

AGENDA



City Council Meeting

Tuesday, July 9, 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 07/09/2024 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.

5. **Work Session.**

- a. Report on Police Staffing. (Police Chief Dean Habel)

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 25, 2024. (City Secretary Carrie Land)
- b. Approve a Resolution regarding the Rosamond Crossing, Block A, Lots 1-11, Preliminary Site Plan. (Planning Manager Lauren Mecke)

7. Items For Individual Consideration.

- a. Conduct a Public Hearing/Consider/Discuss/Action on a request to amend an existing Planned Development (Ord. No. 797-2018) on 5± acres located at the northwest corner of Rosamond Parkway and N. Powell Parkway to allow a self-storage (mini-warehouse) and child-care center/nursery school, kindergarten by right. (Planning Manager Lauren Mecke)
- b. Consider/Discuss/Action regarding the Shadowbend Commercial, Block A, Lots 1 -14, Concept Plan. (Planning Manager Lauren Mecke)
- c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex 513 ± acres located at the southeast corner of County Road 1101 and County Road 289 in accordance with Development Agreement (Res. No. 2024-05-1621). Located within the Extraterritorial Jurisdiction (ETJ) (Planning Manager Lauren Mecke)
- d. Conduct a Public Hearing/Consider/Discuss/Action on a request to rezone and zone 1,035± acres generally located at the northwest and northeast corners of W. Rosamond Parkway and U.S. Highway 75 in accordance with Development Agreement (Res. No. 2024-05-1621). Zoned Planned Development (Ord. No. 537-2011) and located within the Extraterritorial Jurisdiction (ETJ). (Planning Manager Lauren Mecke)
- e. Conduct a public hearing regarding the levy of assessments on Improvement Area #1 of Meadow Vista Public Improvement District pursuant to Chapter 372, Texas Local Government Code, as amended. (Director of Economic Development Bernie Parker)
- f. Consider/Discuss/Action to consider adoption of an Ordinance of the City Council of the City Of Anna, Texas Accepting and Approving a Service And Assessment Plan and Assessment Roll for the Meadow Vista Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against Property within the District and Establishing a Lien on Such Property; Providing for the Method of Assessment and the Payment of the Assessments in Accordance with Chapter 372, Texas Local Government Code, as amended, Providing Penalties and Interest on Delinquent Assessments, Providing for Severability, and Providing an Effective Date. (Director of Economic Development Bernie Parker)
- g. Consider/Discuss/Action on the adoption of an Ordinance Authorizing the Issuance of the "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2024 (Meadow Vista Public Improvement District Improvement Area #1 Project)" in a Principal Amount not to Exceed \$13,897,149 Payable From Special Assessments to Fund Public Improvements in Improvement Area #1 Of Meadow Vista 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 Bernie Parker)
- h. Acting as the Anna Public Facility Corporation Board of Directors,

- Consider/Discuss/Action on appointment of officer positions. (City Secretary Carrie Land)
- i. Acting as the Anna Housing Financial Corporation Board of Directors, Consider/Discuss/Action on appointment of officer positions. (City Secretary Carrie Land)
 - j. Consider/Discuss/Action on appointment of Diversity and Inclusion Commission. (City Secretary Carrie Land)
 - k. Consider/Discuss/Action on appointment of the Diversity and Inclusion Commission's Council Liaison. (City Secretary Carrie Land)
 - l. Consider/Discuss/Action on filling a vacancy on the Planning and Zoning Commission. (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).
 - 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). City Council, 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) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 07/05/2024.

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.