

AGENDA

City Council Meeting



Tuesday, March 23, 2021 @ 6:30 PM

**Anna ISD Board Room
201 E. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna will meet at 6:30 PM, on March 23, 2021, at the Anna ISD Board Room, located at 201 E. 7th Street, to consider the following items.

Welcome to the City Council meeting. Please sign the Sign-In-Sheet as a record of attendance. 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.

3. Neighbor Comments.

Citizens are allowed three minutes to speak. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. Work Session.

5. Reports.

Receive reports from Staff or the City Council about items of community interest. Items of community interest include: expressions 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 Texas State Comptroller's Transparency Stars for Debt Obligations and Public Pensions. (Finance Director Alan Guard)

b. Neighborhood Services Department update on park and recreation events and activities. (Director of Neighborhood Services Marc Marchand)

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 Council Meeting Minutes for March 9, 2021. (City Secretary Carrie Land)
- b. Review minutes of the February 4, 2021, Joint Community Development Corporation Board and Economic Development Corporation Board Meeting. (Director of Economic Development Joey Grisham)
- c. Approve a Resolution amending the Economic Development Incentive Policy. (Director of Economic Development Joey Grisham)
- d. Approve a Resolution amending the City of Anna Public Improvement District Policy (Director of Economic Development Joey Grisham)
- e. Approve a Resolution regarding the Villages of Hurricane Creek, Phases 1B, 2, and 3, Revised Preliminary Plat. (Director of Development Services Ross Altobelli)
- f. Approve the Quarterly Investment Report for the Period Ending December 31, 2020. (Finance Director Alan Guard)
- g. Approve a Resolution authorizing the City Manager to execute an agreement for professional engineering services with Kimley-Horn & Associates, Incorporated in an amount not to exceed \$150,000 for wastewater facility analysis and design in the City of Anna, Texas. (Director of Public Works, Greg Peters, P.E.)
- h. Approve Resolution approving extension of Agreements with Collin County for Animal Control Services regarding Sheltering. (Neighborhood Services Director Marc Marchand)

7. **Items for Individual Consideration.**

- a. Consider/Discuss/Action on a Resolution accepting the FY 2020 audit report. (Finance Director Alan Guard)
- b.
 - 1) Conduct a public hearing to consider public comments regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1). (Director of Development Services Ross Altobelli)
 - 2) Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1).
 - 3) Consider/Discuss/Action on a Resolution regarding the Concept Plan, Waterview, Block A, Lot 1, associated with the zoning amendment request.
- c.
 - 1) Consider/Discuss/Act on a resolution approving an Agreement Regarding Services including a plan for municipal services regarding an 27.8± acre tract of land generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). (Director of Development Services Ross Altobelli)
 - 2) Conduct a public hearing to consider public comments regarding annexation of a 27.8± acres of land into the City's corporate boundaries generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway

(State Highway 5).

3) Consider/Discuss/Action on an ordinance annexing 27.8± acres generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

- d. 1) Conduct a public hearing to consider public comments regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72). (Director of Development Services Ross Altobelli)

2) Consider/Discuss/Action on an Ordinance regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72).

- e. 1) Conduct a public hearing to consider public comments regarding the request to amend Ordinance No. 2002-34, referred to as PD # 08-2002 and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit. (Director of Development Services Ross Altobelli)

2) Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 2002-34, referred to as PD # 08-2002 and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

3) Consider/Discuss/Action on an Ordinance regarding the request to grant a Specific Use Permit for a Registered Family Home to Jacoby Goode for the property located at 1225 Bridgeport Drive, Lakeview Estates Phase 2.

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).
- 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 a place readily accessible to the public at the Anna City Hall and on the City Hall bulletin board at or before 5:00 p.m. on March 19, 2021.

Carrie L. Land, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
2. The Council reserves the right to retire into 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. Persons with a disability who want to attend this meeting who may need assistance should contact the City Secretary at 972 924-3325 two working days prior to the meeting so that appropriate arrangements can be made.



Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Alan Guard

AGENDA ITEM:

Recognition of the Texas State Comptroller's Transparency Stars for Debt Obligations and Public Pensions. (Finance Director Alan Guard)

SUMMARY:

The City of Anna Finance Department strives to provide transparency for the City Council and our neighbors. In an effort to accomplish that goal the City participates in the Texas State Comptroller's Transparency Star Awards program. The program provides a Transparency Star for five facets of governmental accounting. These include Traditional Finance, Debt Obligations, Public Pensions, Purchasing and Economic Development. The department has previously earned the Traditional Finance Star.

The Texas Comptroller's Transparency Stars program recognizes local governments for going above and beyond in their transparency efforts. The program recognizes government entities that accomplish the following:

- * Open their books not only in their traditional finances, but also in the areas of contracts and procurement, economic development, public pensions and debt obligations; and

- * Provide clear and meaningful financial information not only by posting financial documents, but also through summaries, visualizations, downloadable data and other relevant information.

The City was notified it has received the Stars for Debt Obligations and Public Pensions which were submitted in October of 2020. These pages can be found on the City's website. Staff is currently working on the Stars for Purchasing and Economic Development. One of the department's goals in the strategic plan is to receive all five stars.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

GOAL 4: HIGH PERFORMING, PROFESSIONAL CITY

STAFF RECOMMENDATION:

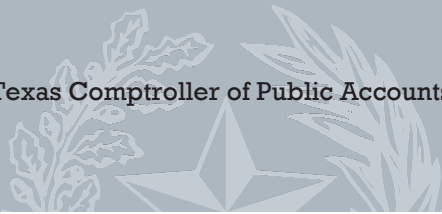
ATTACHMENTS:

1. Debt Obligations and Public Pensions Award Letter-City of Anna
2. Debt Obligations Award Certificate-City of Anna
3. Public Pensions Award Certificate

APPROVALS:

Alan Guard,
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021



March 11, 2021

Mr. Alan Guard
Finance Director
City of Anna
101 S. Powell Pkwy.
Anna, Texas 75409-3633

Dear Mr. Guard:

I am pleased to inform you that the City of Anna has earned Transparency Stars Awards in the areas of Debt Obligations and Public Pensions. Our website now displays your award status and the link you submitted in your application. Enclosed are your Transparency Stars Award Certificates. You will also receive a digital Transparency Stars seal you may post on your website.

Note that you are required to maintain and update your transparency content to retain your Stars. Comptroller staff will perform regular checks of your site.

Congratulations on your success in demonstrating exemplary efforts toward financial transparency.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn Hegar".

Glenn Hegar

Enclosure





Transparency Stars

The Texas Comptroller of Public Accounts
awards the **City of Anna** the
Debt Obligations Star

for exemplary efforts in creating financial transparency around public debt. The Transparency Stars program recognizes local governments across Texas that are striving to meet a high standard for financial transparency online. These efforts provide citizens with clear, consistent information about public spending in user-friendly formats.



March 11, 2021



Transparency Stars

The Texas Comptroller of Public Accounts
awards the **City of Anna** the
Public Pensions Star

for exemplary efforts in creating financial transparency around public pension plans. The Transparency Stars program recognizes local governments across Texas that are striving to meet a high standard for financial transparency online. These efforts provide citizens with clear, consistent information about public spending in user-friendly formats.



March 11, 2021



Item No. 5.b.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021

Staff Contact:

AGENDA ITEM:

Neighborhood Services Department update on park and recreation events and activities. (Director of Neighborhood Services Marc Marchand)

SUMMARY:

Staff will update City Council with a departmental update on the Neighborhood Services Department and the recent accomplishments and plans.

FINANCIAL IMPACT:

N/A

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 4: High Performing, Professional City

STAFF RECOMMENDATION:

For information only; no action item

ATTACHMENTS:

APPROVALS:

Marc Marchand, Director of Neighborhood Services

Created/Initiated - 3/19/2021



Item No. 6.a.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Carrie Land

AGENDA ITEM:

Approve Council Meeting Minutes for March 9, 2021. (City Secretary Carrie Land)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. CCmin20210309 DRAFT

APPROVALS:

Carrie Land, City Secretary
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021



Regular City Council Meeting Meeting Minutes

Tuesday, March 9, 2021 @ 6:30 PM

**Anna ISD Board Room
201 E. 7th Street, Anna, Texas 75409**

The City Council of the City of Anna met at 6:30 PM, on March 9, 2021, at the Anna ISD Board Room, located at 201 E. 7th Street, to consider the following items.

1. Call to Order, Roll Call and Establishment of Quorum.

Mayor Pike called the meeting to order at 6:35 PM.

All Council Members were present. Council Members Ussery and Carver were present via Zoom.

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

Mayor Pike moved to Item 5.a.

Gina Maria Ottavio stated the residents in the extraterritorial jurisdiction (ETJ) should have a voice on Council and Boards.

MOTION: Council Member Miller moved to enter closed session to discuss staff rules and procedures and personnel matters. Council Member Vollmer seconded. Motion carried 7-0.

Mayor Pike recessed the meeting to enter Closed Session under the following exceptions:

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). Charter provisions; personnel policies; Council rules and procedures; staff rules and procedures; City ordinances; City contracts; board organizational structure and related matters; public facilities; incentive policies; finance corporations and related legal matters.

Discuss or deliberate personnel matters (Tex. Gov't Code §551.074).

Mayor Pike reconvened the meeting at 7:08 PM.

4. Work Session.

- a. Review and discuss park facility naming proposals related to the policy and procedure for naming City parks, trails, recreational areas, and other recreational facilities. (Director of Neighborhood Services Marc Marchand)

The objectives of this policy are to:

- Provide name identification for individual parks or other recreation areas within the City of Anna to ensure that they are easily located and to provide a sense of place;
- Provide criteria and procedure for naming parks or other recreation areas to ensure that given names are consistent with the values and character of the area or neighborhood served and within the City as a whole;
- Assure the quality of the chosen title/name, so that it will serve the purpose of the City in a permanent manner; and
- Provide opportunities for public participation and input to fully represent the best interest of the community in the naming and dedication of parks and other recreation areas.

Parks Board Representative Elden Baker gave a presentation on naming a park after Yank Washington, a life-long Anna resident.

- b. Review and discuss concept plan for enhancements to Sherley Heritage Park including display track for the steam locomotive. (Director of Neighborhood Services Marc Marchand)

Director of Neighborhood Services Marc Marchand gave a brief presentation.

