



AGENDA

City Council Meeting TIRZ Board Number Seven

Tuesday, August 11, 2026 @ 6:00 PM

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

The City Council of the City of Anna and the TIRZ Board Number Seven will meet on Tuesday, August 11, 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. **Presentations.**

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. Recognition of the Public Works Department for receiving the National Association of Clean Water Agencies (NACWA) 2025 Gold Peak Performance Award for the John Geren (Slayter Creek) Wastewater Treatment Plant.

5. **Work Session.**

- a. Presentation of the Proposed FY2026-2027 Budget. (City Manager Ronda Perez)

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 June 23, 2026. (City Secretary Carrie Land)
- b. Approve City Council Meeting Minutes for July 28, 2026. (City Secretary Carrie Land)
- c. Approve a Resolution updating the City Secretary job description.

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. Consider/Discuss/Action on a Resolution naming the date and place of a public hearing on the FY2026-2027 Budget. (Director of Finance Terri Doby)
- b. Consider/Discuss/Action on a Resolution to propose a property tax rate of 0.548282 per \$100 of property valuation for the City that the Council may adopt for the 2026 tax year and setting date and time for a public hearing on the tax rate. (Director of Finance Terri Doby)
- c. Consider/Discuss/Action on the adoption of an Ordinance authorizing the issuance and sale of up to \$54,000,000 City of Anna, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026 to fund water and sewer system improvements; levying an annual ad valorem tax and providing for the security for and payment of said Certificates of Obligation; approving an official statement; and enacting other provisions relating to the subject. (Director of Finance Terri Doby)

- d. Consider/Discuss/Action on a Resolution of the City of Anna, Texas, approving a Chapter 380 Impact Fee Payment Deferral Agreement with GTP Food Group and a Second Amendment to the Ground Lease Purchase Agreement and Performance Agreement, and authorizing related actions. (Director of Economic Development Natasha Roach)
- e. Consider/Discuss/Action on the first reading of a Resolution approving and authorizing an Anna Community Development Corporation project consisting of the purchase of approximately 5.115 acres under a Real Estate Sales Contract and Leaseback Agreement and authorizing closing and related actions. (Director of Economic Development Natasha Roach)
- f. Consider/Discuss/Action on the second reading and adoption of a Resolution approving and authorizing an Anna Community Development Corporation project consisting of the purchase of approximately 5.115 acres under a Real Estate Sales Contract and Leaseback Agreement and authorizing closing and related actions. (Director of Economic Development Natasha Roach)
- g. Consider/Discuss/Action on an Ordinance calling a Bond Election to be held in the City of Anna, Texas; making provision for the conduct of the election; and resolving other matters related to that election. (City Manager Ronda Perez)
- h. Consider/Discuss/Action on a Resolution authorizing the execution of Joint Election Contracts. (City Secretary Carrie Land).
- i. Conduct a public hearing and take testimony on the proposed levy of assessments on property located within Improvement Area #1 of the Liberty Hills Public Improvement District No. 1 pursuant to Chapter 372, Texas Local Government Code. (Director of Public Works Joseph Cotton)
- j. Consider/Discuss/Action on an Ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Area #1 of the Liberty Hills Public Improvement District No. 1, making a finding of special benefit to such property; 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. (Director of Public Works Joseph Cotton)
- k. Consider/Discuss/Action on an Ordinance authorizing the issuance of the "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2026 (Liberty Hills Public Improvement District No. 1 Improvement Area #1 Project)" in a principal amount of up to \$26,000,000; and approving various documents related to such Bonds. (Director of Public Works Joseph Cotton)

- l. Conduct a Public Hearing and take testimony on the proposed levy of assessments on property located within Improvement Area #1 of The Landing Public Improvement District pursuant to Chapter 372, Texas Local Government Code. (Director of Public Works Joseph Cotton)
- m. Consider/Discuss/Action on an Ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Area #1 of The Landing Public Improvement District, making a finding of special benefit to such property; 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. (Director of Public Works Joseph Cotton)
- n. Consider/Discuss/Action on an Ordinance authorizing the issuance of the "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2026 (The Landing Public Improvement District Improvement Area #1 Project)" in a principal amount of up to \$12,000,000; and approving various documents related to such Bonds. (Director of Public Works Joseph Cotton)
- o. Acting as the Board of Directors for the Tax Increment Reinvestment Zone Number Seven. Consider/Discuss/Action on a Resolution of the Board of Directors for Tax Increment Reinvestment Zone Number Seven, City of Anna, Texas, recommending approval of the Amended and Restated Project and Finance Plan to the City Council. (Director of Public Works Joseph Cotton)
- p. Consider/Discuss/Action on an Ordinance of the City Council of the City of Anna, Texas, approving an Amended and Restated Project and Finance Plan for Reinvestment Zone Number Seven, City of Anna, Texas; making certain findings; providing a severability clause; and providing for an immediate effective date. (Director of Public Works Joseph Cotton)

8. **Future Agenda Items.**

Requests from the City Council for items to be placed on upcoming agendas by a vote of three or more.

9. **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). Development, administrative, and financial matters; meeting 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 Secretary, City Council.

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.

- 10. 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.
- 11. **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 08/05/2026.

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.