetings
- Assisting the owner with procurement of furniture, finishing, and signage
- Preparation of punch lists and managing contractor completion of all punch list items

The proposed cost of \$78,716, plus up to \$3,000 in reimbursable expenses fits within the current project budget. Staff found the services listed above to be valuable to the City and of significant benefit to the project. Staff recommended approval.

A RESOLU¹TION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT

FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND PROJECT ADVOCATES FOR CONSTRUCTION PHASE SERVICES ON THE MUNICIPAL COMPLEX PLAZA FOR THE CITY OF ANNA, TEXAS, AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

- k. Approve a Resolution authorizing the City Manager to execute an amendment to the Impact Fee Reimbursement agreement by and between the City of Anna, Texas and Starlight Homes, Ltd. (Assistant City Manager Greg Peters, P.E.)

The City Council approved the original agreement by Resolution 2023-04-1418.

In April of this year, the City entered into a Wastewater Impact Fee Reimbursement Agreement by and between the City of Anna, Texas, Starlight Homes, LLC, and Saginaw 106, LTD, for the construction of public sanitary sewer system improvements. The executed agreement was filed in the Official Records of Collin County on or about May 18, 2023.

This amendment is an update to the original agreement, stating the following provisions:

1. The City obtained the required CIP Amendment per the agreement so that the project is now included in the City's Capital Improvement Plan.
2. Starlight agrees to complete the construction of the improvements on or before October 1, 2024.
3. Minor changes to terms between the developers.

The purpose of this amendment is to acknowledge that the project has been added to the City's Capital Improvement Plan and is eligible for impact fee reimbursement, and to establish a reasonable timeline for construction of the improvements to be completed. The City Attorney has reviewed the amendment and has approved it for City Council consideration. Staff found the terms to be acceptable and recommends approval as a consent agenda item.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO A WASTEWATER IMPACT FEE REIMBURSEMENT AGREEMENT WITH STARLIGHT HOMES TEXAS, LLC, SAGINAW 106, LTD, AND TFCC COYOTE, LLC, FOR THE DESIGN AND CONSTRUCTION OF PUBLIC SANITARY SEWER SYSTEM IMPROVEMENTS, IN A FORM APPROVED BY THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

7. Items For Individual Consideration.

- a. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend an existing Planned Development (Ord. No. 933-2021; Ord. No. 323-2007) following recommendations from the Parks Advisory Board for the single-family detached and single-family attached development. Located on the east side of Leonard Avenue, on the north and south side of E. Foster Crossing Road. (Planning Manager Lauren Mecke)

At the Monday, November 6, 2023, Planning & Zoning Commission meeting, the Commission voted 5-0 to recommend approval of the zoning amendment with the following restrictions.

Restrictions:

A. The location of the planned development zoning district shall be in substantial conformance with the Concept Plan.

B. Standards and Area Regulations: Development must comply with the development standards for use, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, and lighting, set forth in the Light Industrial (I-1), Regional Commercial District (C-2), Multi-Family Residential - High Density (MF), Single-Family Residence District (SF-6.0), Mixed-Density District (MD)(TH), and the Planning and Development Regulations except as otherwise specified herein.

a. I-1 Light Industrial District: Minimum land area: 85± acres in general conformance with the location as shown on the approved concept plan

i. If the land abutting the MD District develops as Light Industrial, the industrial user shall provide a minimum 20-foot landscape buffer with canopy trees staggered at 25-foot centers or evergreen shrubs staggered at two-foot centers with one canopy tree per 50 linear feet. This requirement shall not apply where a right-of-way separates the properties but shall conform to landscape requirements within the Zoning Ordinance.

b. C-2 Regional Commercial District: locations as shown on the approved concept plan

i. C-2 Regional Commercial with frontage along Collin County Outer Loop has the option to be developed as I-1.

c. MF Multi-Family Residential

i. Maximum land area: 27± acres in general conformance with the location as shown on the approved concept plan.

ii. Landscape Buffer: A 20-foot-wide vegetative buffer shall be provided on the north side of the district where adjacent to a single-family residential district. Trees with a 3" minimum caliber shall be planted staggered at 25-foot centers.

iii. MF Multi-Family (26.2 acre tract) has the option to be developed as I-1.

d. MD Mixed-Density District

i. Minimum lot area for single-family, attached: 2,125 square feet

ii. Maximum number of lots: 130 lots

iii. Maximum lot coverage (%): 65%

e. Additional Residential Standards: The following items shall be implemented as part of the Single Family Residential and Mixed-Density Residential land area;

i. Park land dedication and private community center: In an effort to meet a portion of the required park land dedication requirement; dedication of one tract of land for the Single Family Residential and Mixed-Density, as shown on the approved Concept Plan, for the purpose of Neighborhood Parks. Said dedication shall be credited toward the overall dedication requirement of one acre per 50 proposed dwelling units. Multi-Family Residential shall pay park land dedication fee in lieu of park land dedication per discussion with the City's parks advisory board.

ii. Private Community Center/Pocket Parks:

1. One private community center shall be provided within the MD district for the benefit of the SF-6.0 and MD lots. The proposed location shall be in general conformance with the approved Concept Plan to include but not limited to land area, pools, bathroom facilities, guest parking, and associated improvements.