- c. Presentation regarding Sherley Tract public improvement districts and tax increment financing district. (PID Administrator; Bond Counsel)

PID Administrator Mary Petty gave a brief presentation.

- d. Review and discuss the COVID-19 disaster declaration and update Council on same.

On March 2, 2021, the Governor of the State of Texas issued an Executive Order on the COVID-19 pandemic.

Staff and Legal Counsel have reviewed the Executive Order to determine what actions if any will be required or desirous to act on and will bring forth this discussion to the City Council to receive guidance on policy matters.

5. **Reports.**

- a. Swearing in of New Assistant Police Chief, Phillip Foxall (Police Chief Dean Habel)

Police Chief Habel administered the Oath of Office to Assistant Police Chief Foxall.

Mayor Pike noted the City would be hosting the Easter Eggstravaganza Event beginning March 29th.

6. Consent Items.

MOTION: Council Member Toten moved to approve Consent Items 6.a - j and 6.n. Council Member Atchley seconded. Motion carried 7-0.

- a. Approve Council Meeting Minutes for February 9, 2021, February 16, 2021, and February 23, 2021. (City Secretary Carrie Land)
- b. Review minutes of the February 1, 2021, Planning & Zoning Commission meeting. (Director of Development Services Ross Altobelli)
- c. Approve a Resolution to correct a scrivener's error on Resolution No. 2020-09-791. (Director of Development Services Ross Altobelli)

The September 8, 2020, City Council packet contained a resolution (Resolution No. 2020-09-791) associated with the preliminary plat for the Villages of Hurricane Creek - North which contained scrivener's error.

The scrivener's error referenced the plat as "Revised" and identified the incorrect zoning information for the property.

This revised resolution has been amended to correct the errors.

A RESOLUTION OF THE CITY OF ANNA, TEXAS CORRECTING RESOLUTION NO. 2020-09-791 AND APPROVING A PRELIMINARY PLAT FOR THE VILLAGES OF HURRICANE CREEK - NORTH.

- d. Approve a Resolution regarding the J.P. Harris Addition, Block A, Lot 3, Replat. (Director of Development Services Ross Altobelli)

Lyle E. Wise has submitted an application for approval of a replat for J.P. Harris Addition, Block A, Lot 3. One lot on 4.2± acres located on the west side of FM 455, 1,700± feet north of Cowan Road. Located within the extraterritorial jurisdiction (ETJ).

The purpose of the Replat is to legally plat a tract of land that was subdivided via metes and bounds.

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING J.P. HARRIS ADDITION, BLOCK A, LOT 3, REPLAT.

- e. Approve a Resolution regarding the NTM Masonry Estates, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

NTM Masonry Company, LLC, has submitted an application for approval of a development plat for NTM Masonry Estates, Block A, Lot 1. One single-family dwelling, detached, two accessory buildings, future home site, and carport on one lot on 3.0± acres located on the south side of FM 455, 800± feet west of Sheffield Drive. Located within the extraterritorial jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING NTM MASONRY ESTATES, BLOCK A, LOT 1, DEVELOPMENT PLAT.

- f. Approve a Resolution regarding the Covarrubias Addition, Block A, Lots 1- 4, Minor Plat. (Director of Development Services Ross Altobelli)

Martin & Abigail Covarrubias have submitted an application for approval of a minor plat for Covarrubias Addition, Block A, Lots 1- 4. Four lots on 4.6± acre located on the north side of CR 376, 755± feet east of CR 426. Located within the extraterritorial jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING COVARRUBIAS ADDITION, BLOCK A, LOTS 1-4, MINOR PLAT.

- g. Approve a Resolution regarding the Fairchild Addition, Block A, Lot 1, Minor Plat. (Director of Development Services Ross Altobelli)

Annamarie & Bradley Fairchild have submitted an application for approval of a minor plat for Fairchild Addition, Block A, Lot 1, Minor Plat. One lot on 4.2± acre located at the southeast corner of CR 217 and CR 177. Located within the extraterritorial jurisdiction (ETJ).

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING FAIRCHILD ADDITION, BLOCK A, LOT 1, MINOR PLAT.

- h. Approve a Resolution regarding the One Anna Two Addition, Block B, Lots 3 & 4, Preliminary Plat. (Director of Development Services Ross Altobelli)

One Anna Two LTD. has submitted an application for approval of a preliminary plat for One Anna Two Addition, Block B, Lots 3 & 4. Automobile service station, retail, & restaurant on 2.3± acres and vacant lot on 34.3± acres located at the northwest corner of W. White Street (FM 455) and U.S. Highway 75 frontage Road. Zoned Planned Development-846-2020-General Commercial (PD-846-2020).

The purpose for the preliminary plat is to propose easements necessary for the automobile service station, retail, and restaurant development on Lot 4.

The Planning and Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A PRELIMINARY PLAT FOR ONE ANNA TWO ADDITION, BLOCK B, LOTS 3 & 4.

- i. Approve a Resolution regarding the Rosamond Sherley Elementary Addition, Block A, Lot 1, Preliminary Plat. (Director of Development Services Ross Altobelli)

Anna Independent School District has submitted an application for approval of a preliminary plat for Rosamond Sherley Elementary Addition, Block A, Lot 1 on one lot on 19.1± acres located at the southeast corner of future Leonard Avenue (FM 2862) and future Rosamond Parkway (FM 2862).

The purpose for the preliminary plat is to propose right-of-way dedication and easements necessary for the public elementary school development.

The Planning and Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A PRELIMINARY PLAT FOR ROSAMOND SHERLEY ELEMENTARY SCHOOL ADDITION, BLOCK A, LOT 1

- j. Approve a Resolution authorizing the City Manager to execute purchase orders in an amount not to exceed \$70,000 for the emergency rehabilitation of Water Well 4 in the City of Anna, Texas. (Director of Public Works Greg Peters, P.E.)

This item is to approve emergency rehabilitation of Well 4, which provides groundwater to our public water system. Well 4 currently contains our oldest well equipment, as all other well sites have had aging equipment replaced in recent history. The equipment is beyond its useful service life and is failing.

The extreme weather events of February 14th-20th, in addition to the aging condition of the well motor, pipes, and wiring, caused the system to fail beyond reasonable repair. The scope will include full rehabilitation, including new casing pipe, a new pump and motor, and new wiring. The quote is attached as Exhibit A. The Anna Public Works Department has a budget line item for Pump, Motor, and Well Maintenance and Repair. This line item contains \$150,000 of Utility Fund dollars for annual work. This budget line item will be used to fund the need repairs, so no additional funding is required.

Due to the emergency nature of this situation, Staff has partnered with THI Water Well, LLC, to complete the needed replacement and rehabilitation of Well 4. THI has a great deal of experience and expertise in water wells, including the completion of many well projects for the City of Anna.

If approved, THI will mobilize and begin work within the next week.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE ORDER FOR THE EMERGENCY REHABILITATION OF WATER WELL 4 AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$70,000); AND PROVIDING FOR AN EFFECTIVE DATE.

- k. Approve a Resolution authorizing the City Manager to execute a Lease Agreement by and between the City of Anna, Texas and CARDS Dallas, Incorporated. (Director of Public Works Greg Peters, P.E.)

CARDS Dallas, Incorporated began providing solid waste services in the City of Anna at the end of August 2020. At that time, the City allowed CARDS temporary use of a portion of the Public Works facility to transition into the role, with the understanding that CARDS was looking for a permanent home in the area.

In return, CARDS provided a reduction on the disposal cost of residential solid waste services billed to the City. This reduction was passed on to neighbors, resulting in the current residential rate of \$15.25.

Now that the transition period is complete and CARDS is still working with the City and Economic Development Corporation on a permanent facility, it is important to formalize this lease agreement. The attached agreement was prepared by the City Attorney with feedback from City staff.

The lease agreement will be in place until either party chooses to end the lease, or at the end of the annual solid waste contract term, which will be September 1, 2021. It may be extended by another year if approved by the City Council.

In accordance with City Ordinance 873-2020 which set solid waste rates, the disposal rate is subject to change. If the lease were to end, or be denied, the full disposal cost would be applied.

Both CARDS and City staff are hopeful that the two parties can work together to find a suitable long-term location for their facility in the City of Anna.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT FOR THE TEMPORARY USE OF CITY FACILITIES BY AND BETWEEN THE CITY OF ANNA TEXAS AND CARDS DALLAS, INCORPORATED; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Council Member Miller moved to approve. Council Member Vollmer seconded. Motion carried 7-0.

- I. Approve Resolution Determining Cost of Authorized Improvements with Preliminary SAP and Setting Levy and Assessment Hearing Date for Sherley Tract Public Improvement District.

See motion in Consent Item 5.k.

- m. Approve Resolution Setting Public Hearing to Create a TIRZ to encompass the Sherley Tract Public Improvement District PID property.

MOTION: Mayor Pike moved to take no action on Consent Agenda Items 5. l. and m. Council Member Vollmer seconded. Motion carried 7-0.

- n. Approve an Ordinance amending The City of Anna Code of Ordinances Sec. 9.05.017 regarding political signs. (City Manager Jim Proce)

This ordinance amends The City of Anna Code of Ordinances Sec. 9.05.017 regarding political signs in order to bring those regulations into full compliance with current state law. State law currently allows signs on private property at all times with the property owner's consent. The City can restrict political signs on City-owned property except on polling places during the voting period (starting at early voting and ending on election day). This ordinance allows signs to be placed at polling places starting 48 hours before the voting period and ending 48 hours after the voting period. The City can place reasonable restrictions on political signs at polling places during the voting period. This ordinance has reasonable restrictions on the number of signs and locations of placement at a polling place. This ordinance has additional reasonable restrictions on political signs (whether located at a polling place or on private property) with respect to height, size, and other features.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE ANNA CITY CODE OF ORDINANCES BY AMENDING ARTICLE 9.05, SECTION 9.05.017 REGARDING POLITICAL SIGNS; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

7. Items For Individual Consideration.

- a. Consider a Resolution approving the funding of Fire Department equipment needs related to the new Central Fire Station located on the municipal complex site, in an amount not to exceed \$234,570. (Director of Public Works Greg Peters, P.E., Fire Chief Ray Isom)

Fire Department staff have been working on identifying the unique equipment needs which will improve their ability to function at a high level in the new Central Fire Station. Specific equipment has been identified and researched by the Fire Department to be purchased and ready for use when the Fire Station opens later this year.

