

**Regular City Council Meeting
Meeting Minutes**



Tuesday, July 9, 2024 @ 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 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.

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

Mayor Cain called the meeting to order at 6:25 PM.

Members Present:

Mayor Pete Cain

Mayor Pro Tem Stan Carver II

Deputy Mayor Pro Tem Elden Baker

Council Member Kevin Toten

Council Member Jody Bills

Council Member Kelly Herndon

Council Member Lee Miller

Members Absent:

None

2. Invocation and Pledge of Allegiance.

Mayor Pro Tem Carver led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

Stephen Smith spoke about ETJ citizen communication.

4. Reports.

No reports given.

5. Work Session.

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

Over the past two fiscal years, the Anna Police Department has grown in number of sworn officers in alignment with the recommendations from a staffing study completed in 2022. This year's City Manager's budget to Council will request additional sworn officers as prescribed by the staffing study. A new staffing study will need to be done to determine the future growth of the department over the next years.

6. Consent Items.

MOTION: Council Member Toten moved to approve Items 6.a.-b. Council Member Herndon seconded. Motion carried 7-0.

- 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)

At the July 1st Planning & Zoning Commission Meeting, the Commission recommended approval subject to approval of the waiver request and additions and/or alterations to the engineering plans as required by the City Engineer along with the waiver of the minimum frontage requirement for three lots when located adjacent to a detention lot.

Shopping Centers on two lots, Grocery store with fuel pumps on two lots, six C-2 lots, and one detention lot on 29.74± acres located on the southeast corner of Rosamond Parkway and U.S. Highway 75.

The purpose of the Preliminary Site Plan is to propose site improvements for the future construction of the regional commercial development.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ROSAMOND CROSSING, BLOCK A, LOTS 1-11, PRELIMINARY SITE PLAN.

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)

At the meeting on December 11, 2018, the City Council approved the rezoning of the property to Planned Development with a base zoning of Local Commercial (C-1) (Ord. No. 797-2018). The Planned Development ordinance established the allowed uses on the property. The request is to amend the allowable uses on the property.

The Planned Development ordinance provides that permitted uses on the property are those as allowed within the C-1 district “of the current Zoning Ordinance at the time of adoption of this ordinance.” The Planned Development ordinance specifies other uses permitted by right and by specific use permit (SUP).

The use chart in the Planned Development ordinance for the property is below. Uses followed by an “(S)” require a SUP.

Residential uses

- Bed-and-breakfast facility
- Boarding or rooming house
- Residence hotel
- Retirement housing (S)
- Servant’s, caretaker’s or guard’s res. (S)

Educational, institutional, and special uses

- Child-care center (S)
- Church, rectory, place of worship
- Civic Center (S)
- Registered family home (S)
- Rest home or nursing home (S)
- Community Center, public
- Community Center, private
- Continuing care facility
- Fraternal organization, lodge, or civic club (S)
- Health club, gymnasium
- Library
- Museum or art gallery
- Nursery school, kindergarten (S)
- Park, playground, or rec. center (public)
- Park, playground, or rec. center (private) (S)
- School, private (primary and/or secondary)
- School, public (primary and/or secondary)
- School, trade or commercial (S)
- Stadium or playfield, public
- Swimming pool, commercial (S)
- Swimming pool, private (S)

Transportation, utility, and communication uses

- Electrical substation
- Gas metering station (S)
- Service yards of government agency (S)
- Telephone exchange

Automobile and related service uses

- Auto parts sales (inside)
- Auto repair, minor
- Automobile service station
- Car wash
- Motorcycle sales and service (S)
- Parking lot of parking garage, automobile
- Quick oil change facility
- Quick tune-up facility
- Tire dealer (no outside storage)

Office, retail, commercial, and service type uses

- Amusement, commercial (indoor) (S)
- Antique shop
- Arcade (S)
- Arts, crafts store (inside sales)
- Bakery and confectionary, retail sales
- Bakery and confectionery, commercial (S)
- Bank, savings and loan, credit union
- Barber shop
- Beauty culture school, cosmetology spec. shop
- Beauty shop
- Metal dealer, crafted precious
- Motel, motor hotel, motor lodge
- Office center
- Office, prof. or general administrative
- Office – showroom/warehouse (S)
- Personal service shop
- Pet shop
- Medical supplies, sales and service (S)
- Pharmacy
- Post Office, government
- Bowling alley

- Bldg. materials, hardware (inside storage)
- Bldg. materials, hardware (outside storage) (S)
- Cleaning and dyeing small shop (S)
- Clinic, medical or dental
- Convenience store
- Custom personal service shop
- Discount, variety, or department store
- Drapery, needlework, or weaving shop
- Feed and farm supply (inside sales/storage) (S)
- Florist
- Food and beverage store
- Food store; grocery store
- Furniture, appliance store (inside storage)
- Furniture, appliance store (outside storage) (S)
- Garden Center (retail sales)
- General merchandise store
- Gymnastic or dance studio
- Handcraft shop
- Hospital (acute care)
- Hotel