2. Within the SF-6.0 single-family residential development, shall provide a 0.7± acre pocket park.

iii. Residential Common Area Lot Landscape buffers:

1. For all single-family zoned properties (SF-6.0 and MD), a landscape buffer, minimum 30-foot-wide common area lot,

shall be required adjacent to Leonard Avenue, E. Foster Crossing Road, and County Road 418.

2. Where the MD district abuts a C-2, MF, or I-1 zoning district, a 10-footwide common area lot shall be required.

3. A Landscape Buffer, minimum 15-foot-wide common area lot, shall be required adjacent to the north/south R.O.W. that traverses the SF-6.0 singlefamily residential development as shown on the approved Concept Plan.

4. The landscape buffers and common area lots in this section are to be owned and maintained by the homeowner's association. These lots shall be planted with one canopy tree (minimum of three-inch caliper and seven feet high at the time of planting) per 40 linear feet along the property line or street frontage.

iv. Fencing:

1. Rear and/or side yards of single-family residential lots adjacent to the 30-foot common area lot along Leonard Avenue and E. Foster Crossing Road shall have fencing consisting of an 8-foot-tall cedar fence of uniform design with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

2. Common area lots adjacent to the 30-foot common area lot shall have ornamental metal fence, such as wrought iron or tubular steel, with masonry columns at no less than 50-foot intervals. The fence shall be owned and maintained by the single-family development HOA.

3. Wood fencing of a uniform design shall be constructed along the side lot lines of homes adjacent to the 15-foot-wide common area lots located adjacent to the north/south ROW that traverses through the SF-6.0 single-family residential development as shown on the approved Concept Plan. The fence shall be owned and maintained by the single-family development HOA.

4. Wood fencing of a uniform design shall be constructed along the side lot lines of home located along the Leonard Avenue entrance into the SF-6.0 single-family residential development as shown on the approved Concept Plan. The

fence shall be owned and maintained by the single-family development HOA.

5. Masonry screening wall shall be constructed, owned and maintained by the future Regional Commercial and Multi-Family users abutting the MD District.

6. Ornamental metal fences, such as wrought iron or tubular steel shall be constructed along the rear and/or side yard of any residential lot abutting and/or adjacent to open space/common area lot not referenced above. The fencing shall be owned and maintained by the single-family development HOA.

7. All other fencing constructed between residences can be wood. All wood fencing shall be at least six feet in height. Wood fencing shall be stained and sealed. Plastic and chain link fencing is prohibited.

v. Sidewalks:

1. Construction of an 8-foot hike and bike trail along the frontage of Leonard Avenue adjacent to SF-6.0 single-family residential development and E. Foster Crossing Road.

2. Sidewalks along non-residential properties shall be a minimum 6-feet wide in the right-of-way, in a pedestrian easement, or in a Hike & Bike Trail easement. Along Collin County Outer Loop, a minimum 12' wide Hike & Bike Trail easement shall be dedicated. The sidewalk within the Hike & Bike Trail easement shall be reimbursable from the Park Development Fund if the sidewalk constructed is a minimum 8 feet wide.

3. Construction of a minimum 5-foot-wide sidewalk in the right-of-way or within the common area lots in a pedestrian easement traversing north/south through the SF-6.0 single family residential zoned property as shown on the approved Concept Plan.

4. The City of Anna will be responsible for maintaining only those portions of the hike and bike trail or sidewalks that are located within the right-of-way, pedestrian easement, or Hike & Bike Trail easement.

vi. Streets:

1. The maximum cul-de-sac length shall not exceed a total length of 650'.

C. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Concept Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Concept Plan may be authorized by the City Council with the approval of the final development plan(s) and without a public hearing.

D. The Concept Plan will expire after two (2) years of approval.

177 Single-family dwellings, detached lots, 129 single-family dwellings, attached lots, park lot, two vacant commercial lots, vacant multi-family dwelling lot, and vacant industrial lot on 205± acres, generally located on the northeast, southeast, and southwest corners of Leonard Avenue and E. Foster Crossing Road.

Mayor Pike opened the public hearing at 6:21 PM.

No comments given.

Mayor Pike closed the public hearing at 6:21 PM.

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

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.

