

**Regular City Council Meeting
Meeting Minutes**



Tuesday, July 23, 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 7/23/2024 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 6:27 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.

Council Member Bills led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

Nichole Hunt and Robbie Sell spoke about the erosion in Northpointe Crossing subdivision.

Terrell Culbertson spoke about lot sizes.

Del Church, G Temesvary, Latricia Smith for Janet Smith, Shawn Smith Shannon Benton, Matt Benton, and Ronny Hill spoke about the CR 289/290 Liberty Hills Development in opposition.

Betty Sharp spoke about bringing something different to Anna.

4. Reports.

None given.

5. Work Session.

- a. Discuss creek channel erosion in Northpointe Crossing subdivision. (Assistant City Manager Greg Peters, P.E.)

Northpointe Crossing Subdivision is located in the northern portion of the City of Anna, east of State Highway 5 and south of County Road 1106.

The Northpointe HOA has requested the City to analyze the concerns they have regarding erosion of the drainage channel located on HOA property.

Staff presented additional information regarding the analysis, and recommended a partnership between the City and the HOA to address the erosion.

- b. Receive an update on the Anna Community Library project and review preliminary plans for staffing and operating the facility. (Director of Neighborhood Services Marc Marchand)

The Anna Community Library project was funded through the 2021 Bond Program. A task force was created in 2021 to make recommendations to the Council on a project charter that would guide the design and construction of the new community library. The project is currently under construction. The construction phase is expected to be complete in May 2025 with an opening date happening in late summer.

Library construction is well underway, staff updated the Council on preparations for library operations. Council was presented with the proposed mission, branding, elements of service, hours of operation, staffing, proposed budget, policies, and presented with a preliminary opening and operations timeline. Staff sought Council's input and direction.

No financial impact at this time. However, the staffing plan and operations will have costs associated with them, beginning in FY24-25. The staffing and operations presented have been coordinated with the City Manager Office and the Budget Manager for inclusion in the annual budget.

6. Consent Items.

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

- a. Approve City Council Meeting Minutes for July 9, 2024. (City Secretary Carrie Land)

- b. Review Monthly Financial Report for the Month Ending June 30, 2024. (Budget Manager Terri Doby)
- c. Review minutes for the May 20, 2024, and June 17, 2024, Parks Advisory Board Meetings. (Director of Neighborhood Services Marc Marchand)

7. Items For Individual Consideration.

- a. Continue a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 20.5± acres located on the west side of N. Powell Parkway, 730 ± feet south of CR 373, from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2). (Planning Manager Lauren Mecke)

Continued the public hearing from the June 25, 2024 Council Meeting.

At its June 3, 2024 meeting, the Planning & Zoning Commission recommended approval by a vote of 6-0.

On June 25, 2024, the City Council voted to hold open the Public Hearing and table the item to the July 23, 2024, City Council meeting.

The applicant is requesting to rezone 20.5± acres from SF-E Single-Family Residential - Large Lot to Multi-Family (MF) & Regional Commercial (C-2) for future multi-family and commercial development.

The Multi-Family Residential (MF) district provides for high-density residential development, targeting well-designed multi-family uses serving as a transition between medium-density residential development and commercial nodes. This district encourages multi-family uses with site development characteristics that accommodate open space and access to light and air.

The Regional Commercial (C-2) district provides for medium- to large-scale development of retail, service, entertainment, and office necessary for a regional market. This district primarily facilitates commercial development, like big box and anchor retailers and intensive shopping strip centers that are automobile oriented and generate high traffic counts.

Surrounding Land Uses and Zoning

Direction	Land Use	Zoning	Future Land Use Plan Place Type Designation
North	Civic Center (Public Works Building) Vacant Land	I-1 and PD (Ord. No. 485-2010) ETJ	Ranching & Agriculture
East	Daycare	SF-E	Ranching & Agriculture
South	Self-Storage	PD (Ord. No. 554- 2011)	Manufacturing & Warehouse
West	Vacant land	ETJ. Development Agreement for Anacapri– North (Res. No. 2024- 04-1618)	Ranching & Agriculture

Conformance with the Anna 2050 Comprehensive Plan

At the June 25, 2024 Council Meeting, City Council approved amending the Future Land Use Plan to Regional Activity Center. The zoning request is in conformance with the Regional Activity Center Place Type.

