

AGENDA



City Council Meeting

Tuesday, December 17, 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 12/17/2024 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. **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 Minutes for November 4, November 12, and December 10, 2024. (City Secretary Carrie Land)

- b. Review Minutes of the October 3, 2024, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Director of Economic Development Bernie Parker)
- c. Review Minutes of the November 7, 2024, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Director of Economic Development Bernie Parker)
- d. Approve a Resolution adopting a Prohibited Technologies Policy. (IT Manager Chris Talbot)
- e. Approve a Resolution and authorize the City Manager to execute an Interlocal Agreement for the 2024 Buy-Sell Program implementation for the Collin Grayson Municipal Alliance with the City of Melissa, Texas. (Director of Public Works Steven Smith)
- f. Approve a Resolution and authorize the City Manager to execute an Interlocal Agreement for the 2024 Buy-Sell Program implementation for the Collin Grayson Municipal Alliance with the City of Van Alstyne, Texas. (Director of Public Works Steven Smith)
- g. Approve a Resolution of the City of Anna, Texas Approving a Remainder Area Funding and Reimbursement Agreement for The Woods at Lindsey Place Public Improvement District; Authorizing the Execution of said Agreement in the name of and on behalf of the City; and Resolving other Matters related to the Subject. (Director of Economic Development Bernie Parker)
- h. Approve a Resolution authorizing the City Manager to execute a Pump and Haul Agreement by and between the City of Anna Texas and MM Mantua 701, LLC, for municipal wastewater. (Assistant City Manager Greg Peters, P.E.)
- i. Approve a Resolution authorizing the City Manager to enter into a Project Specific Purchase Order with Kimley-Horn and Associates, Incorporated, for an update to the water model for the City of Anna, Texas. (Assistant City Manager, Greg Peters, P.E.)
- j. Approve a Resolution authorizing the City Manager to enter into a Project Specific Purchase Order with Kimley-Horn and Associates, Incorporated, for an update to the Wastewater Master Plan for the City of Anna, Texas. (Assistant City Manager, Greg Peters, P.E.)
- k. Approve a Resolution and authorize the City Manager to execute a Master Professional Services Agreement with Project Advocates for management assistance with Park CIP projects. (Park Planning and Development Manager Dalan Walker)
- l. Approve a Resolution and authorize the City Manager to execute a Professional Service Project Order with Dunkin Sims Stoffels for the development of construction documents for Bryant Park. (Park Planning and Development Manager Dalan Walker)

6. Items For Individual Consideration.

- a. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance amending the Planned Development (Ord. No. 792-2018) for Lakeview Estates Phase 3, Block B, Lot 17(PD 24-0003). (Director of Development Services Stephanie Scott-Sims)
- b. Consider/Discuss/Action on a Resolution approving a Service Plan Agreement for municipal services for 62.4± acres on the north side of County Road 371, 1,100± feet west of Bryant Farm Road in accordance with the City Park Heights East Development Agreement (Res. No. 2024-04-1614). (ANX 24-0001)

(Planning Manager Lauren Mecke)

- c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex 62.4± acres on the north side of County Road 371, 1,100± feet west of Bryant Farm Road in accordance with the City Park Heights East Development Agreement (Res. No. 2024-04-1614). (ANX 24-0001) (Planning Manager Lauren Mecke)
- d. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 62.4± acres on the north side of County Road 371, 1,100± feet west of Bryant Farm Road to Planned Development in accordance with the City Park Heights East Development Agreement (Res. No. 2024-04-1614). (PD 24-0001) (Planning Manager Lauren Mecke)
- e. Consider/Discuss/Action on a Resolution approving an Agreement regarding Services including a plan for municipal services for 202.3± acres of land located at the southwest corner of County Road 285 and County Road 827 in accordance with the City Park Heights West, Development Agreement (Res. No. 2024-04-1615) (ANX 24-0003). (Planning Manager Lauren Mecke)
- f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to annex 202.3± acres of land located at the southwest corner of County Road 285 and County Road 827 in accordance with the City Park Heights West, Development Agreement (Res. No. 2024-04-1615) (ANX 24-0003). (Planning Manager Lauren Mecke)
- g. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 202.3± acres of land located at the southwest corner of County Road 285 and County Road 827 to Planned Development in accordance with the City Park Heights West, Development Agreement (Res. No. 2024-04-1615). (PD 24-0004) (Planning Manager Lauren Mecke)
- h. Consider/Discuss/Action on a Resolution approving a Development Agreement with Tellus Texas III, LLC, a Texas limited liability company and its successors and assigns, and Sherley Partners, LTD. (Director of Economic Development Bernie Parker)
- i. Acting as the Anna Public Facility Corporation Board of Directors, Consider/Discuss/Action on a resolution authorizing and approving final transaction and financing documents in connection with the acquisition, financing and construction of the “Anna Apartments” to be located at 900 S Buddy Hayes Blvd in the City of Anna, Texas. (Director of Economic Development Bernie Parker)
- j. Acting as the Anna Housing Financial Corporation Board of Directors, Consider/Discuss/Action upon resolutions authorizing and approving final transaction documents in connection with the issuance of the Collin County Housing Finance Corporation Multifamily Housing Revenue Note (Parmore Anna) Series 2025 and permanent loan financing to refund the existing governmental note and refinance the construction debt for the “Parmore Anna” multifamily residential development, and related transactions. (Director of Economic Development Bernie Parker)
- k. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a Wholesale Wastewater Contract by and between the City of Anna, Texas and the City of Van Alstyne, Texas. (Assistant City Manager Greg Peters, P.E.)
- l. Consider/Discuss/Action on the TCAP Election Ballot for 2025-2026 Board of Directors. (City Manager Ryan Henderson)

- m. Consider/Discuss/Action on appointment to the Neighbor Engagement and Inclusion Commission to fill a vacancy. (Interview Committee)
- 7. **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). Boards and Commission. City Council.

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.
- 8. 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.
- 9. **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 12/13/2024.

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.