Staff is recommending that fund balance in the City of Anna General Fund be used to make these purchases as they are one-time purchases required for the City of Anna Fire Department to be in line with the Texas Fire Chiefs Association Best Practices Program.

These items will improve safety for firefighters and assist them in completing their work in a safe and efficient manner. Specifically, the Bump Out Alerting System will have a direct benefit to neighbors as it will result in faster response times as it will automatically turn off any in-use utilities, like gas, and send a facility-wide notification of a call, including the address and incident information.

FINANCIAL IMPACT: The total cost of the identified equipment is \$234,570. This total includes a 5% contingency to allow for the volatile nature of pricing for this unique equipment. The identified funding source is the General Fund.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE PURCHASE OF FIREFIGHTER EQUIPMENT AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED TWO HUNDRED THIRTY FOUR THOUSAND FIVE HUNDRED SEVENTY DOLLARS AND ZERO CENTS (\$234,570); AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Council Member Atchley moved to approve. Council Member Vollmer seconded. Motion carried 6-1. Council Member Toten opposed.

- b. Consider/Discuss/Act on providing a credit on the Utility accounts in response to the DEEP FREEZE weather event. (City Manager Jim Proce)

During the week of February 15, the State of Texas endured an unprecedented cold weather event that crippled the electric power grid statewide affecting almost all Texans and having caused almost 15 million people statewide to be without water.

During this event, cities all over Texas encouraged neighbors to take certain actions to protect crucial systems like water, electricity, and other resources. Neighbors were encouraged to drip faucets in an attempt keep water services from freezing. Additionally, solid waste disposal services were suspended for one week, so in Anna, specifically, each home missed a full week of solid waste service.

As a result of these events and actions, staff recommends that consideration for a billing credit be considered for neighbors. While there may some varying circumstances and methodologies, an estimated impact which can be provided to all accounts is as follows:

\$3.81 for solid waste (1 missed service)
\$4.90 for water (5 days of base rate)

\$4.90 for sewer (5 days of base rate)

\$1.39 for drip adjustment (5 days of drips on volume rate)

This would total \$15.00 for an approximate \$105,000 total impact to the Utility Fund. To fund this, we would execute short-term deferrals of hiring and vacancies and purchase of maintenance items.

In addition, the leak adjustment policy is still in effect and is being applied on a case-by-case methodology.

FINANCIAL IMPACT: The credited amount will be an impact to the Utility Fund in the amount of approximately \$105,000 and applied to those accounts active during the week of February 15, 2021.

MOTION: Mayor Pike moved to approve. Council Member Miller seconded. Motion passed 7-0.

- c. Consider/Discuss/Act on forgiving the Chamber of Commerce a Certificate of Occupancy fee. (Director of Development Services Ross Altobelli)

The Chamber of Commerce is moving to a new location downtown. As a part of the permitting process, the Certificate of Occupancy fee is approximately \$100 and is required by ordinance to collect for services rendered in the process.

The Chamber has asked for forgiveness of this fee as a partner to the City and this would appear to be reasonable if the Council was desirous of this action.

Staff cannot forgive fees, even when small, as the fee schedule is adopted by ordinance requiring either City Council permission or a revision to the ordinance to provide for.

FINANCIAL IMPACT: \$100 fee forgiveness

MOTION: Council Member Miller moved to approve. Council Member Vollmer seconded. Motion carried 6-1. Council Member Toten opposed.

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). Charter provisions; personnel policies; Council rules and procedures; staff rules and procedures; City ordinances; City contracts; board organizational structure and related matters; public facilities; incentive policies; finance corporations and related legal matters.
- 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).

MOTION: Mayor Pike moved to enter closed session. Council Member Atchley seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 8:40 PM.

Mayor Pike reconvened the meeting at 10:54 PM.

- 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.

No Action.

- 10. **Adjourn.**

Mayor Pike adjourned the meeting at 10:54 PM.

Approved on March 23, 2021.

Mayor Nate Pike

ATTEST:

City Secretary Carrie L. Land



Item No. 6.b.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Joey Grisham

AGENDA ITEM:

Review minutes of the February 4, 2021, Joint Community Development Corporation Board and Economic Development Corporation Board Meeting. (Director of Economic Development Joey Grisham)

SUMMARY:

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

STAFF RECOMMENDATION:

ATTACHMENTS:

1. February 4, 2021 CDC EDC Joint Meeting Minutes - signed

APPROVALS:

Taylor Lough, Economic Development Administrator
Joey Grisham, Economic Development Director
Jim Proce, City Manager

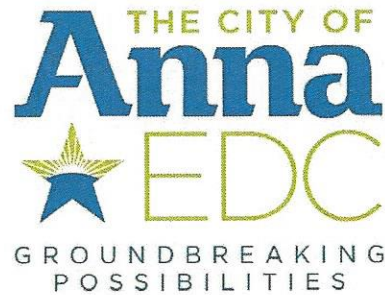
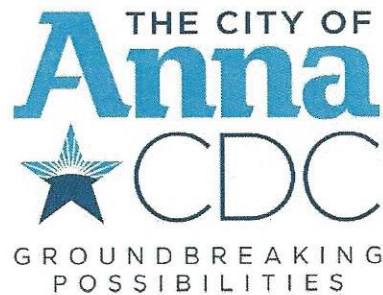
Created/Initiated - 3/19/2021
Approved - 3/19/2021
Final Approval - 3/19/2021

Officers:

Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager



Anna Community Development Corporation and Anna Economic Development Corporation Regular Meeting Minutes

Thursday, February 4, 2021 at 6:00 pm

Anna City Hall, Council Chambers

111 N. Powell Parkway, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a regular meeting at 6:00 p.m. on Thursday, February 4, 2021. Some members of Anna Community Development Corporation and the Economic Development Corporation participated in this meeting remotely in compliance with the Texas Open Meetings Act as suspended or modified under the pending Declaration of Disaster and associated executive orders and proclamations of the Governor of Texas.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: <https://www.annatexas.gov/962/AgendasMinutes>

CDC and EDC Board Members Present: Anthony Richardson, Michelle Hawkins, Rocio Gonzalez, Bruce Norwood, Matthew Seago and Shane Williams **CDC and EDC Board Members Participating Remotely:** Doris Pierce **CDC and EDC Board Members Absent:** None **Others Present:** Councilmember Lee Miller, Councilmember Stan Carver, Joey Grisham (Economic Development Director), Taylor Lough (Economic Development Manager) **Others Participating Remotely:** Clark Miller (Legal), Kevin Johnson (IT Manager)

1. Call to Order. Roll Call and Establishment of Quorum.

The meeting was called to order by Anthony Richardson, Board President, at 6:00 p.m.

2. Invocation and Pledge.

Invocation and Pledge of Allegiance were led by Anthony Richardson.

3. Citizen Comments.

None.

4. Recognition of outgoing Board Vice President Stan Carver.

Anthony Richardson congratulated Stan Carver on his election to the City Council and thanked him for his service on the Board. Anthony Richardson recognized new board member, Matthew Seago.

Officers:

Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

5. Consider/Discuss/Act on electing a Vice-President for the CDC. (CDC)

6. Consider/Discuss/Act on electing a Vice-President for the EDC. (EDC)

Anthony Richardson asked for nominations. He nominated Doris Pierce for Vice-President of both CDC and EDC. There was no second.

Rocio Gonzalez nominated Bruce Norwood as Vice-President of both the CDC and EDC. Shane Williams seconded the motion for Bruce Norwood. All were in favor with Bruce Norwood abstaining. Motion passed.

7. Consider/Discuss/Act on approving minutes from the January 7, 2021 CDC Special Called Meeting. (CDC)

8. Consider/Discuss/Act on approving minutes from the January 7, 2021 EDC Special Called Meeting. (EDC)

Shane Williams made a motion to approve the minutes on behalf of the CDC and EDC for the January Joint CDC and EDC Meeting. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

9. Receive a presentation from the Greater Anna Chamber of Commerce.

Kevin Hall, President/CEO of the Greater Anna Chamber of Commerce provided a presentation of activities over the past year. In addition to assisting members with COVID-19 assistance and information, Business trick or treat, City Council candidate forums, fireworks and a drive through parade. This year the Chamber will be assisting Economic Development with business retention and expansion. Leadership Anna will be a new program this spring. The golf tournament has been scheduled for May 3rd. The annual banquet and legislative forum will be scheduled soon this spring.

Shane Williams shared his appreciation for the Chamber this year. Anthony Richardson

10. Receive a presentation from Andrea Henry of Simply Floor It! (CDC)

Anthony Richardson recognized Andrea Henry who explained job sites who were shut down this year due to COVID-19. The company has won public projects for TxDOT and the City municipal complex, which do not generate sales tax. She has won two private developments that should help meet the sales tax requirement in 2021. Simply Floor It! has three full time employees which does meet the agreement with the CDC.

11. Consider/Discuss/Act on a resolution amending the 2020-2021 Fiscal Year Budget by carrying forward unexpended promotional funds in the amount of \$53,595.94. (CDC)

Joey Grisham explained that the department began the marketing plan last fiscal year which resulted in unexpended promotional funds. Carrying forward funds will allow for the implementation of the marketing plan with digital advertisements. Anthony Richardson clarified that the CDC may carry forward budgeted, but unspent funds.

Michelle Hawkins made a motion on behalf of the CDC to adopt a resolution amending the 2020-2021 Fiscal Year Budget by carrying forward unexpended promotional funds in the amount of \$53,595.94. Rocio Gonzalez seconded the motion. All were in favor. Motion passed.

Officers:

Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

12. Consider/Discuss/Act on a resolution amending the 2020-2021 Fiscal Year Budget by carrying forward unexpended promotional funds in the amount of \$30,000. (EDC)

Rocio Gonzalez made a motion on behalf of the EDC to adopt a resolution amending the 2020-2021 Fiscal Year Budget by carrying forward unexpended promotional funds in the amount of \$30,000. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

13. Consider/Discuss/Act on a resolution approving an agreement with Cooksey Communications for marketing and public relations services. (CDC)

Taylor Lough explained this item will allow for implementation of the marketing plan.

