

AGENDA
City Council Meeting



Tuesday, May 13, 2025 @ 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 Tuesday, May 13, 2025 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: expression 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 Meeting Minutes for April 22, 2025. (City Secretary Carrie Land)

- b. Review Minutes of the April 3, 2025, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Director of Economic Development Bernie Parker)
- c. Review Minutes of the March 24, 2025, Neighbor Engagement and Inclusion Advisory Commission Meeting. (Assistant City Manager Taylor Lough)
- d. Approve the Quarterly Investment Report for the period ending March 31, 2025. (Director of Finance Aimee Ferguson)
- e. Approve an Ordinance amending the local fire code permit fee schedule. (Fire Chief, Ray Isom)
- f. Approve a Resolution authorizing the City Manager to execute a project specific agreement with Parkhill for the Police Station Facility Study. (Assistant City Manager Greg Peters, P.E.)
- g. Approve a Resolution authorizing the City Manager to execute a project specific agreement with BRW for the Public Works Facility Study. (Assistant City Manager Greg Peters, P.E.)
- h. Approve a Resolution authorizing the City Manager to execute an Advanced Funding Agreement with the Texas Department of Transportation for a landscaping project at US 75 and FM 455. (Assistant City Manager Greg Peters, P.E.)
- i. Approve a Resolution authorizing the City Manager to execute a contract with Conventions, Sports & Leisure International (CSL) to conduct a market and financial feasibility study related to the potential development of the proposed StarCenter Multisport Complex. (Director of Economic Development Bernie Parker)
- j. Approve a Resolution supporting the City of Anna's application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) Call for projects. (CIP Manager Muhamad Madhat)
- k. Approve a Resolution authorizing the City Manager to execute a purchase order for the construction of an all-weather surface in the equipment yard at the Public Works facility in the City of Anna, Texas. (Director of Public Works Steven Smith)

6. Items For Individual Consideration and Public Hearings.

At the time and place of any public hearing held during this meeting, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.

- a. Consider/Discuss/Action to approve a Resolution directing Publication of Notice of Intention to Issue up to \$85,500,000 Combination Tax and Revenue Certificates of Obligation to Provide Funds for New Police Station and Wastewater Treatment Plant Expansion Projects; and Resolving other Matters relating to the Subject. (City Manager Ryan Henderson)
- b. Consider/Discuss/Action on a Resolution approving an Economic Development Incentive Agreement with the Seitz Group, Inc. for Commercial/Retail Development. (Director of Economic Development Bernie Parker)
- c. Conduct a Public Hearing and take testimony pursuant to Section 372.009, Texas local Government Code regarding the advisability of establishing The Landing Public Improvement District within the City of Anna, Texas and ordering

public improvements for the benefit of such District. (Director of Economic Development Bernie Parker)

- d. Consider/Discuss/Action to approve a Resolution Regarding the Creation of the Landing Public Improvement District 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)
- e. Consider/Discuss/Action on an Ordinance Canvassing the May 3, 2025, General Election results. (City Secretary Carrie Land)
- f. Consider/Discuss/Action on an Ordinance Ordering a Runoff Election to be held June 7, 2025. (City Secretary Carrie Land)

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).

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 05/09/2025.

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 an 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.