(Property rezoned under this ordinance is generally located generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421))

- b. Consider/Discuss/Action on a Resolution approving the Anna Ranch, Phases 2 & 3, Residential, Commercial, & Industrial, Concept Plan. (Planning Manager Lauren Mecke)

177 Single-family dwellings, detached lots, 129 single-family dwellings, attached lots, park lot, two vacant commercial lots, vacant multi-family dwelling lot, and vacant industrial lot on 205± acres located on the northeast, southeast, and southwest corners of Leonard Avenue and E. Foster Crossing Road.

This Revised Concept Plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the Revised Concept Plan is to show the revised conceptual layout and related site improvements and locations associated with the future single-family residential, detached, single-family, attached, multi-family dwellings, park, and nonresidential development. The concept plan complies with the zoning district's area regulations as requested by the zoning case.

The Planning & Zoning Commission recommended approval at the November 6, 2023 Planning & Zoning Commission meeting subject to City Council approval of the zoning request.

MOTION: Council Member moved to approve. Council Member seconded. Motion carried

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RANCH, PHASES 2, 3, RESIDENTIAL, COMMERCIAL, MULTIFAMILY, & INDUSTRIAL, CONCEPT PLAN

- c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to re-authorize City building permit fees in accordance with HB 1922. (Assistant City Manager Greg Peters, P.E.)

The City of Anna, Texas charges building permit fees for plan review and inspections of construction in order to ensure that construction is completed in accordance with the adopted International Building Codes and all Federal, State, and local laws and ordinances.

During the 88th Regular Session of the Texas Legislature conducted in early 2023, House Bill 1922 was passed and signed by Governor Abbott to become effective January 1, 2024, which will add a new Section 214.908 to the Texas Local Government Code ("HB 1922")

HB 1922 provides that any building permit fee charged by the City shall automatically be abolished on the 10th anniversary after the date of its adoption, or the 10th anniversary after it was most recently reauthorized under the new statute, unless the governing body of the City hold a public hearing on the reauthorization of the fee and takes a vote to reauthorize such fees.

In an effort to prevent HB 1922 from abolishing any fees previously adopted by the City, staff recommends approval of the attached Ordinance with its own effective date of January 1, 2024.

Mayor Pike opened the public hearing at 6:25 PM.

No comments given.

Mayor Pike closed the public hearing at 6:26 PM.

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

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, REAUTHORIZING BUILDING PERMIT FEES; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

- d. Consider/Discuss/Action on the naming of a future park in the Woods at Lindsey Place development. (Assistant City Manager Greg Peters, P.E.)

The developer of the Woods at Lindsey Place is dedicating a total of 19.8 acres of parkland as part of the park dedication and development requirements of the City. The park will also be constructed by the developer. The park is split by Rosamond Pkwy with 12.3 acres on the north side and 7.5 acres to the south. There will be multiple playgrounds, pavilions and parking lots along with a dog park and walking trail that meanders through wooded areas.

The City's park facility naming policy identifies the following naming criteria:

- Geographical location
- Nearby natural and physical characteristics of the land
- Historical or cultural significance
- Persons of outstanding civic service to the city
- Documented community support
- Events hosted in the area
- Relevant concepts or ideas
- Organizations providing community service in the area
- Significant material contributions

The Parks Advisory Board selected the name "John Flavel Greer Park" due to his historical significance to the City of Anna.

John Flavel Greer, born in 1850, settled on a farm in Mantua in 1870. In 1878, he went back to Alabama to marry Laura Ellis. Upon returning to Texas, and with the coming of the railroad (which bypassed Mantua), Greer built the first house and business in the new town of Anna. He served as the first mayor and first postmaster.

At their November meeting, the Parks Advisory Board approved a recommendation for the name of the dedicated park in the Woods at Lindsey Place development off of Rosamond Pkwy. Guided by the "City of Anna Policy and Procedure for Naming City Parks, Trails, Recreational Areas and Other Recreational Facilities," the Board recommended "John Flavel Greer Park" citing the naming criterion "historical or cultural significance." Staff requests that City Council approve the recommendation from the Board or approve an alternate name of their choosing.

MOTION: Council Member Carver moved to name the park John Flavel Greer. Council Member Baker seconded. Motion carried 6-0.

- e. Consider/Discuss/Action on a Resolution to award the construction of the Anna Community Library & Plaza project to McCownGordon Construction, LLC. (Assistant City Manager Greg Peters, P.E.)

In May of 2021, Anna voters approved Proposition B - which included the approval of \$22 Million in Bonds to fund the design and construction of a community library. In 2022, the City Council selected members of the community to participate in the design process as the Anna Public Library Task Force. The city contracted with Project Advocates to assist as the owner's representative, and the design was completed this year by a consulting team including 720 Architects, BRW Architects, Gessner Engineering, Teague Nall & Perkins, and others.