Rocio Gonzalez made a motion on behalf of the CDC to adopt a resolution authorizing the Board President to execute a contract for marketing, advertising, and promotional services and to charge the CDC's promotional line item in an amount not to exceed \$50,000 in the Fiscal Year 2020-2021 for marketing and promotional services for community and economic development purposes. Anthony Richardson seconded the motion. All were in favor. Motion passed.

14. Director's Report

a. Sales Tax Update

blah

b. Comprehensive Plan Update

A joint meeting is planned for March and City Council is expected to review all three plans the end of April.

c. Strategic Plan Update

A January update was included in the packet and has been very busy.

d. New Commercial Projects

Panda Express is under construction. UPS is expected to open end of March. JuBe Pizza Bar is now open on the SW corner of 455 and U.S. 75. Freedom Carwash and Deep Roots Montessori are under construction. A groundbreaking may be held this summer for the medical office building. A ribbon cutting is planned for the North Texas surgery center once they receive approval for Medicaid and Medicare.

15. CLOSED SESSION (exceptions):

A. Deliberate regarding the purchase, exchange, lease or value of real property. (**Tex. Gov't Code §551.072**) possible property acquisition; possible land sale/purchase; Anna Business Park.

B. **Consult with legal counsel** 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**); Grant program; Lease Agreement and promotional contract.

C. **Discuss or deliberate Economic Development Negotiations:**

(1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City

Officers:

Anthony Richardson, President
Bruce Norwood, Vice-President
Rocio Gonzalez, Secretary

Staff:

Joey Grisham, Economic Development Director
Taylor Lough, Economic Development Manager

of Anna and with which the Board 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)** Anna Business Park Property; potential retail and medical projects.

Bruce Norwood made a motion to enter closed session. Shane Williams seconded the motion. All were in favor. Motion passed. The CDC moved into closed session at 6:35 p.m.

11. Reconvene into open session and take any action on closed session items.

Michelle Hawkins made a motion to reconvene into open session. Anthony Richardson seconded the motion. All were in favor. Motion passed. The CDC reconvened into open session at 7:30 p.m.

12. Receive reports from staff or Board Members about items of community interest.

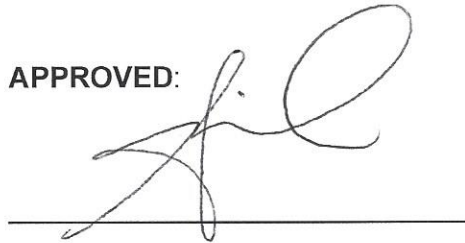
Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public 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.

The City Council will meet on Tuesday.

13. Adjourn.

Shane Williams made a motion to adjourn the meeting at 7:48 pm. Anthony Richardson seconded the motion. All were in favor. Motion passed.

APPROVED:



Anthony Richardson
President of CDC/EDC

ATTESTED:



Rocio Gonzalez
Secretary of CDC/EDC



Item No. 6.c.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Joey Grisham

AGENDA ITEM:

Approve a Resolution amending the Economic Development Incentive Policy. (Director of Economic Development Joey Grisham)

SUMMARY:

After further review and discussions with City Attorney Clark McCoy, staff is recommending some minor edits to the Economic Development Incentive Policy. The EDC and CDC Boards approved the amendments on March 4, 2021. The amendments deal with the self disclosure of information and the Texas Ethics 1295 filing form. Because incentives requests are increasing rapidly, these forms will allow staff to secure additional information to vet projects and individuals seeking incentives.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
Goal 1: Growing Anna Economy

STAFF RECOMMENDATION:

Approve the resolution.

ATTACHMENTS:

1. Resolution
2. Exhibit A
3. City of Anna Incentive Self-Disclosure Statement C03029D20210222CR1

APPROVALS:

Taylor Lough, Economic Development Administrator
Jim Proce, City Manager

Created/Initiated - 3/5/2021
Final Approval - 3/19/2021

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS
AMENDING THE ECONOMIC DEVELOPMENT INCENTIVE POLICY TO PROMOTE
ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL
ACTIVITY IN THE CITY OF ANNA**

WHEREAS, the City Council adopted the Economic Development Incentive Policy on December 8, 2020, and

WHEREAS, upon further review and consideration, the Anna Community Development Corporation and Anna Economic Development Corporation Boards approved amendments to the Incentive Policy on March 4, 2021, and

WHEREAS, the City wishes to adopt the amendments to the Economic Development Incentive Policy, attached hereto as Exhibit A, to stimulate business and commercial activity and attract new jobs to the City of Anna;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF ANNA, TEXAS, THAT:**

Section 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Adoption of Amendments

The City Council of the City of Anna hereby approves and adopts amendments to the Economic Development Incentive Policy attached hereto as Exhibit A.

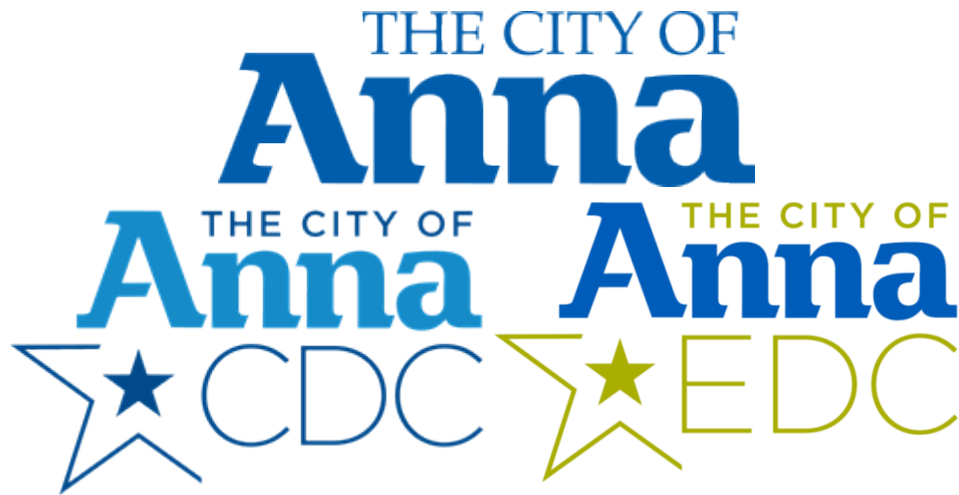
CONSIDERED, PASSED AND APPROVED by the City Council of the City of Anna at a regular meeting on the 23rd day of March 2021.

APPROVED:

Nate Pike, Mayor

ATTEST:

Carrie L. Land



Economic Development Incentives Policy

The City of Anna, Texas, (City), in partnership with the Anna Community Development Corporation (CDC) and the Anna Economic Development Corporation (EDC), is committed to the promotion and retention of high quality development that increases economic diversity and sustainability, creates jobs, and provides value to the community. The City considers incentives based on the merit of each project and in accordance with the criteria outlined in this document, the City of Anna Economic Development Strategic Plan, and the City of Anna Strategic Plan. All recipients that are awarded incentives must meet or exceed the criteria and performance standards outlined below and enter into a performance agreement with the City, CDC, and/or EDC. Nothing in this policy shall imply or suggest that the City, CDC, or EDC are under any obligation to provide an incentive to any applicant. All applications are considered on a case-by-case basis.

City of Anna Strategic Plan Goal 1: Growing Anna Economy

Objectives:

1. Maintain and enhance an effective economic development organization that markets Anna, finds prospects, and closes the deal
2. Expand the commercial tax base
3. Provide more jobs for neighbors
4. Develop parcels along U.S. 75 with viable businesses
5. Have a built-out Business Park
6. Have expanded medical and healthcare services, including Clinic and Outpatient Surgical Center(s)
7. Expand retail, restaurant and entertainment businesses

Anna Economic Development Vision

Anna has created a balanced and sustainable tax base that invites high quality jobs and facilitates, excellent quality of life with well-maintained and first-rate infrastructure, and offers a wide range of housing and public facilities that build community identity and pride and engage neighbors in meaningful ways.

Economic Development Corporation (EDC) & Community Development Corporation (CDC)

The City has both a Type A and Type B Economic and Community Development Corporation as set up by the Texas Development Corporation Act of 1979. The Type A sales tax is primarily intended for manufacturing and industrial development. EDCs may use Type A revenues may fund land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements for projects and job creation. The Type B sales tax may be used for any project eligible under Type A rules and several other project types, including quality of life improvements. Type B corporations may pay for land, buildings, equipment, facilities, targeted infrastructure and improvements. Type B corporations created by cities with a population of 20,000 or less and those classified as landlocked communities may use sales tax revenue to fund projects that promote new or expanded business development that do not create or retain primary jobs.

Project Criteria

Eligible projects must provide a return on investment (ROI) and benefit for public funds provided. ROI may be determined through an analysis of:

- Total capital investment and resulting taxable value generating annual increases of property tax revenue
- The number and type of jobs to be created
- Estimated ability to generate direct and/or indirect sales tax revenue
- Estimated ability to generate future overnight stays that result in future direct hotel occupancy fund revenue and indirect revenue associated with visitors

Recommendations for incentives are based on the evaluation of the following:

- Fiscal Impact
 - What is the estimated total value of capital investment for buildings, other real property improvements and furniture, fixtures, and equipment?
 - What is the total projected annual operating budget of the facility?
 - What is the value of real and business personal property that will be added to the tax rolls?
 - How much direct sales tax will be generated?
 - How much infrastructure construction be required?
 - What is the estimated return on public investment?
- Employment Impact
 - How many permanent jobs will be brought to Anna?
 - How many jobs will be retained?
 - What types of jobs will be created?
 - What will the total annual payroll be?
 - What is the average annual salary of jobs created and/or retained?
- Community Impact
 - How compatible is the project with the City's Comprehensive Plan and Economic Development Strategic Plan goals?
 - How does the project support quality of life benefits such as preservation of open space and development enhancements?
 - What effect would the project have on the local housing market?
 - What environmental impact, if any, will be created by the project?
 - What effect would the project have on other taxing entities?

Targeted Priorities

The City may consider providing incentives for projects that further the City's strategic plans.

