

AGENDA



City Council Meeting

Tuesday, February 25, 2025 at 7:00 PM

**Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna will meet on 02/25/2025 at 7:00 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. Receive a report on recent Parks and Recreation Advisory Board agenda items. (Director of Neighborhood Services Marc Marchand)

5. **Work Session.**

- a. Anna Police Department 3-Year Strategic Staffing Plan (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 the January 28 Joint Meeting, and February 11, 2025 Meetings. (City Secretary Carrie Land)
- b. Review Minutes of the August 19, 2024, November 18, 2024 and January 13, 2025 Parks and Recreation Advisory Board Meeting. (Director of Neighborhood Services Marc Marchand)
- c. Review Monthly Financial Report for the Month Ending January 31, 2025. (Budget Manager Terri Doby)
- d. Review Minutes of the January 2, 2025, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Director of Economic Development Bernie Parker)
- e. Approve Police Department Report on 2024 racial profiling data that was submitted to the Texas Commission on Law Enforcement (TCOLE). (Police Chief Dean Habel)
- f. Approve a Resolution amending the Community Development Corporation (CDC) Bylaws. (Director of Economic Development Bernie Parker)
- g. Approve a Resolution amending the Economic Development Corporation (EDC) Bylaws. (Director of Economic Development Bernie Parker)
- h. Approve a Resolution authorizing the City Manager to execute a contract with AVL-SPI for audiovisual goods and services in the Council Chambers, incorporated through the Texas DIR Cooperative Purchasing System (IT Manager Chris Talbot).
- i. Approve a Resolution adopting Library Policies. (Neighborhood Services Director Marc Marchand)
- j. Approve a Resolution authorizing the City Manager to execute an agreement for professional services with WSB Engineering for a study of downstream sewer improvements for the Throckmorton Creek, Clement Creek, and Stiff Creek Sewer Basins as shown in the City of Anna Wastewater Master Plan. (City Engineer Wes Lawson)
- k. Approve a Resolution regarding Wildflower Meadows, Preliminary Plat (PP 24-0016). (Director of Development Services Stephanie Scott-Sims, AICP)
- l. Approve a Resolution authorizing the City Manager to execute an amendment to the contract for wholesale wastewater treatment and transport with Chambers Grove Municipal Utility District Number 1, in a form approved by the City Attorney. (Assistant City Manager Greg Peters, P.E.)
- m. Approve a Resolution awarding the Hurricane Creek Trunk Sewer Northern Extension construction project to Blue Star Utilities. (CIP Manager Muhamad Madhat)
- n. Approve a Resolution authorizing the City Manager to execute a project specific purchase order with Kimley-Horn & Associates for the design of Phase 3 of the Hurricane Creek Trunk Sewer capital improvement project. (CIP Manager Muhamad Madhat)

7. **Items For Individual Consideration.**

- a. Consider/Discuss/Action on a Resolution approving a Service Plan Agreement for municipal services for 4.9± acres located on the east side of Buddy Hayes

Boulevard, 385± feet south of Rosamond Parkway for a 1,050-unit Self-Storage (Mini-Warehouse) facility. (ANX 25-0001) (Director of Development Services Stephanie Scott-Sims, AICP)

- b. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to annex 4.9± acres located on the east side of Buddy Hayes Boulevard, 385± feet south of Rosamond Parkway for a 1,050-unit Self-Storage (Mini-Warehouse) facility. (ANX 25-0001) (Director of Development Services Stephanie Scott-Sims, AICP)
- c. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to zone 4.9± acres located on the east side of Buddy Hayes Boulevard, 385± feet south of Rosamond Parkway for a 1,050-unit Self-Storage (Mini-Warehouse) facility. (SUP 25-0002) (Director of Development Services Stephanie Scott-Sims, AICP)
- d. Consider/Discuss/Action on a Resolution approving a Service Plan Agreement for municipal services for 1,127.6± acres located on the north and south sides of E. Rosamond Parkway (FM 2862), 980± feet east of N. Leonard Avenue (CR 425) to Planned Development/Agricultural (AG)/Mixed-Use (MU)/Industrial-1 (I-1) in conformance with a Pre-Annexation Development Agreement (Res. No. 2024-12-1716). (ANX 25-0002) (Director of Development Services Stephanie Scott-Sims, AICP)
- e. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to annex 1,127.6± acres located on the north and south sides of E. Rosamond Parkway (F.M. 2862), 980± feet east of N. Leonard Avenue (CR 425) in conformance with a Pre-Annexation Development Agreement (Res. No. 2024-12-1716). (ANX 25-0002) (Director of Development Services Stephanie Scott-Sims, AICP)
- f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to zone 1,127.6± acres located on the north and south sides of E. Rosamond Parkway (FM 2862), 980± feet east of N. Leonard Avenue (CR 425) to Planned Development/Agricultural (AG)/Mixed-Use (MU)/Industrial-1 (I-1) in conformance with a Pre-Annexation Development Agreement (Res. No. 2024-12-1716). (PD 25-0001) (Director of Development Services Stephanie Scott-Sims, AICP)
- g. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request for a Specific Use Permit for Light Auto Repair on 0.8± acre located on the north side of W. White Street, 95± feet east of Victoria Falls Drive. Zoned Planned Development/Regional Commercial (PD/C-2)(Ord. No. 119-2003). (SUP 25-0001) (Director of Development Services Stephanie Scott-Sims, AICP)
- h. Conduct a Public Hearing regarding the creation of Crystal Park Public Improvement District No. 2 pursuant to Section 372.009, Texas Local Government Code. (Director of Economic Development Bernie Parker)
- i. Consider/Discuss/Action on adoption of a Resolution regarding the Creation of the Crystal Park Public Improvement District No. 2 and Ordering Public Improvements to be made for the benefit of such District; providing for a severability clause; providing an effective date; and containing other matters relating to the subject. (Director of Economic Development Bernie Parker)
- j. Consider/Discuss/Action on adoption of a Resolution setting a Public Hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a Public Improvement District and Improvements within the City of Anna, Texas, to be known as Sherley Farms Public Improvement District and authorizing the issuance of notice by the City Secretary of Anna, Texas,

regarding the public hearing. (Director of Economic Development Bernie Parker)

- k. Consider/Discuss/Action on adoption of an Ordinance of the City Council of the City of Anna, Texas amending Ordinance No. 1118-2024-08, which Ordinance approved a 2024 Amended and Restated Service and Assessment Plan, including revised Assessment Rolls, for The Woods at Lindsey Place Public Improvement District in accordance with Chapter 372, Texas Local Government Code, as amended; Levying Special Assessments against Property within Improvement Area #2 of said 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)
 - l. Consider/Discuss/Action on a Resolution approving an Incentive Agreement for new Economic Development with Retail Buildings, Inc. (Director of Economic Development Bernie Parker)
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). City ordinances, service contracts. Funding and financing.
 - 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).
- 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 02/21/2025.

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.