- Household appliance service and repair (S)
- Laboratory, medical or dental
- Landry and cleaning, selfservice
- Massage therapy facility and private
- Print shop (S)
- Private clubs (S)
- Racquetball facilities (S)
- Restaurant or cafeteria, with drive-in or drivethrough service
- Restaurant or cafeteria, without drive-in or drivethrough service
- Restaurant, with drive-in service
- Restaurant, with drivethrough service
- Retail ice and dispensed water sales (S)
- Retail shops and stores other than listed
- Secondhand store, furniture/clothing (S)
- Service, retail
- Shopping center
- Studio (photographer, musician, artist)
- Studio for radio and television

- Tanning salon
- Taxidermist (S)
- Theater (indoor)
- Veterinarian clinic (no outside pens) (S)
- Veterinarian clinic (outside pens) (S)
- Washateria

Manufacturing, storage and warehousing uses Accessory and incidental uses

- Accessory building to main use
- Construction yard
- Garage, private
- Swimming pool, private (S) (temporary)
- Field or sales office, temporary
- Wind energy system (S)

The zoning amendment request is to allow additional uses of self-storage (miniwarehouse) and child-care center/nursery school, kindergarten on five acres of the total 18.8± acre tract.

At the Monday, July 1, 2024, Planning & Zoning Commission meeting, the Commission voted 6-0 to recommend approval of the zoning request.

Mayor Cain opened the public hearing at 6:58 PM.

Billie Bell spoke about the need for a traffic light at the intersection of Rosamond Parkway and N. Powell Parkway.

Mayor Cain closed the public hearing at 7:01 PM.

MOTION: Mayor Pro Tem Carver moved to approve with a revision to the PD Zoning to exclude any Hotel-Motel Uses. Council Member Bills seconded. Motion carried 6-1. Council Member Miller opposed.

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 located at the northwest corner of Rosamond Parkway and N. Powell Parkway)

- b. Consider/Discuss/Action regarding the Shadowbend Commercial, Block A, Lots 1 -14, Concept Plan. (Planning Manager Lauren Mecke)

The Concept Plan is associated with the zoning case and is contingent upon approval of the zoning case. The purpose for the Concept Plan is to show the conceptual layout and related site improvements and locations associated with the future commercial development.

Self-Storage (mini-warehouse) on one lot, Daycare on one lot, Car Wash on one lot, Convenience Store with Fuel Pumps on one lot, Restaurants and Retail on nine lots on 18.8± acres located at the northwest corner of W. Rosamond Parkway and N. Powell Parkway.

The Concept Plan complies with the zoning district's area regulations as requested by the zoning case.

ISSUE:

There is one lot, Tract 14, that is not meeting the frontage requirements of the Subdivision Regulations on the Concept Plan.

§9.02.087 Lots

(b) Minimum frontage on a public street. Each lot on a subdivision plat shall front onto a dedicated, improved public street, unless platted as an approved private street subdivision in accordance with these subdivision regulations. All lots shall have a minimum of 40 feet of frontage along the property line of a dedicated, improved street unless other provisions have been authorized under article 9.04 or an approved planned development district.

At the Monday, July 1, 2024, Planning & Zoning Commission meeting, the Commission voted 6-0 to recommend approval of the Concept Plan with the waiver of the minimum frontage requirement for the detention lot (Lot 14) only when an access easement is provided to the lot.

MOTION: Council Member Herndon moved to approve. Deputy Mayor Pro Tem Baker seconded. Motion carried 6-1. Council Member Miller opposed.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SHADOWBEND COMMERCIAL, BLOCK A, LOTS 1-14, CONCEPT PLAN

- 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)

Liberty 800, LP, Jay P. and Irene C Janis, Janis Real Estate LLC, and The Thorton Family Trust have submitted petitions to annex 513± acres of land.

City Council approved a Pre-annexation Development Agreement (Res. 2024-05-1621) for this tract of land on May 14, 2024. The development agreement contained a stipulation requiring the applicant to submit an annexation petition and annexation by the City within 90 days of the application. The Pre-annexation Development Agreement encompasses the services provided by the city including, but not limited to, water, sewer, and city road maintenance. The agreement also includes development standards for the property.

Mayor Cain opened the public hearing at 7:09 PM.

Ben Easaw, LeDawn Webb, Shawn Smith, and Stephen Smith spoke in opposition.

Mayor Cain closed the public hearing at 7:21 PM.

MOTION: Council Member Toten moved to approve. Council Member Bills seconded. Motion carried 6-1. Council Member Miller opposed.

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.

- 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)

Request to rezone and zone a total of 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).

