

AGENDA
City Council Meeting



Tuesday, December 9, 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, December 9, 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.

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.

5. Work Session.

- a. Presentation on WhitegloveAI (City Council)

- b. Discussion on establishing a multidisciplinary working focus group to coordinate efforts on downtown zoning updates, development of design/illustration guidelines, and evaluation of a potential downtown historic district. (Director of Development Services Kaleb Kentner)

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 November 12, 2025, November 17, 2025, and December 1, 2025. (City Secretary Carrie Land)
- b. Review Minutes of the October 2, 2025, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Director of Economic Development Joey Grisham)
- c. Approve a Resolution regarding a requested waiver for Wedge Stone Drive in Meadow Vista, Phase 4. (Planning Manager, Lauren Mecke)
- d. Approve the Quarterly Investment Report for the Period Ending September 30, 2025. (Director of Finance Terri Doby)
- e. Approve an Ordinance granting to Oncor Electric Delivery Company LLC, its successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, and public rights-of-way of the City of Anna, Texas. (Director of Finance Terri Doby)
- f. Approve a Resolution to approve a Joinder and Amendment to the Economic Development Incentive Agreement between Anna Economic Development Corporation, Foursquare Healthcare, LTD., and Anna RE Development, LLC. (Assistant Director of Economic Development Natasha Roach)
- g. Approve a Resolution authorizing the Acting City Manager to execute a professional service agreement with Kimley-Horn for Water, Wastewater and Roadway Master Plan Updates and XAK-PACK Pump Testing. (City Engineer Kevin Bates, P.E.)
- h. Approve a Resolution for an extension of the Agreement with Collin County for Animal Control Sheltering. (Director of Neighborhood Services Kevin Martin)
- i. Approve an Ordinance designating the official newspaper as the Celina Record/Star Local Media for publishing ordinances, notices, or other matters required by law or ordinance. (City Secretary Carrie Land)

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. [WITHDRAWN] Conduct a public hearing/consider/discuss/action on an Ordinance (Parks at Foster Crossing) (Planning Manager Lauren Mecke)
- b. First Reading of a Resolution approving an amendment to a project of the Anna Community Development Corporation authorizing an expenditure not to exceed \$128,904 for the demolition of structures which are located on the downtown CDC-owned properties. (Assistant Director of Economic Development Natasha Roach)

- c. Second Reading of a Resolution approving an amendment to a project of the Anna Community Development Corporation authorizing an expenditure not to exceed \$128,904 for the demolition of structures which are located on the downtown CDC-owned properties. (Assistant Director of Economic Development Natasha Roach)
- d. Consider/Discuss/Action on a Resolution approving an amendment to an Anna Community Development Corporation agreement and authorizing an expenditure not to exceed \$128,904 for the demolition of structures which are located on the downtown CDC-owned properties. (Assistant Director of Economic Development Natasha Roach)
- e. First Reading of a Resolution approving a project of the Anna Community Development Corporation authorizing an expenditure not to exceed \$154,400 for contract service purposes subject to CDC Board approval. (Assistant Director of Economic Development Natasha Roach)
- f. Second Reading of a Resolution approving a project of the Anna Community Development Corporation authorizing an expenditure not to exceed \$154,400 for contract service purposes subject to CDC Board approval. (Assistant Director of Economic Development Natasha Roach)
- g. Consider/Discuss/Action on a Resolution approving an agreement between the Anna Community Development Corporation and Toole Design Group, LLC and authorizing an expenditure not to exceed \$154,400 for contract service purposes subject to CDC Board approval. (Assistant Director of Economic Development Natasha Roach)
- h. Conduct a Public Hearing regarding the creation of Liberty Hills Public Improvement District No. 2 pursuant to Section 372.009, Texas Local Government Code and Consider/Discuss/Action a resolution approving the creation of the Liberty Hills 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 Joey Grisham)
- i. Conduct a Public Hearing regarding the creation of Liberty Hills Public Improvement District No. 3 pursuant to Section 372.009, Texas Local Government Code and Consider/Discuss/Action on a resolution approving the creation of the Liberty Hills Public Improvement District No. 3 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 Joey Grisham)
- j. First Reading of a Resolution approving a loan agreement between the Anna Community Development Corporation and Government Capital Corporation to finance land acquisition. (Director of Economic Development Joey Grisham)
- k. Second Reading of a Resolution approving a loan agreement between the Anna Community Development Corporation and Government Capital Corporation to finance land acquisition. (Director of Economic Development Joey Grisham)
- l. Consider/Discuss/Action on a Resolution approving a loan agreement between the Anna Community Development Corporation and Government Capital Corporation to finance land acquisition. (Director of Economic Development Joey Grisham)

- m. Conduct a Public Hearing and Consider/Discuss/Action on an Ordinance of the City Council of the City of Anna, Texas, designating a geographic area located within the corporate limits and extraterritorial jurisdiction of the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Seven, City of Anna, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ No. 7 Fund) for the zone, containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. (Director of Economic Development Joey Grisham)
- n. Conduct a Public Hearing and Consider/Discuss/Action on an Ordinance of the City Council of the City of Anna, Texas, designating a geographic area located within the corporate limits and extraterritorial jurisdiction of the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Eight, City of Anna, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ No. 8 Fund) for the zone, containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. (Director of Economic Development Joey Grisham)
- o. Conduct a Public Hearing and Consider/Discuss/Action on an Ordinance of the City Council of the City of Anna, Texas, designating a geographic area located within the corporate limits of the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Nine, City of Anna, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ No. 9 Fund) for the zone, containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. (Director of Economic Development Joey Grisham)
- p. First Reading of a Resolution approving a project of the Anna Community Development Corporation to acquire property including entering into a purchase and sale contract to acquire property near the intersection of Powell Pkwy. and FM 455, and a leaseback for the property. (Director of Economic Development Joey Grisham)
- q. Second reading of a Resolution approving a project of the Anna Community Development Corporation to acquire property including entering into a purchase and sale contract to acquire property near the intersection of Powell Pkwy. and FM 455, and a leaseback for the property (Director of Economic Development Joey Grisham)
- r. Consider/Discuss/Action on a Resolution approving a project of the Anna Community Development Corporation to acquire property including entering into a purchase and sale contract to acquire property near the intersection of Powell Pkwy. and FM 455, and with a leaseback for property. (Director of Economic

Development Joey Grisham)

- s. Consider/Discuss/Action on a Resolution approving a project of the Anna Economic Development Corporation including entering into a Purchase and Sale Contract to acquire property near the intersection of Hackberry Drive and N. Powell Pkwy. (Assistant Director of Economic Development Natasha Roach)
- t. Consider/Discuss/Action on a Resolution approving a Development Agreement with VC Liberty Hills, LLC. (Director of Economic Development Joey Grisham)
- u. Consider/Discuss/Action on a Resolution approving an Economic Development Agreement with VC Liberty Hills, LLC. (Director of Economic Development Joey Grisham)
- v. Consider/Discuss/Action on a Resolution casting votes for the Collin CAD Board of Directors. (City Secretary Carrie Land)
- w. Consider/Discuss/Action on appointments to Boards and Commissions (Interview Committee)
- x. Consider/Discuss/Action on the Mayor's Office at the Municipal Complex. (Councilmember Singh)

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). Potential regulations on council-branded apparel. Council Communication Policies.
- 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). City Manager, 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.

- 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 12/03/2025.

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.