

AGENDA



City Council Meeting

Tuesday, June 25, 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 6/25/2024 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. Recognition of outgoing Council Member Randy Atchley. (City Manager Ryan Henderson)
- b. City Secretary to administer the Oath of Office to newly Elected Council Member Kelly Herndon. (City Secretary Carrie Land)

5. Work Session.

- a. Receive a staff presentation on Capital Improvement Plan Updates for roads in the City of Anna, Texas. (Assistant City Manager Greg Peters, P.E.)

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 June 11, 2024 and June 20, 2024. (City Secretary Carrie Land)
- b. Review Minutes of the May 9, 2024, Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Director of Economic Development Bernie Parker)
- c. Review Monthly Financial Report for the Month Ending May 31, 2024. (Budget Manager Terri Doby)
- d. Approve a Resolution authorizing the City Manager to execute a Contract with WSB for the material testing of the Hurricane Creek Wastewater Interceptor Phase 1 Project. (CIP Manager Justin Clay)
- e. Approve a Resolution authoring the City Manager to execute a Memorandum of Agreement with Anna Group, LLC, for the acquisition of sanitary sewer easements necessary for the construction of the Hurricane Creek Trunk Sewer project. (CIP Manager Justin Clay)
- f. Approve a Resolution approving a Preliminary Limited Offering Memorandum for the Sale of "City of Anna, Texas Special Assessment Revenue Bonds, Series 2024 (Meadow Vista Public Improvement District Improvement Area #1 Project) (Director of Economic Development Bernie Parker)
- g. Approve a Resolution approving the Anna Community Development Corporation's amendment to its 2023-2024 Fiscal Year Budget. (Director of Economic Development Bernie Parker)

7. Items For Individual Consideration.

- a. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 0.22± acres located at the southwest corner of W. 4th Street & S. Powell Parkway from Commercial (C-1) District within the Thoroughfare (THOR) Overlay District to Downtown Core (DT/CE). (Planning Manager Lauren Mecke)
- b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 28± acres from SF-E Single Family Residential- Large Lot to Regional Commercial (C-2), located at the southeast corner of Rosamond Parkway and U.S. Highway 75. (Planning Manager Lauren Mecke)
- c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance for a request to rezone 59.1± acres from Single-Family Residential – Large Lot (SF-E) to Planned Development for multi-family, single-family, commercial, and industrial development. Located on the northwest and southwest corner of County Road 423 and Powell Parkway. (Planning Manager Lauren Mecke)
- d. Consider/Discuss/Action on a Resolution approving the Powell Corners, Concept Plan. (Planning Manager Lauren Mecke)
- e. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend the Future Land Use Designation Place Type in the Future Land Use Plan of the Anna 2050 Comprehensive Plan of 20.5± acres located on North Powell Parkway from Ranching & Agriculture and Community Commercial to Regional Activity Center. (Planning Manager Lauren Mecke)
- f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 20.5± acres located on N. Powell Parkway from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2). (Planning Manager Lauren Mecke)
- g. Consider/Discuss/Action on a Resolution approving the Anna 23, Concept Plan. (Planning Manager Lauren Mecke)
- h. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a contract with Blue Star Utilities to construct the Hurricane Creek Wastewater Interceptor Line. (CIP Manager Justin Clay)
- i. Conduct a first reading of a Resolution approving a project of the Anna Community Development Corporation involving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (Director of Economic Development Bernie Parker)

- j. Conduct a second reading of a Resolution approving a project of the Anna Community Development Corporation involving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (Director of Economic Development Bernie Parker)
- k. Consider/Discuss/Action on a Resolution approving a project of the Anna Community Development Corporation involving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (Director of Economic Development Bernie Parker)
- l. Consider/Discuss/Action on a Resolution accepting the FY2023 Audit. (Finance Director Aimee Rae Ferguson)
- m. Consider/Discuss/Action on Appointment of Board and Commission liaisons. (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). Land development matter. City ordinances.
- 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). Council liaison positions

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 bulletin board at or before 5:00 p.m. on 6/21/2024.

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.