- Job Creation – The City may consider an incentive for the creation and maintenance of jobs by offering a grant payment for companies that create or relocate a minimum of 25 full-time jobs within the City. The company must maintain the number of jobs created and/or relocated for at least a 5-year period to receive the total grant payment. Each job eligible for grant payment must pay at least 100% of the average annual wage for Collin County, as determined by the United States Dept. of Labor, Bureau of Labor Statistics.
- Downtown – The City may consider incentives for projects within or immediately surrounding the City's downtown that advance the goals of the Downtown Master Plan. Incentives may include grants or reimbursement for improvements to new or existing buildings, pedestrian corridors, façades, murals or public art, iconic signage and/or lighting.
- Niche / Specialty Retail, Entertainment, Restaurant – The City may consider providing incentives to “destination” retailers or restaurants that have the capability to attract customers from outside the area, serve as a catalyst for other development in the area, and/or provide new and different shopping, dining, or entertainment experiences.
- Office – The City may consider providing incentives for corporate headquarters and/or regional offices as well as multi-tenant offices for professional services (accountants, engineers, architects, medical, information technology, lawyers, advertising and media, management consulting, financial, insurance, wealth management, actuary, etc.).
- Distribution and Logistics – The City may consider providing incentives to support the supply chain of existing primary employers and better serve current and future neighbors.
- Advanced and Light Manufacturing – The City may consider providing incentives for corporate headquarters and/or regional service locations.
- Medical / Healthcare – The City may consider providing incentives to provide additional medical and healthcare related businesses to support the existing and better serve current and future neighbors.
- Data Centers – The City may consider providing incentives for projects including data centers to support current and future businesses.

List of Available Incentives

The following may be offered by the City, CDC, and/or EDC for economic development projects that meet eligibility criteria. Not all tools are available for each project and any incentive is at the discretion of the Anna City Council and/or CDC and EDC Board. Investment from the City does not preclude other state, county or local incentives.

- Chapter 380 Agreements – Authorized under Chapter 380 of the Texas Local Government Code, this agreement between the taxpayer and taxing entity offers a variety of fee-based or tax-based incentives, including grants, loans, or rebates to promote local economic development and stimulate business and commercial activity.
- Economic Development Grants – The City has both Type A and Type B sales tax corporations. Funds may be available to finance qualified projects as determined by the Boards of the EDC and/or CDC.
- Fee Reductions / Waivers – The City may consider decreasing or waiving certain development fees on eligible projects.

- Triple Freeport Tax Exemption – The City, Anna Independent School District, and Collin County all allow freeport exemption on certain types of tangible personal property (i.e. inventory, etc.) from ad valorem property taxation provided the property is:
 - Acquired in or imported into Texas to be forwarded out of the state.
 - Detained in Texas for assembling, storing, manufacturing, processing, or fabricating purposes by the entity acquiring or importing it.
 - Transported out of state within 175 days after the date acquired or imported it into Texas.
 - Applications for freeport exemptions must be filed with the Collin County Appraisal District.
- Infrastructure Assistance – The City may facilitate development through enhancement of water, sewer, and/or roadway infrastructure relevant to sites selected for significant projects as needed.
- Modification of Development Regulations / Standards – The City may provide provisions for modifying development standards or regulations for unique developments that support major new tax benefits for the City or incorporates construction or design features that far exceed the City's regulations.
- Property Tax Rebates / Abatements – Authorized by Chapter 312 of the Texas Property Tax Code, the City may exempt all or a portion of the increase in the value of real and/or business personal property from taxation. A cost benefit analysis will be performed to determine the feasibility of the project as well as the percentage and terms of abatement. All abatements are subject to final approval of the City Council.
- Public Improvement Districts (PID) – Authorized by Chapter 372 of the Texas Local Government Code, the City may finance the cost of qualified improvements within a defined area. Applications for a PID must be made separately from other incentives. Please refer to the City of Anna Public Improvement District Policy.
- Tax Increment Reinvestment Zone (TIRZ) – Authorized by Chapter 311 of the Texas Tax Code, the City may use tax increment financing to enter into economic development and infrastructure reimbursement agreements to pay for improvements. The TIRZ, whether City-initiated or petitioned by the property owners, sets up a geographic boundary that can be used develop raw land and proactively address decline or deterioration. Note: The creation of a TIRZ may specify how tax revenue is allocated or spent, but does not in any way impact the tax rate as TIRZs have no taxing or assessment powers.

Statement on Tax Abatement

The Property Development and Tax Abatement Act, Chapter 312, Texas Tax Code, allows the City to establish its own criteria for tax abatements. Tax abatements may be offered in two categories: 1) real property and/or 2) business personal property.

Real property abatements will be offered to applicants that pursue the construction of new or expanded facilities in which to house the applicable project. The abatement will apply to the assessed value of improvements made.

Business personal property abatements will be offered to applications that pursue the purchase or long-term lease of existing facilities. The abatement will apply to the assessed value of new personal property brought into the taxing jurisdiction. Assessed value shall mean the taxable value of real property improvements and business personal property as determined by the county appraisal district in which the property is located.

Value of Incentives

The subject criteria outlined herein will be used in determining whether it is in the best interest of the City, CDC and EDC to provide incentives. Specific considerations include how the individual project furthers the goals and objectives of the community and the impact of the project. The public benefit or amount of revenue realized by the City and attributable to the project must equal or exceed the value of any incentives granted under the application.

Eligible Activities

Incentive funds may be used for one or more of the following to assist development or redevelopment:

- Capital investment related to real property construction and acquisition
- Improvements to an existing building
- Infrastructure
- Site enhancements such as upgraded aesthetics or amenities
- Other purposes which bring value to the community as determined by the Anna City Council, EDC and CDC

Exclusionary Factors

While a project may meet all minimum project qualifications, it will not be considered for public investment if any of the following factors apply:

- The project would, for any reason, result in a net reduction of the ad valorem tax valuation of facilities in the City owned by the company, or its parent, subsidiary or affiliated companies
- The company is not in good legal or financial standing with the State of Texas (or other state if not formed in Texas), Collin County, or City
- The company is not registered to do business in Texas as evidenced by the records of the Texas Secretary of State
- The financial condition of the company is such that the ability of the company to meet its obligations is uncertain

Public Information

While Section 522.131 of the Texas Government Code (Public Information Act) makes information related to economic development negotiations between the City and business prospect confidential, any information provided by an applicant may be subject to release to the public pursuant to the Act.

It is the responsibility of the applicant to clearly identify proprietary or confidential information it wishes to protect from release. According to Section 312.003 of the Texas Tax Code, part of an application that describes the specific process or business activities to be conducted or equipment or other property is not subject to public disclosure until the incentive agreement is executed.

The City will make reasonable attempts to notify the applicant if a request is made for information that is indicated as confidential so that the applicant may assert its rights to be withheld from release to the Texas Attorney General.

Application

The first step for any applicant is to submit an application and include information detailing the criteria outlined above. For the application to be complete, the applicant shall prepare a map or other documents that show the precise location of the property. The map or other documents should show the existing uses and conditions of real property, proposed improvements and uses, and proposed zoning changes if applicable. Additional documentation should also show compatibility with the City of Anna 2035 Comprehensive Plan and applicable building codes and City ordinances. An application for financial or other incentives shall not be considered an application for a permit under Chapter 245 of the Texas Local Government Code.

Applications are submitted through a third-party software program and can be found online at <https://opportunityannatx.com/the-edc-cdc/>.

Application Review Procedural Guidelines

- All information in the application package will be reviewed for completeness and accuracy.
- The City, EDC and CDC will not enter into an incentive agreement with any business entity unless, in accordance with ~~Section 2252.908~~ of the Texas Government Code and rules adopted by the Texas Ethics Commission, a disclosure of interested parties is submitted. (Referenced: Form 1295) <https://www.ethics.state.tx.us/filinginfo/1295/>
- The attached disclosure form is required to be executed before a notary and submitted before any incentives will be considered.
- The City's Economic Development Department will review the application with the City Manager and appropriate City departments for internal review and comments. Additional information may be requested as needed.
- The Anna Community Development Corporation (CDC) Board and Anna Economic Development Corporation (EDC) may serve as an advisory body which make recommendations to the City Council regarding whether economic development incentives should be offered in each individual case. The CDC and/or EDC Board may also provide incentives using CDC/EDC funds when appropriate. All meetings of the CDC/EDC Board shall be held in compliance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. Additional information may be requested as needed.
- The CDC/EDC Board may consider adoption of a resolution approving the terms and conditions of a contract between the CDC/EDC and the applicant.
- If the City Council decides to grant a tax abatement, it shall call a public hearing to consider establishment of a tax reinvestment zone in accordance with Section 312.201 of the Tax Code. This does not preclude the City from entering into a Chapter 380 agreement that may have incentives similar to those derived by tax abatement.
- The City Council may consider adoption of an ordinance or resolution approving the terms and conditions of a contract between the City and the applicant governing the provision of the tax abatement or incentive and the commitments of the applicant, including all terms required by Section 312.205 of the Tax Code and other terms and conditions as the City Council may require
- The City reserves the authority to enter into tax abatement agreements at differing percentages and/or terms, consistent with the requirements of the Texas Tax Code. The City also reserves the authority to enter into incentives agreements under Chapter 380 of the Texas Local Government Code.

Comment [CMI]: Just FYI, the 1295 form is not legally required for contracts with the development corporations. It may not hurt to leave this as a means of avoiding appearances of conflicts for the EDC and CDC.

- Those receiving incentives will be required to enter into a performance agreement. Projects that do not meet performance measures are subject to recapture of all or a portion of the incentive value.

**CITY OF ANNA, TEXAS
INCENTIVE POLICY
SELF-DISCLOSURE STATEMENT**

It is the intention of the City of Anna, Anna EDC, and/or Anna CDC (collectively, the “City”) to conduct certain due diligence as it continues negotiations with _____ (“Developer”) relating to possible incentives to be provided by the City to such person or entity for economic or community development purposes (the “Project”). Please answer each of the following questions completely, thoroughly, and truthfully, to the best of your knowledge:

1. Who are the principals and key personnel involved in the Project? Please provide the Developer’s (1) complete legal name, (2) date of birth, (3) home address (primary residence), and (4) social security number for each of its principals, management, partners, and affiliates of each entity involved with or affiliated with Developer in seeking the Project (NOTE: *For the purposes of this questionnaire, the term “Developer” also includes: (1) the landowners that are the subject of item 5, below; and (2) _____ (LIST OTHER AFFILIATED PARTIES)..*

2. Please describe the role that each Developer entity/principal/management/partner/affiliate referenced above has or will have in the Project.

3. Have any of the Developer entities/principals/management/partners/affiliates referenced above previously been involved in developing projects similar to the Project? If so, list each such project and each jurisdiction (City or County) where this has occurred.