The overall request conforms to the Comprehensive Plan but the Future Land Use Plan does call for larger single-family lots than is being proposed. The annexation and subsequent zoning of the property as proposed is consistent with the development agreement which the City Council approved on May 14, 2024 with Resolution number 2024-05-1621. The development standards identified in the development agreement match the requirements included in this zoning case.

At the Monday, July 1, 2024, Planning & Zoning Commission meeting, the Commission voted 6-0 to recommend denial of the zoning request for reasons such as the small single-family lot sizes, request to allow telecommunications towers by right, unrestricted allowance for multi-family dwellings along the U.S. Highway 75 corridor, and waiving requirements of Article 9.07 (Tree Preservation). The development standards identified in the development agreement match the requirements included in this zoning case.

Mayor Cain opened the public hearing at 7:34 PM.

Alex Evans Terrell Culbertson, Matt Benton, Randy Atchley, Stuart Brown, Shannon Benton, Betty Sharp, Stephen Smith, and Billie Bell spoke in opposition.

Kim Hoyt, Ted Hoyt, Bob Johnson, Dwayne Whisler, John Meow, Michael Earley, Audrey Earley, Sarah Kelley, Phillip Kelley, Kelly Teichman, Ryan Teichman, Steve Sweeney, Kim Sweeney, Kathryn Sears, Ginger French, Kara Paxton, and Jaime Paxton submitted a form in opposition.

Mayor Cain closed the public hearing at 8:03 PM.

Mayor Cain reopened the public hearing at 8:26 PM.

MOTION: Mayor Pro Tem Carver moved to table, continuing the public hearing until August 13, 2024 at 6:00 PM at the Anna Municipal Complex, 120 W 7th St, Anna, Tx 75409. Council Member Baker seconded. Motion carried 4-3. Council Member Toten, Council Member Bills, and Mayor Cain opposed.

- 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)

Staff recommended that the City Council 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.

Mayor Cain opened the public hearing at 8:27 PM.

No comments were given.

Mayor Cain closed the public hearing at 8:27 PM.

- 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)

On June 11, 2024, the City Council approved a Resolution determining the costs of certain authorized improvements to be financed by The Meadow Vista Public Improvement District; approving a Preliminary Service and Assessment Plan, and calling a regular meeting and Public Hearing on July 9, 2024 to Consider an Ordinance levying assessments on property located in The Meadow Vista Public Improvement District. Now that The Meadow Vista Public Improvement District has been created, the next step is a Resolution approving the costs of authorized improvements, approving a

Preliminary Service and Assessment Plan, and calling a Public Hearing to levy assessments.

The City Council approved a Development Agreement with Bloomfield Homes on June 27, 2023, which stated that the city would use reasonable efforts to create a Public Improvement District (PID). Meadow Vista is a 763 SF lot development on 223 acres located along the future Hackberry Drive extension. On August 22nd, the City Council accepted the PID petition and set a public hearing for September 26.

On September 26, 2023, the City Council passed and approved Resolution No. 2023- 09-1558 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon the date the resolution was adopted in accordance with the provisions as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 223.154 acres located within the corporate limits of the City of Anna.

Staff recommended that the City Council adopt 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.

The City will receive approximately \$595,000 in PID fees, with the remaining amount being used as a credit to the developer for constructing the off-site Hackberry Drive extension.

MOTION: Mayor Pro Tem Carver moved to approve. Council Member Toten seconded. Motion carried 7-0.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR 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.

- 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)

On June 11, 2024, the City Council approved a Resolution determining the costs of certain authorized improvements to be financed by The Meadow Vista Public Improvement District; approving a Preliminary Service and Assessment Plan, and calling a regular meeting and Public Hearing on July 9, 2024 to Consider an Ordinance levying assessments on property located in The Meadow Vista Public Improvement District. Now that The Meadow Vista Public Improvement District has been created, the next step is a Resolution approving the costs of authorized improvements, approving a Preliminary Service and Assessment Plan, and calling a Public Hearing to levy assessments.

The City Council approved a Development Agreement with Bloomfield Homes on June 27, 2023, which stated that the city would use reasonable efforts to create a Public Improvement District (PID). Meadow Vista is a 763 SF lot development on 223 acres located along the future Hackberry Drive extension. On August 22nd, the City Council accepted the PID petition and set a public hearing for September 26.

On September 26, 2023, the City Council passed and approved Resolution No. 2023- 09-1558 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon the date the resolution was adopted in accordance with the provisions as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 223.154 acres located within the corporate limits of the City of Anna.

Staff recommended that the City Council adopt 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.

The City will receive approximately \$595,000 in PID fees, with the remaining amount being used as a credit to the developer for constructing the off-site Hackbery Drive extension.

MOTION: Council Member Herndon moved to approve. Deputy Mayor Pro Tem Baker seconded. Motion carried 7-0.

