



**AGENDA
City Council Meeting &
Parks and Recreation Board
Joint Meeting**

Monday, November 17, 2025 @ 5:30 PM

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

The City Council and Parks and Recreation Board of the City of Anna will meet on Monday, November 17, 2025, at 5:30 PM, in the Anna Municipal Complex – Council Chambers, located at 120 W. 7th Street, to consider the following items.

Welcome to the 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.

- a. Mayor Cain to call the City Council Meeting to order.
- b. Chair Susan Jones to call the Parks Advisory Board Meeting to order.

2. Invocation and Pledge of Allegiance.

American Pledge: *I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible and justice for all.*

Texas Pledge: *Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

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.

- a. A Proclamation declaring December 2025 as Staff Appreciation Month. (Mayor Cain)
- b. Neighbor Academy Graduate Recognition (Community Enhancement Coordinator Olivia Demings)

5. **Work Session.**

- a. Joint Meeting of City Council and Parks Advisory Board.
Inclusive Playground Trends and Amenities by Industry Professional (Mayor Cain)
Discuss past, ongoing and priorities of future Parks Capital Improvement Projects. (Acting Director of Community Services Jeff Freeth)
- b. Chair Susan Jones to adjourn the Parks Advisory Board Meeting.
- c. Five minute break.
- d. Discuss the Fire Department Update and Staffing Proposal (Fire Chief Ray Isom).

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 October 27, 2025. (City Secretary Carrie Land)
- b. Approve an Ordinance amending the budget for the 2025-2026 Fiscal Year. (Director of Finance Terri Doby)
- c. Acting as the Anna Public Facility Corporation, approve a First Amendment to Trust Indenture, Loan Agreement, and Promissory Note for the Palladium East Foster Crossing project. (Director of Economic Development Joey Grisham)
- d. Approve a Resolution setting a Public Hearing under Section 372.009 of the Texas Local Government Code to be held on December 9, 2025, on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas, to be known as Liberty Hills Public Improvement District No. 1 and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the Public Hearing. (Director of Economic Development Joey Grisham)
- e. Approve a Resolution setting a Public Hearing under Section 372.009 of the Texas Local Government Code to be held on December 9, 2025, on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas and its Extraterritorial Jurisdiction, to be known as Liberty Hills Public Improvement District No. 2 and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the Public Hearing. (Director of Economic Development Joey Grisham)
- f. Approve a Resolution setting a Public Hearing under Section 372.009 of the Texas Local Government Code to be held on December 9, 2025, on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas, to be known as Liberty Hills Public Improvement

District No. 3 and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the Public Hearing. (Director of Economic Development Joey Grisham)

- g. Approve a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 1,477.61 acres of land generally located south of County Road 290, north of Farm to Market 455, west of N. State Highway 5, east of County Road 289, and being wholly located corporate limits and extraterritorial jurisdiction of the City of Anna, Texas; authorizing the issuance of notice by the City Secretary of Anna, Texas regarding the Public Hearing; and directing the city to prepare a Preliminary Reinvestment Zone Financing Plan. (Director of Economic Development Joey Grisham)
- h. Approve a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 808.23 acres of land generally located east of the East Fork Trinity River, west of Hurricane Creek, and north of County Road 285, and being wholly located within the corporate limits of the City of Anna, Texas; authorizing the issuance of notice by the City Secretary of Anna, Texas regarding the Public Hearing; and directing the city to prepare a Preliminary Reinvestment Zone Financing Plan. (Director of Economic Development Joey Grisham)
- i. Approve a Resolution setting a Public Hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 1,127.655 acres of land generally located east of Texas State Highway 5, north of Farm to Market 455, south of County Road 427, west of County Road 511, and being wholly located within the corporate limits of the City of Anna, Texas; authorizing the issuance of notice by the City Secretary of Anna, Texas regarding the Public Hearing; and directing the city to prepare a Preliminary Reinvestment Zone Financing Plan. (Director of Economic Development Joey Grisham)
- j. Approve a Resolution Amending the Park Development Fee Credit Agreement with Jefferson Villages of Waters Creek for the Construction of a Trail Through Carol Park. (Park Planning and Development Manager Dalan Walker)
- k. Approve amended/revised Resolution approving extension of Interlocal Agreements with Collin County for Animal Control Services. (Code Compliance Kevin Martin)
- l. Approve a Resolution authorizing the City Manager to enter into a Real Estate Sales Contract to buy roadway right-of-way and easements for sanitary sewer force main construction. (Director of Public Works Joseph Cotton)

7. **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. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to amend an existing Planned Development (Ord. No. 1054-2023-06) for The Parks at Foster Crossing. (Planning Manager Lauren Mecke)
- b. Conduct a Public Hearing and take Testimony pursuant to Section 372.016,

Texas Local Government Code, regarding the proposed assessments to be levied on property located within Improvement Area #3 of The Woods at Lindsey Place Public Improvement District. (Director of Economic Development Joey Grisham)

- c. Consider/Discuss/Action to adopt an Ordinance of the City Council of the City of Anna, Texas approving a 2025 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 #3 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 Joey Grisham)
- d. Consider/Discuss/Action to adopt an Ordinance authorizing the issuance of "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2025 (The Woods at Lindsey Place Public Improvement District Improvement Areas #2-3 Projects)" in a principal amount not to exceed \$27,000,000 payable from Special Assessments levied upon Improvement Area #2 and Improvement Area #3 of The Woods at Lindsey Place 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. (Director of Economic Development Joey Grisham)
- e. Conduct a Public Hearing and take Testimony pursuant to Section 372.016, Texas Local Government Code, regarding the proposed assessments to be levied on property located within Improvement Area #1 of the Crystal Park Public Improvement District No. 2. (Director of Economic Development Joey Grisham)
- f. Consider/Discuss/Action to 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 Crystal Park Public Improvement District No. 2; 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 Joey Grisham)
- g. Consider/Discuss/Action to adopt an Ordinance authorizing the issuance of "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2025 (Crystal Park Public Improvement District No. 2 Improvement Area #1 Project)" in a principal amount not to exceed \$9,000,000 payable from special Assessments levied upon Improvement Area #1 of Crystal Park Public Improvement District No. 2 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, a

Reimbursement 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 Joey Grisham)

- h. Consider/Discuss/Action on an Amended Resolution finding that a public necessity exists for acquisition of a permanent sanitary sewer line easement and temporary construction easement located in the P Burns Survey, Abstract A0100, near the intersection of CR 290 and CR 372. (Director of Public Works Joseph Cotton)
- i. Consider/Discuss/Action on a Resolution casting votes for the Collin CAD Board of Directors. (City Secretary Carrie Land)
- j. Consider/Discuss/Action on a Resolution approving board and commission meeting rules of order and procedures. (City Secretary Carrie Land)
- k. Consider/Discuss/Action on an Ordinance canvassing the November 4, 2025 Special Election and declaring adoption of Home-Rule Charter Amendments voted on by Anna voters. (City Secretary Carrie Land)
- l. Consider/Discuss/Action on a Resolution amending the City Council Governance Guide regarding the placement of items on City Council meeting agendas. (Council Members)

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 codes, ordinances, and fees including rental fees. ETJ development and related utility and city boundary issues. City official communication protocols with staff and management. Council agenda item placement. ESD.
- 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 11/10/2025.

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. In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format, or if you require any other accommodation, please contact the ADA Coordinator at least 48 working hours in advance of the event by emailing adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.