4. Are there any conflicts of interest amongst the Developer entities/principals/management/partners/affiliates or between any of them and the City or their respective officers, officials, employees, representative, or agents, with respect to the development involving the Developer, affiliates of the Developer, or principals of the Developer? If yes, please describe.

5. Please list all landowners of the property or buildings proposed to comprise the Project. Are there plans to transfer any land in the Project? If so, to what persons/entities and when will the transaction(s) occur.

6. Has the Developer or landowner(s), or principal or person or entity owning an interest in the Developer or landowner(s), or any affiliate of the Developer or landowner(s):

a. Been charged or convicted of a felony or misdemeanor or otherwise been subject to an investigation, inquiry, or order by the SEC, the IRS, or any other federal or state agency?

YES ____ NO ____ [If YES, provide information.]

b. Been delinquent or in default on any loans, lines of credit or other obligation related to the development of other projects, including without limitation the payment of assessments securing bonds issued by a public improvement district or a similar issuer?

YES ____ NO ____ [If YES, provide information.]

c. Been in default in connection with any incentive agreement, development agreement, subdivision improvement agreement, capital improvements agreement, completion guarantee/agreement, take-down agreement, or similar agreement related to the development of real property or any other project?

YES ____ NO ____ [If YES, provide information.]

d. Been a party to a lawsuit in which it was alleged that they or another party were in default or otherwise breached any incentive agreement, development agreement, subdivision improvement agreement, capital improvements agreement, completion guarantee/agreement, take-down agreement, or similar agreement related to the development of real property or any other project?

YES ____ NO ____ [If YES, provide information.]

e. Filed for bankruptcy, an assignment for the benefit of creditors, been declared bankrupt or insolvent under either a state or federal proceeding?

YES ____ NO ____

If YES, specify date and location of court where bankruptcy or other action took place.

f. Been the party to any lawsuit or claim regarding any project or related property?

YES ____ NO ____

If YES, please attach a copy of the complaint/petition, or if unavailable, please list the court in which the action is pending and the case number, or if the claim or

action has not yet been filed please attach all documents summarizing the claim or action.

7. Is there any other material litigation, threatened or actual, affecting the Developer whether or not related to the Project?

YES ____ NO ____

If YES, please attach a copy of the complaint/petition, demand/threat and/or the court in which the action is pending and the case number, or if the claim or action has not yet been filed please attach all documents summarizing the claim or action.

8. Are there any other foreseeable circumstances not described above that could prevent or significantly delay, hinder or negatively affect the proposed development of the Project?

YES ____ NO ____ [If YES, please explain.]

9. Have either landowner(s) or the Developer ever failed to pay any portion of property taxes or assessments on time, contested any property taxes or assessments or refused or been unable to pay any property taxes or assessments?

YES ____ NO ____ [If YES, please explain.]

10. Please provide any other information and/or documentation that may be considered material to the Project, or the Developer, its affiliates or principals, necessary to provide potential investors with a full understanding of the Project, the proposed financing and the Developer's creditworthiness.

Provide a list of other projects developed by the Developer.

Provide notarized signature page below for each person identified in Question 1 above.

11. If an entity enters into an agreement with the City regarding the Project or property therein it is highly likely that a Form 1295 with need to be filed with the Texas Ethics Commission in accordance with Texas Gov't Code § 2252.908 "Disclosure of Interested Parties". Please provide the City with all of the information that would be required to fill out the attached Form 1295 (other than actual signatures) and submit to the City as part of this due diligence inquiry.

I, the undersigned, hereby solemnly swear that the information contained in the above self-disclosure statement is complete and correct to the best of my knowledge. I hereby authorize the City of Anna, Texas and its designated agents, attorneys and representatives to conduct a comprehensive review of my background, causing a consumer report and/or an investigative consumer report to be generated for each person identified in Question 1 above. I understand that the scope of the consumer report/investigative consumer report may include, but is not limited to the following areas: verification of social security number; current and previous residences; employment history; education background; character references; civil and criminal history records from any criminal justice agency in any or all federal, state, county jurisdictions; driving records;

birth records; and any other public records.

I further authorize any individual, company, firm, corporation, or public agency (including the Social Security Administration and law enforcement agencies) to divulge any and all information, verbal or written, pertaining to me, to the City of Anna, Texas or its agents or attorneys. I further authorize the complete release of any records or data pertaining to me which the individual, company, firm, corporation, or public agency may have, to include information or data received from other sources.

I hereby release the City of Anna, Texas, the Social Security Administration, and its agents, officials, representative, or assigned agencies, including officers, employees, attorneys, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may, at any time result to me, my heirs, family, or associates because of compliance with this authorization and request to release.

DEVELOPER:

By: _____

Name:

Title:

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me, on the ____ day of _____, 20____, by _____, _____ of _____, a _____, on behalf of said _____.

Notary Public in and for the State of Texas

[SEAL]

Business Entity: Disclosure of Interested Parties Texas Government Code § 2252.908, as Amended

In accordance with Section 2252.908 of the Texas Government Code, the City of Anna may not enter into a contract with a business entity that requires the approval of the City Council until that business entity files a Form 1295 with the Texas Ethics Commission through the Texas Ethics Commission's online reporting and then files the completed, signed, and notarized Form 1295 with the City Secretary of the City of Anna.

Section 2252.908 of the Government Code was enacted by the Texas Legislature in 2015 by House bill 1295. Section 2252.908 was amended in 2017. Regulatory provisions were also adopted and have been subsequently amended. This summary explanation pertains to the statutory and regulatory provisions as amended, with the latest amendments effective January 1, 2018. Under this law, any business entity that enters into a contract with the City that requires the approval of the City Council must disclose its interested parties through the "Certificate of Interested Parties", Form 1295, promulgated by the Texas Ethics Commission, unless the business entity is exempted from this reporting requirement (for example, as amended, publicly traded business entities are exempt).

The completed and signed Form 1295 must be submitted to the City Secretary prior to the execution of the contract. However, if the business entity believes that it is exempted from this reporting requirement, then it must provide a written affirmation of its exemption, stating how it qualifies for an exemption, to the City Secretary.

The Texas Ethics Commission remains charged with adopting rules to implement Section 2252.908 of the Government Code. The rules adopted by the Texas Ethics Commission are located at Sections 46.1, 46.3, 46.4, and 46.5 of Title 1 of the Texas Administrative Code.

The Texas Ethics Commission's website is: www.ethics.state.tx.us. The area of their website pertaining to Form 1295 is: www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

Each business entity must visit the Texas Ethics Commission website, since **Form 1295 must be completed electronically through the Texas Ethics Commission website** (handwritten forms are not allowable).

Once the business entity has completed their electronic filing of Form 1295 with the Texas Ethics Commission, then the business entity must print out the form, and complete and sign the declaration. The declaration must be signed by an authorized agent of the business entity. This declaration replaces the previous notary requirement. The declaration requires the Declarant (who must be an authorized agent of the business entity) to provide the Declarant's date of birth. The Texas Ethics Commission has advised that it will not show the Declarant's date of birth in the copies of Form 1295 available through its website.

Once Form 1295 is completed and the declaration completed and signed, the business entity must submit the completed and signed Form 1295 to the City Secretary. Please mail or deliver the completed and signed Form 1295 to the following:

City Secretary
City of Anna
P.O. Box 776
Anna, Texas 75409

The above process must be completed before the City Council may execute the contract. No portion of the Form 1295 process commits the Council to any type of award of contract whatsoever.

After the City Secretary receives the completed and signed Form 1295, the Office of the City Secretary will, within 30 days, go the Texas Ethics Commission website to submit electronic confirmation of the City's receipt of the completed and signed Form 1295.

The City Secretary's Office hopes this summary information is helpful. This summary explanation is not exhaustive, and all business entities are encouraged to visit the Texas Ethics Commission website, which contains Frequently Asked Questions, instructional videos, and much more information on the Form 1295, Certificate of Interested Parties requirements and/or to consult with their own counsel.

See following pages for an Example Form and the Statutory Provision

CERTIFICATE OF INTERESTED PARTIES **EXAMPLE ONLY** FORM **1295**

OFFICE USE ONLY

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

[Fill in the requested business entity information]

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Anna, Texas

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

[Fill in contract number]

4 Name of Interested Party	City, State, Country (place of business)	Nature of Interest (check applicable)	
		Controlling	Intermediary
See Section 2252.908 of the Texas Government Code, Sections 46.1, 46.3, 46.4, and 46.5 of Title 1 of the Commission website, Texas Administrative Code, and the Texas Ethics			

5 ☒ Check only if there is **NO** Interested Party. ☐ **D** Check this box if it is applicable

6 UNSWORN DECLARATION

My name is Name of Declarant

and my date of birth is Declarant's date of birth

My address is Street number and name City State Zip Country
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____

(list county and state where executed and date of execution) (month) (year)

Signature of Declarant

Signature of authorized agent of contracting business entity
(Declarant)

ADD ADDITIONAL PAGES AS NECESSARY

Tex. Gov't Code § 2252.908, as amended, effective September 1, 2017

(a) In this section:

- (1) "Business entity" means any entity recognized by law through which business is conducted, including a sole proprietorship, partnership, or corporation.
- (2) "Governmental entity" means a municipality, county, public school district, or special-purpose district or authority.
- (3) "Interested party" means a person who has a controlling interest in a business entity with whom a governmental entity or state agency contracts or who actively participates in facilitating the contract or negotiating the terms of the contract, including a broker, intermediary, adviser, or attorney for the business entity.
- (4) "State agency" means a board, commission, office, department, or other agency in the executive, judicial, or legislative branch of state government. The term includes an institution of higher education as defined by Section 61.003, Education Code.

(b) This section applies only to a contract of a governmental entity or state agency that:

- (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed; or
- (2) has a value of at least \$1 million.

(c) Notwithstanding Subsection (b), this section does not apply to:

- (1) a sponsored research contract of an institution of higher education;
- (2) an interagency contract of a state agency or an institution of higher education; or
- (3) a contract related to health and human services if:
 - (A) the value of the contract cannot be determined at the time the contract is executed; and
 - (B) any qualified vendor is eligible for the contract;
- (4) a contract with a publicly traded business entity, including a wholly owned subsidiary of the business entity;
- (5) a contract with an electric utility, as that term is defined by Section 31.002, Utilities Code; or
- (6) a contract with a gas utility, as that term is defined by Section 121.001, Utilities Code.