This item is to award the construction of the Anna Community Library & Plaza project to McCownGordon Construction, LLC. The City completed a best value bid process in accordance with the Texas Local Government Code. Four bids were received for the project. All four bids were within the budget range for the project, with three bids being under budget.

All four bidders were interviewed by a team of city staff and consultants. After a thorough review of bid prices, current workload, reputation, safety record, project team experience, and references, the highest scoring bidder was found to be McCownGordon Construction, LLC. Project Advocates compiled all the scoring information from the process and has provided a letter of recommendation for the award, The Bid Date Summary, conducted a cost analysis and review of the project costs.

City staff found that all four bids were competitive in price. McCownGordon Construction, LLC, is qualified and has the capacity to perform the project, and has presented a bid within the budget identified for the project. No additional funding will be required for the project beyond the voter-approved total amount. Staff concurs with the recommendation received from Project Advocates and recommends approval of the resolution.

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

A RESOLUTION OF THE CITY OF ANNA, TEXAS AWARDING THE CONSTRUCTION CONTRACT FOR THE ANNA COMMUNITY LIBRARY AND MUNICIPAL COMPLEX PLAZA TO McCOWNGORDON CONSTRUCTION, LLC; AND PROVIDING FOR AN EFFECTIVE DATE.

- f. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute an Impact Fee Reimbursement Agreement with Bluestone Partners, LLC for the construction of public roadway and water improvements. (City Engineer Wes Lawson)

The agreement is in-line with the City Council's objective of growth paying for growth. The water and roadway improvements constructed through the agreement will benefit the Bluestone property and the adjacent properties, allowing for the highest and best use development to take place near the intersection of FM 455 and US 75

Bluestone Properties, LLC is developing property adjacent to Buddy Hayes Boulevard south of White Street (FM 455) in Anna, Texas. As a part of their project, they will be constructing water and roadway improvements which have been identified in the City of Anna's Water Master Plan and Master Thoroughfare Plan. The most significant of these improvements is the extension of Buddy Hayes from FM 455 to the project's southern property line.

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

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN IMPACT FEE REIMBURSEMENT AGREEMENT WITH BLUESTONE PARTNERS, LLC, FOR THE DESIGN AND CONSTRUCTION OF PUBLIC ROADWAY AND WATER SYSTEM IMPROVEMENTS, IN A FORM APPROVED BY THE CITY ATTORNEY; AND PROVIDING FOR AN EFFECTIVE DATE.

- g. Consider/Discuss/Action on Vote for the Texas Coalition for Affordable Power Board of Directors. (City Manager Ryan Henderson)

TCAP is run entirely by its members. TCAP's 15-person Board of Directors, consisting solely of member city staff and elected officials, is elected by its members to govern the organization. Board membership is structured to ensure that both large and small members are represented and the Board of Directors meets once per month throughout the state. The Board's guiding purpose and objective are to pursue low-cost power options for members while maintaining price stability with minimal risk that could impact the annual city budgets of members. Its secondary objective is to advocate market reforms that enhance competition for the benefit of all consumers.

Election of seven members to TCAP Board of Directors for the 2024-2025 term of office. There are seven terms expiring and there are eight candidates. The ballot must be returned by January 5, 2024. Biographies are attached.

MOTION: Mayor Pike moved to cast their votes according to Mrs. Ferguson recommendations. Council Member Baker seconded. Motion carried 6-0.

- h. Discuss location of the 2024 Primary, Primary Runoff and Presidential Elections. (City Manager Ryan Henderson)

Collin County Elections office has requested the use of the Anna Municipal Complex for the 2024 Primary, Primary Runoff and Presidential Elections. These elections will have a much larger turnout than the City General Election in May, so they have requested the use of the Council Chambers. There will be three conflicts with City Council regular meetings: February 27th, May 28th, and October 29th.

The staff sought direction from the City Council to allow or not allow the Election's office to use the Council Chambers for these three elections.

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). State law compliance and related issues. Proposed health and safety, development and jurisdictional ordinances, procedures, 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 Commissions.

MOTION: Mayor Pike moved to enter closed session. Council Member Cain seconded. Motion carried 6-0.

Mayor Pike recessed the meeting at 6:49 PM.

Mayor Pike reconvened the meeting at 8:46 PM.

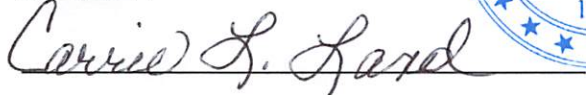
- 9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

No action taken.

10. Adjourn.

Mayor Pike adjourned the meeting at 8:46 PM.

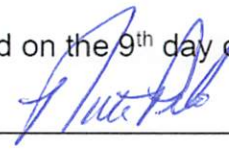
ATTEST:



City Secretary Carrie L. Land



Approved on the 9th day of January 2024



Mayor Nate Pike