

AGENDA
City Council Meeting



Tuesday, February 24, 2026 @ 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, February 24, 2026, 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, with liberty 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. **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 February 4, February 6, and February 10, 2026. (City Secretary Carrie Land)
- b. Review Minutes of the January 8, 2026, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Interim Director of Economic Development Natasha Roach)
- c. Review Minutes of the January 5, 2026, Planning & Zoning Commission Meeting. (Director of Development Services Kaleb Kenter)
- d. Review minutes of the October 20, 2025 and January 20, 2026 Parks and Recreation Advisory Board Meetings (Acting Director of Community Services Jeff Freeth)
- e. Review Monthly Financial Report for the Month Ending January 31, 2026. (Director of Finance Terri Doby)
- f. Approve a Resolution adopting the updated Community Development Corporation and Economic Development Corporation Economic Development Incentive Policy and Incentive Request Application, establishing formal guidelines and evaluation criteria to support and stimulate business and commercial activity within the City of Anna. (Interim Director of Economic Development Natasha Roach)
- g. Approve a Resolution approving the First Amended Ground Lease Purchase Agreement and Performance Agreement between the Anna Community Development Corporation and GTP Food Group, LLC. (Interim Director of Economic Development Natasha Roach)
- h. Approve a Resolution of the City of Anna, Texas determining the costs of certain Authorized Improvements to be financed by the Sherley Tract Public Improvement District No. 2; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Rolls; calling a regular meeting and noticing a Public Hearing for March 24, 2026 to consider an Ordinance Levying Assessments on property located within Improvement Area #2, Improvement area #3, and Improvement Area #4 of the Sherley Tract Public

Improvement District no. 2; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; directing City staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto. (Director of Public Works Joseph Cotton)

- i. Approve a Resolution of the City of Anna, Texas determining the costs of certain Authorized Improvements to be financed within Improvement Area #3 of the Hurricane Creek Public Improvement District; approving a Preliminary 2026 Amended & Restated Service and Assessment Plan, including a proposed Improvement Area #3 Assessment Roll; calling a regular meeting and noticing a Public Hearing for March 24, 2026 to consider an Ordinance Levying Assessments on property located within Improvement Area #3 of the Hurricane Creek Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing City staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto. (Director of Public Works Joseph Cotton)
- j. Approve a Resolution of the City Council of the City of Anna, Texas Approving Fourth Amendment to Sherley Tract Subdivision Improvement Agreement. (Director of Public Works Joseph Cotton)
- k. Approve a Resolution of the City Council of the City of Anna, Texas Approving Fifth Amendment to Villages of Hurricane Creek Subdivision Improvement Agreement. (Director of Public Works Joseph Cotton)

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 on a Resolution of the Board of Directors for Tax Increment Reinvestment Zone Number Nine, City of Anna, Texas recommending approval of the final Reinvestment Zone Project Plan and Financing Plan to the City Council. (Director of Public Works Joseph Cotton)
- b. Consider/Discuss/Action on an Ordinance of the City Council of the City of Anna, Texas, approving a final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number Nine, City of Anna, Texas; making certain findings; providing a severability clause; and providing for an immediate effective date. (Director of Public Works Joseph Cotton)
- c. Conduct a public hearing and take testimony on the proposed levy of assessments on property located within Improvement Area #1 of the Sherley Farms Public Improvement District pursuant to Chapter 372, Texas Local Government Code. (Director of Public Works Joseph Cotton)

- d. Consider/Discuss/Action on an Ordinance of the City Council of the City of Anna, Texas accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Area #1 of the Sherley Farms Public Improvement District; making a finding of special benefit to the property in the District; Levying Special Assessments against property within Improvement Area #1 of 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 Public Works Joseph Cotton)
- e. Consider/Discuss/Action on an Ordinance authorizing the issuance of the "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2026 (Sherley Farms Public Improvement District Improvement Area #1 Project)" in a principal amount not to exceed \$35,000,000 payable from special assessments to fund public improvements in Improvement Area #1 of the Sherley Farms Public Improvement District; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding, and Acquisition 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 Public Works Joseph Cotton)
- f. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance establishing zoning on 2.4± acres located on the west side of Leonard Avenue, 805± feet north of E. Foster Crossing Road to Local Commercial (C-1) with a Specific Use Permit for Daycare/School. (ZONE 25-0004)(SUP 26-0001)(Director of Development Services Kaleb Kentner)
- g. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance annexing 29.8± acres located on the north side of W. White Street (F.M. 455), 2,670± feet west of Standridge Boulevard in accordance with an approved Development Agreement (Res. No. 2025-08-1807)(ANX 26-0001)(Planning Manager Lauren Mecke)
- h. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish Planned Development zoning for 29.8± acres located on the north side of W. White Street (F.M. 455), 2,670± feet west of Standridge Boulevard in accordance with an approved Development Agreement (Res. No. 2025-08-1807) (PD 26-0001) (Planning Manager Lauren Mecke)
- i. Consider/Discuss/Action on a Resolution to enter into an Agreement with Parkhill for the Design of the New Police Headquarters. (City Engineer Kevin Bates, P.E., CFM)
- j. Consider/Discuss/Action on appointing a new Treasurer to serve on the Housing

Finance Corporation and Public Finance Corporation Board of Directors until the term expires in 2027. (Interim Director of Economic Development Natasha Roach)

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). Policies and Procedures
- 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

The Council further reserves the right to enter into Closed 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 - executive 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 02/18/2026.

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.