(d) A governmental entity or state agency may not enter into a contract described by Subsection (b) with a business entity unless the business entity, in accordance with this section and rules adopted under this section, submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

(e) The disclosure of interested parties must be submitted on a form prescribed by the Texas Ethics Commission that includes:

- (1) a list of each interested party for the contract of which the contracting business entity is aware; and
- (2) a written, unsworn declaration subscribed by the authorized agent of the contracting business entity as true under penalty of perjury that is in substantially the following form:

"My name is _____, my date of birth is _____, and
my address is _____,
_____, _____, (Street) (City) (State) (Zip Code) _____

_____. I declare under penalty of (Country) perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the
_____ day of _____,
(Month) (Year)

Declarant”.

- (f) Not later than the 30th day after the date the governmental entity or state agency receives a disclosure of interested parties required under this section, the governmental entity or state agency shall submit a copy of the disclosure to the Texas Ethics Commission.
- (g) The Texas Ethics Commission shall adopt rules necessary to implement this section, prescribe the disclosure of interested parties form, and post a copy of the form on the commission’s Internet website.



Item No. 6.d.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Joey Grisham

AGENDA ITEM:

Approve a Resolution amending the City of Anna Public Improvement District Policy (Director of Economic Development Joey Grisham)

SUMMARY:

After further review and discussions with City Attorney Clark McCoy, staff is recommending some minor edits to the Economic Development Incentive Policy. The EDC and CDC Boards approved the amendments on March 4, 2021. The amendments deal with the self disclosure of information and the Texas Ethics 1295 filing form. Because incentives requests are increasing rapidly, these forms will allow staff to secure additional information to vet projects and individuals seeking incentives.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 3: Sustainable Anna through Planned, Managed Growth

STAFF RECOMMENDATION:

Approve the resolution.

ATTACHMENTS:

1. Exhibit A--Amended PID Policy
2. City of Anna PID Self-Disclosure Statement C03029D20210222CR1
3. PID Policy Amendment Resolution

APPROVALS:

Taylor Lough, Economic Development Administrator
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021

Exhibit A



Public Improvement District Policy

A Public Improvement District (“PID”) in accordance with Texas Local Government Code Chapter 372 (“Act”), provides the City of Anna (“City”) an economic development and community enhancement tool that finances the costs of qualified public improvements that confer a special benefit for a definable part of the City and/or its extraterritorial jurisdiction. Proceeds from assessments and/or PID bonds can be used to finance capital costs of public improvements or enhancements of public improvements which would not otherwise be constructed or provided. PIDs allow the costs of public improvements to be borne by those who receive special benefits from the improvements or services. Proceeds of PID bonds may only be used to pay for public improvements that will ultimately be owned and controlled by the City or another political subdivision. Proceeds from assessments may also be used for special supplemental services for improvement and promotion of the PID, including maintenance of PID projects.

A PID is comprised of a defined area of properties whose owners have petitioned the City to form a PID. The City Council creates a PID by adoption of a resolution after a public hearing. Notice of the public hearing must be published and mailed to all property owners in the proposed PID, as required by the Act. In the petition, the property owners request the City to levy assessments on property within the PID in order to fund enhanced services and/or improvements within the PID. The PID must demonstrate that it confers a special benefit to the property within the PID and promotes the interests of the City.

The purpose of this policy is to outline the policies and procedures the City will use to consider whether creation of a PID, the levy of PID assessments, issuance of PID bonds, information disclosure to property owners, and determination of annual plans, budgets, and assessments are in the best interests of the City. This policy outlines the items needed to be addressed by the property owners seeking the creation of a PID (“Petitioner”) before the City Council can support the authorization of the PID. Any requests for adjustments, exceptions, or waivers to this policy must be reviewed and approved by the City Council of the City of Anna.

General

1. A PID may be created and utilized to construct qualified public improvements and/or reimburse a developer's actual and documented costs of standard infrastructure with a strong preference for promoting enhanced infrastructure and improvements to serve the development.
2. Proceeds of PID bonds cannot be used to reimburse costs incurred prior to the twentieth (20th) day after such resolution is published.
3. PIDs must be self-sufficient and fund any costs incurred by the City associated with the formation of the PID, bond issuance costs, PID administration, the construction of PID improvements and other PID related costs.
4. Priority will be given to PID developments which:
 - a. Generate economic and superior development benefits to the City beyond what normal development would generate
 - b. PIDs created with the support of 100% of the landowners within a PID
 - c. Provide for improvements in the public right of way (e.g., entryways, landscaping, fountains, specialty lighting, art, decorative and landscaped streets and sidewalks, bike lanes, multi-use trails, signage)

Exhibit A

- d. Meet community needs (e.g., enhanced drainage improvements, parks and off- street public parking facilities, pedestrian connectivity, wastewater and/or water on or off-site improvements) including without limitation development's pro-rata share of the of regional public facilities and services
 - e. Increase or enhance City's multimodal transportation and roadway plans
 - f. Exceed development requirements of the City; in particular, enhanced architectural standards, enhanced landscaping, enhanced amenities, and provide for superior design of lots or buildings
 - g. Protect and preserve natural amenities and environmental assets such as lakes, trees, creeks, ponds, floodplains, slopes, hills, and wildlife habitats
 - h. Protect and preserve existing historical buildings, features or places and preserve the community amenities or features that would otherwise be a special benefit to the community
 - i. Does not overlap the boundaries of another PID
5. A PID's budget shall include sufficient funds to pay for all costs including but not limited to all administrative and/or operational costs associated with the administration, management, audit, disclosure and reporting of the PID.
 6. Any requested adjustments and or deviations from the terms and conditions of the City's PID Policy shall be clearly requested and explained in, or submitted prior to or with, the PID petition for that PID. Any adjustments or deviations to be granted shall be at the sole discretion of the City Council.
 7. The developer shall be responsible to prepay all assessments on property owned by the City of Anna, Anna ISD, and/or Collin County that are located in the boundaries of the PID
 8. Developers may be required to pay the assessments for land located in a PID owned by a religious institution.
 9. The City reserves the right and shall select and retain the services of any professionals and/or consultants in association with the creation and administering of the PID including but not limited to financial advisor, bond counsel, underwriter, trustee, PID administrator, and appraiser.
 10. The City Council will not take any action to commence the creation of a PID or other related development district prior to the approval of a final development agreement governing the development in question. A development agreement is a contract between the City and the developer and/or owner(s) of the property comprising a PID. Before the City may enter into a contract, the City must receive a disclosure of interested parties in accordance with Section 2252.908 of the Texas Government Code and rules adopted by the Texas Ethics Commission (Referenced: Form 1295) <https://www.ethics.state.tx.us/filinginfo/1295/>

Petition Requirements

Petitions requesting creation of a PID must satisfy all statutory requirements under Chapter 372 of the Texas Local Government Code.

The City may require:

1. Evidence that signatures of property owners were gathered not more than six months preceding the submittal of the petition
2. Evidence that the petitioner's signatures meet the state law requirements, or the petition will be accompanied by a reasonable fee to cover the City's costs of signature verification

In addition, the City may require that the petition set forth the following:

1. The maximum term of a PID assessment
2. Minimum appraised value to lien ratio
3. Maximum maturity of PID bonds
4. Maximum equivalent tax rate

Exhibit A

Development Agreement

The City Council will not take any action to commence the creation of a PID or other related development district prior to the approval of a final development agreement governing the development in question.

The following shall be provided to the City prior to the preparation of a development agreement:

1. The basic terms and conditions for creation of the PID, including the provision of special conferred benefit
2. Indication of the estimated costs of proposed improvements, maximum assessment, maximum bond issuance, and maximum tax equivalent rate (in dollars, \$)
3. A section that clearly identifies the benefit of the PID to the affected property owners and to the City as a whole
4. [Completion of a disclosure form and](#) The petitioner's qualifications and previous experience with real estate development, financing of the development, prior PIDs, etc.
5. A legal description of the boundaries of the proposed PID, a map of the proposed PID boundaries that is suitable for publication for the legal notices, and a "commonly known" description of the area to be included in the PID
6. Description of all City-owned land within the PID as well as its proposed share of project costs
7. A current tax roll of owners in the PID
8. Any plan for phasing of both real estate development supported by the PID and construction of public improvements in the PID including a breakdown between major improvements serving large areas of or the entire PID vs. phase-specific improvements
9. A sunset clause, and a pre-executed petition to dissolve the PID by the landowner in case the project has not obtained a grading permit within three (3) years
10. Agreement by all property owners that upon approval of a PID located in whole or in part outside the City's corporate limits, the boundaries of the PID will be immediately annexed into the City of Anna, or under terms of a development agreement.

Fees and Professional Services Reimbursement Agreement

If the City determines it is in its best interest to establish a PID, a Professional Services Agreement will be entered into with the developer. The Professional Services Agreement will require the developer to initially deposit funds in the amount of \$50,000 to pay for city staff time and third-party consultants including, but not limited to, Bond Counsel, Financial Advisor, PID Administrator, Trustee, Underwriter, Appraiser, and Market Study Analysts. An additional \$25,000 deposit will be required to be deposited by the developer when the deposit balance reaches \$10,000. Certain unused balances will be returned to the developer. The developer will be eligible to be reimbursed these costs through bond proceeds or PID Assessments as applicable.

In addition to the amounts set forth above, a PID fee of \$3,400 per single family home is required to be paid to the City at bond closing.

Development Standards

The City will consider petitions for PID projects that support real estate developments which confer benefits to the City to a degree that is superior to benefits typically generated by projects that do not involve PID financing.

1. The project must include improvements that enhance or implement the City's master plan, including the City's thoroughfare plan and water and wastewater plans and advance the City's trail and park plans.
2. In addition to other public improvements, any improvements that are offsite or are part of the City's master plans must obtain approval from the City Engineer prior to being included in the PID.
3. Preference will be given to high quality projects that exceed the City's subdivision requirements for overall design, building standards and amenities with enhanced landscaping and appealing architecture throughout.
4. Preference will be given to mixed use projects that include a mix of residential, retail and commercial uses.

Exhibit A

5. Preference will be given to projects where an average home price is expected to substantially exceed other surrounding new home community pricing. If actual home pricing is lower than anticipated or certain other conditions occur, developers or property owners may be required to make a mandatory assessment prepayment (buydown) to account for lower taxable assessed values.