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 Miller seconded. Motion carried 2-5. Council Member Toten, Council Member Bills, Council Member Herndon, Deputy Mayor Pro Tem Baker, and Mayor Cain opposed. Motion failed.

Mayor Cain closed the public hearing at 8:56 PM.

MOTION: Council Member Toten moved to approve. Council Member Bills seconded. Motion carried 5-2. Mayor Pro Tem Carver, and 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 on the west side of N. Powell Parkway, 1,010± feet north of Butler Street)

- b. Consider/Discuss/Action on a Resolution approving the Anna 23, Concept Plan. (Planning Manager Lauren Mecke)

At the June 3, 2024, Planning & Zoning Commission meeting, the recommendation of the concept plan was for approval by a vote of 6-0.

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 multi-family & commercial development.

300 Multi-Family Dwellings on one lot on 15.2± acres and Retail and Restaurants on 8.1± acres located on the west side of N. Powell Parkway, 1,010± feet north of Butler Street.

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

MOTION: Council Member Toten moved to approve. Council Member Bills seconded. Motion carried 5-2. Mayor Pro Tem Carver, and Council Member Miller opposed.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE ANNA 23, CONCEPT PLAN

- c. Conduct a Public Hearing / Consider / Discuss / Action approving an Ordinance adopting Sanitary Sewer Utility Rates for FY2025. (Budget Manager Terri Doby)

During the FY2021 budget process, the City of Anna completed a utility rate study with the assistance of a consultant. This process included a review of all utility costs incurred by the City, all personnel, maintenance, and operations costs, along with the anticipated rising costs of purchasing wholesale water from the Greater Texoma Utility Authority (GTUA) and the North Texas Municipal Water District (NTMWD). In addition, the sewer treatment costs were also evaluated. The FY2025 budget has a rate increase commensurate with these philosophies and strategies of keeping the utility solvent and sustainable as we continue to expand with residential and commercial growth.

This ordinance adopts a new rate schedule for wastewater rates in the City of Anna for FY2025.

The City of Anna charges for water consumption, wastewater consumption, and other fees related to providing consumers with utility services. As an enterprise fund, the revenues charged should, at a minimum, cover the fund's operating expenses and debt service, as well as any other policy goals defined by the City Council, including funding for capital projects, capital equipment replacement, and conservation efforts.

Staff has reviewed the financial condition of the Utility Fund with the assistance of our rate model and is proposing rate increases. The revised recommendation includes a rate increase on the base charge and volumetric charge for wastewater by ten percent. Along with additional infrastructure needs, the City will experience a 15 percent increase in the cost of treatment from the North Texas Municipal Water District (NTMWD). These increases are required to ensure that the Utility Fund maintains viability. The increases ensure that the City is able to cover the rising costs of sewer treatment and the associated costs of transmission of sewer to treatment facilities.

The proposed rate increases represent the minimum recommended needed to balance the revenues and expenses of the Utility Fund while meeting the needs of the growing population we serve. The proposed increases are solely proposed to cover cost increases the City is facing and the funding of capital improvements.

Average Monthly Total Bill Increase for Residents:

	FY2024	FY2025	Increase
Water (5,000 gallons)	\$60.24	\$60.24	\$-
Sewer (5,000 gallons)	\$63.73	\$70.10	\$6.37
Total Average Monthly Utility Bill	\$123.97	\$130.34	\$6.37

Mayor Cain opened the public hearing at 9:03 PM.

No comments.

Mayor Cain closed the public hearing at 9:04 PM.

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

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, ADOPTING A RATE PLAN FOR SANITARY SEWER SERVICE RATES AS SHOWN IN EXHIBIT A ATTACHED HERETO AND AMENDING THE ANNA CITY CODE OF ORDINANCES APPENDIX A, ARTICLE A6.000 UTILITY FEES, SECTION A6.009 WATER AND SANITARY SEWER SERVICE RATES; PROVIDING FOR A PENALTY FOR ANY VIOLATION OF THIS ORDINANCE NOT TO EXCEED \$2,000; PROVIDING FOR SAVINGS, SEVERABILITY, AND REPEALING CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION THEREOF.

8. Closed Session (Exceptions).

No closed session.

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 9:11 PM.

Approved on the 13th Day of August 2024



Mayor Pete Cain

ATTEST:



City Secretary Carrie L. Land