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 LEVIED UPON IMPROVEMENT AREA #1 OF MEADOW VISTA PUBLIC IMPROVEMENT DISTRICT TO FUND PUBLIC IMPROVEMENTS IN SAID 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

- h. Acting as the Anna Public Facility Corporation Board of Directors, Consider/Discuss/Action on appointment of officer positions. (City Secretary Carrie Land)

The Anna Public Facility Corporation (APFC) was created in 2021 by the City of Anna and operates pursuant to Chapter 303, Local Government Code, for the purpose of assisting the City in the financing, refinancing, or providing public facilities. The APFC provides for the acquisition, construction, rehabilitation, renovation, repair, and furnishings of public facilities in the City. The APFC may also serve as an additional bond issuer to significantly expand its access to private activity bond cap for financing affordable housing in the City of Anna.

The Public Facility Corporation (PFC) structure is a tool to promote the development of high-quality, mixed-income housing in Texas. Created as

an economic development tool, PFCs provide workforce housing for middle-income families that are not currently served by housing tax credits or market-rate developments, while also stimulating growth and revitalization in targeted areas.

The City Council appointed officer positions to the Anna Public Facility Corporation. The City Council serves as the Directors of the corporation.

MOTION: Board Member Toten moved to appoint Stan Carver as President, Elden Baker as Vice President, Jody Bills as Secretary, and Kelly Herndon as Treasurer. Board Member Baker seconded. Motion carried 7-0.

- i. Acting as the Anna Housing Financial Corporation Board of Directors, Consider/Discuss/Action on appointment of officer positions. (City Secretary Carrie Land)

The Anna Housing Finance Corporation (AHFC) was created in 2021 by the City of Anna and operates pursuant to Chapter 394, Local Government Code, as amended. The AHFC plays a key role in the financing of affordable rental housing developments in the City through the issuance of tax-exempt private activity bonds that are typically also financed with the Low-Income Housing Tax Credits (LIHTCs). The primary function of the AHFC is to issue single-family and multi-family bonds for the financing of reasonably priced housing.

The City Council appointed officer positions to the Anna Housing Finance Corporation. The City Council serves as the Directors of the corporation.

MOTION: Board Member Toten moved to appoint Stan Carver as President, Elden Baker as Vice President, Jody Bills as Secretary, and Kelly Herndon as Treasurer. Board Member Bills seconded. Motion carried 7-0.

- j. Consider/Discuss/Action on appointment of Diversity and Inclusion Commission. (City Secretary Carrie Land)

At a previous council meeting, the Council appointed members to the Parks Advisory Board, P&Z Commission, and EDC/CDC Board.

The City Council appointed community neighbors to the Diversity and Inclusion Commission.

MOTION: Council Member Toten moved to appoint Susan Easaw, and Nicole Hunt. Deputy Mayor Pro Tem Baker seconded. Motion carried 7-0.

MOTION: Council Member Toten moved to reappoint Elijah Nelms and Yoshanda Sims and appoint Jonan Foster. Council Member Herndon seconded. Motion carried 7-0.

Moved to Item 10.

- k. Consider/Discuss/Action on appointment of the Diversity and Inclusion Commission's Council Liaison. (City Secretary Carrie Land)

The Diversity and Inclusion Commission is the remaining board in which a council member will need to be assigned as the liaison.

Previously, Council took action to appoint Council Members Toten as the Parks and Advisory Board liaison, Kelly Herndon as the Planning and Zoning Commission liaison, and Jody Bills as the EDC/CDC Board liaison.

Each board and commission has a Council member appointed to serve as the liaison, to attend meetings and report back to the rest of the council the actions and directions of the respective board.

MOTION: Deputy Mayor Pro Tem Baker moved to appoint Council Member Miller as the Diversity and Inclusion Commission's Council Liaison. Mayor Pro Tem Carver seconded. Motion carried 7-0.

- l. Consider/Discuss/Action on filling a vacancy on the Planning and Zoning Commission. (City Secretary Carrie Land)

Kelly Patterson - Herndon was elected to City Council, leaving a vacancy on the P&Z.

Place 5 is currently vacant. This item filled a partial term set to expire in 2025.

MOTION: Council Member Toten moved to appoint Tom Longmire to the Planning and Zoning Commission. Council Member Herndon seconded. Motion carried 7-0.

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:

- 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

MOTION: Mayor Pro Tem Carver moved to enter closed session. Council Member Herndon seconded. Motion carried 7-0.

Mayor Cain recessed the meeting at 8:45 PM.

Mayor Cain reconvened the meeting at 9:41 PM.

Went back to item 7.j.

- 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 Cain adjourned the meeting at 9:42 PM.

Approved on the 23rd day of July 2024.



Mayor Pete Cain

ATTEST:



City Secretary Carrie Land

