



AGENDA
City Council Meeting
Anna Public Facilities Corporation

Tuesday, September 8, 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, September 8, 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. Proclamation declaring September 17 - 23, 2026, as Constitution Week.

5. **Work Session.**

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 the City Council Meeting Minutes for August 25, 2026. (City Secretary Carrie Land)
- b. Approve a Resolution authorizing the City Manager to execute an updated interlocal agreement for jail services between Collin County and the City of Anna. (Police Chief Terry Eoff)
- c. Approve a Resolution authorizing the City Manager to execute an updated interlocal agreement for emergency dispatch services between Collin County and the City of Anna. (Police Chief Terry Eoff)
- d. Approve an Ordinance of the City Council of the City of Anna, Texas, approving the 2026 Annual Service and Assessment Plan, including the Assessment Roll, for the Meadow Vista Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code, as amended, and providing an effective date. (Public Works Director Joseph Cotton)
- e. Approve a Resolution authorizing an Assumption of Maintenance and Warranty Obligations and Agreement to Serve as Bond Principal by NRP Contractors II, LLC (NRP) for concrete paving and flatwork associated with the Meryl Street project; authorizing acceptance of NRP Contractors II, LLC as principal on the related City maintenance bond; and authorizing related action(s). (Director of Economic Development Natasha Roach)
- f. Acting solely as the Anna Public Facilities Corporation, approve a Resolution of the Anna Public Facilities Corporation on behalf of the APFC Anna Apartments Contractor, LLC, an Assumption of Maintenance and Warranty Obligations and Agreement to Serve as Bond Principal by NRP Contractors II, LLC (NRP) for concrete paving and flatwork associated with the Meryl Street project, and authorizing the execution and delivery of related documents. (Director of Economic Development Natasha Roach)

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 the first reading of a Resolution approving the Fiscal Year 2026-2027 Anna Community Development Corporation Annual Budget. (Director of Economic Development Natasha Roach)
- b. Consider/Discuss/Action on a second reading and adoption of a Resolution approving the Fiscal Year 2026-2027 Anna Community Development Corporation Annual Budget. (Director of Economic Development Natasha Roach)
- c. Consider/Discuss/Action on a Resolution approving the Fiscal Year 2026-2027 Anna Economic Development Corporation Annual Budget. (Director of Economic Development Natasha Roach)
- d. Conduct a Final Public Hearing as required by the Texas Community Development Block Grant (TxCDBG) Program for the completed Riggins Street Paving & Drainage Improvements (Project Limits: Edwards St to 904 S Riggins St). (CIP Manager Muhamad Madhat)
- e. Consider/Discuss/Action approving an Ordinance adopting the FY2027 Budget. (Director of Finance Terri Doby)
- f. Consider/Discuss/Action regarding a Resolution ratifying the property tax revenue increase reflected in the City of Anna FY2027 Budget. (Director of Finance Terri Doby)
- g. Consider/Discuss/Action approving an Ordinance adopting the FY2027 Tax Rate. (Director of Finance Terri Doby)
- h. Consider/Discuss/Action approving an Ordinance adopting water and sanitary sewer utility rates for FY2027. (Director of Finance Terri Doby)

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).
- 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 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.**

City of Anna, TX Taxpayer Impact Statement

(Required under Texas Government Code 551.043 as amended by HB 1522, effective September 1, 2025)

Estimated Annual Tax Bill Comparison

<u>Fiscal Year (Tax Year)</u>	<u>Median-Valued Homestead</u>	<u>Tax Rate Per \$100 of Value</u>	<u>Estimated Property Tax Bill</u>
FY 2025-2026 (TY 2025)	\$343,355	Adopted 2025 Tax Rate: \$0.525073	\$1,802.86
FY 2026-2027 (TY 2026)	\$326,392	2026 No New Revenue Tax Rate: \$0.524729	\$1,712.67
FY 2026-2027 (TY 2026)	\$326,392	Proposed 2026 Tax Rate based on the proposed budget for 2026-27: \$0.548282	\$1,789.55

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 09/01/2026.

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 ada.compliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.