City Consultants

The City will independently select Bond Counsel, Financial Advisor, PID Administrator, Trustee, Market Study Analyst, Underwriter and Appraiser. The City's PID Administrator will draft the Service and Assessment Plan ("SAP") and prepare all annual updates.

Collection of Assessments

Prior to the levy of assessments, the City will enter into an agreement with Collin County to include the annual PID assessment payments on the Collin County Tax Bill.

Maximum Assessment

The annual PID installment shall not exceed an amount that increases the expected total tax equivalent rate (TRE) upon buildout that will place the development within a competitive TRE. A true-up calculation is included in the City's SAP and upon filing of a final plat will ensure that the maximum assessment per Lot Type, as defined in the SAP, is not exceeded, and which may result in a mandatory prepayment from the developer.

PID Bond Issuance Requirements

In addition to other conditions set forth in a development agreement, the following performance standards and limitations shall apply to PID debt issues approved by the City:

1. The maximum term of a PID assessment is not to exceed 30 years and the assessment term must equal the bond term
2. Minimum appraised value to lien ratio of 3:1
3. No annual assessment increases once assessments are levied. Assessments for future phases will remain competitive to the original Phase and Lot Type(s) as defined in the SAP
4. Maximum of 2 years of capitalized interest for each bond issue
5. All PID bonds must mature or expire no later than 30 years after being issued by the City
6. All improvements to be funded with PID bonds must be reviewed by the City Engineer or designee, and inspected by the City Inspector, or third-party qualified designee, and built to the City's standards for public improvements prior to dedication and reimbursement
7. Developer is required to demonstrate committed capital in the form of cash deposit, proof of bank financing and/or equity capital, or letter of credit to the City with an amount confirmed by an engineer's opinion of probable cost, which represents the difference between budgeted cost to complete the public improvements assumed to be completed, including private costs to reach final lot values as established in the appraisal and the net proceeds of the PID bonds. The form of committed capital (cash deposit, letter of credit or bank/equity commitment) will be determined by the City on a case-by-case basis on advice from its Financial Advisor.
8. The aggregate principal amount of bonds required to be issued shall not exceed an amount sufficient to fund:
 - (i) the actual costs of the qualified public improvements,
 - (ii) required reserves and capitalized interest during the period of construction and not more than 12 months after the completion of construction and in no event for a period greater than 2 years from the date of the initial delivery of the bonds, and
 - (iii) any costs of issuance. Provided, however that to the extent the law(s) which limit the period of capitalized interest to 12 months after completion of construction change, the foregoing limitation may be adjusted to reflect the law(s) in effect at the time of future bond issuances.

Exhibit A

9. No bond issuance may occur after the expiration of five years after a PID is created if during said five-year period no assessments have been levied for such PID or no development has occurred within the PID; provided, however, this provision shall not apply if the City Council makes written findings that the passage of time without active development should not result in reevaluation of marketability, compatibility with surrounding land uses, and/or other relevant factors.

Finance Limitations

1. A developer or landowner may request the issuance of PID bonds in advance of construction of an individual phase of a development subject to compliance with these standards. All such PID bond issues will be subject to approval of the City Council.
2. No General Obligation Bonds or Certificates of Obligation bonds will be utilized by the City to directly or indirectly pay, or guarantee payment of, PID bonds.
3. If in any calendar year the City issues bonds that would constitute a bank qualified debt issuance but for the issuance of the PID bonds, then the developer shall pay to the City a fee to compensate the City for the interest savings the City would have achieved had the debt issued by the City been bank qualified provided that all other developers or owners benefitting from the City issuing debt are similarly burdened with an obligation to compensate the City.
4. All PID bond issues, if any, will be subject to approval by the City Council.
5. If the City Council authorizes the issuance of PID bonds, the City shall issue all such PID bonds in accordance with the protocols and procedures adhered to by the City's Director of Finance for issuing long-term debt instruments including tax notes and bonds.
6. Special assessments on any given portion of the property may be adjusted in connection with subsequent bond issues as long as an agreed-upon maximum annual assessment rate is not exceeded, and the special assessments are determined in accordance with the SAP and the PID Act. Special assessments on any portion of the property will bear a direct proportionate relationship to the special benefit of the public improvements to that improvement area. In no case will the maximum assessment be increased for any parcel unless the property owner of the parcel consents to the increased assessment.
7. The City shall not be obligated to provide any funds for any improvement except from the proceeds of the PID bonds and PID assessments.
8. The City's cost of reviewing a developer payment request from PID bond proceeds, including City staff time and third-party consultant costs, shall be netted out of the amount paid to the developer.
9. Each PID bond indenture will clearly state that all debt service payments for the PID bonds shall be payable solely from and secured by the pledged assessments levied against properties within the PID or funds held under a bond indenture for such purposes, and that the City will have no obligation to make debt service payments for the PID bonds from any other sources..
10. A PID will be responsible for payment of all the City's reasonable and customary costs and expenses including the cost of any appraisal.
11. Improvements funded with PID proceeds will be exempt from any public bidding or other purchasing and procurement policies per Texas Local Government Code Section 252.022(a)(9) which states that a project is exempt from such requirements if "paving drainage, street widening, and other public improvements, or related matters, if at least one-third of the cost is to be paid by or through special assessments levied on property that will benefit from the improvements."
12. Any new money PID bonds issued will include a Reserve Fund in an amount equal to the lesser of:
 - (i) the maximum annual debt service on the bonds,
 - (ii) 10 percent of the principal amount of the PID bonds, or
 - (iii) 125 percent of the average annual debt service and that such Reserve Fund will be funded from bond proceeds at the time bonds are issued.
13. Pursuant to the PID Act, the interest rate for assessments may exceed the interest rate of the bonds by no more than one half of one percent (0.50%). The City may allocate up to 0.50% of the interest rate

Exhibit A

component to fund a delinquency reserve, prepayment reserve, or for any other purpose authorized by the PID Act.

14. All developers and significant landowners will provide any required continuing disclosure obligations associated with the issuance of PID bonds as required under the respective bond indenture or any other regulatory agreement or regulatory agency. Failure to abide by continuing disclosure requirements may limit access to proceeds and/or future bond issues.
15. Developer is required to demonstrate committed capital (e.g., cash deposit, proof of bank financing, or letter of credit) to the City on or prior to the sale date of the PID bonds in an amount confirmed by an engineer's estimate of probable cost, which represents the difference between the budgeted cost to complete the public improvements assumed to be complete in the appraisal and the net proceeds of the PID bonds.
16. During a material event of default by the developer under the terms of any agreement between the developer and the City relating to the PID or the property within the PID, the City shall, after providing notice and opportunity to cure, have the right to recapture reimbursements and/or terminate its obligations to the developer.
17. All construction of improvements is subject to City review and approval and if applicable, provisions shall be made for dedication to City or to another appropriate entity.
18. Improvements to be funded by the PID are limited to those defined as Authorized Improvements under Texas Local Government Code Section 372.003(b)
19. Any trails, parks, streets or other public amenities that are located within a gated community or otherwise inaccessible location to the general public may not be funded or reimbursed by the PID.
20. All public parks and trails must be dedicated to the City.
21. All roads must be within dedicated rights-of-ways that are conveyed to either the City or to the County government, as appropriate.
22. In any calendar year in which PID bonds are issued, a developer must pay the City its actual additional costs, if any, the City incurs in the issuance of its own public securities or obligations on its own taxing power of municipal revenues if the City Obligations are deemed not to qualify for the designation of qualified tax-exempt obligations as defined in section 265(b)(3) of the Internal Revenue Code as amended, as a result of the issuance of PID bonds by the City in any given year.

Disclosure to Homeowners

To provide disclosure to homeowners, the City will require the petitioner to comply with the following:

1. Execute a Landowner's Agreement or similar agreement to be recorded in the official public records of Collin County.
2. Signage at major entryways and exits.
3. Signage and information flyers in any sales centers within the PID that include:
 - a. Frequently Asked Questions
 - b. Total Assessment
 - c. Average Annual Installment
 - d. Equivalent Tax Rate
4. Homebuyer disclosure documents, as approved by the City Council, in accordance with Section 5.014 of the Texas Property Code to be signed both at contract signing and at closing with such agreements maintained on file by each homebuilder and available for inspection by the City
5. Developer contracts with homebuilders must require the homebuilder to disclose the PID on any MLS listing.

Project Criteria

In agreeing to create a PID for which debt will be issued to fund the costs of constructing eligible public improvements, the City will require the following:

Exhibit A

1. The property owner must demonstrate to the City that it has the expertise to complete the new development that the PID will support.
2. The property owner must provide the City with its sources of funding the Public Improvements not being funded by the PID.
3. The proposed development must be consistent with the entitlements on the property. All required zoning, easements for off-site infrastructure, other required land use approvals or other required permits must be in place for the development prior to the issuance of any PID bonds.
4. The property owner must provide evidence to the City that the utility service provider has sufficient capacity to provide all necessary utility services.
5. All reasonable estimated costs must be identified before a decision is reached on a request to issue bonds for a PID. Costs to be identified include costs related to creating the PID; costs for construction and/or the acquisition of improvements, the maintenance and operation of improvements (if any) and PID administrative costs. A developer is solely responsible for cost overruns that exceed available PID bond proceeds.
6. If the City elects to hire a qualified third party PID administrator to administer the PID, the costs for such administration shall be paid for with PID funds. The PID administrator will be required to prepare the SAP, review and comment on all information provided by the developer, at the direction of the City attend any public hearing regarding the levy of assessments, as well as provide the Annual SAP update and present to Council for approval.
7. The PID Financing Agreement (or other applicable PID documentation) shall contain a section which clearly identifies the benefit of the PID to the affected property owners and to the City as a whole (i.e., public purpose) and evidence of insurance policies with coverages and amounts acceptable to the City..
8. The SAP shall describe, if applicable, all City-owned land within the PID as well as its proposed share of project costs.
11. Specified assurances that the construction of improvements in the public right-of-way will be dedicated to and maintained by the City after PID assessments have expired. For the life of the PID, public infrastructure will be maintained by the PID to the extent permitted under the Act, unless otherwise stated in the PID Financing Agreement (or other applicable PID documentation).

The PID may not finance improvements or services within a gated community or that are not accessible to the general public.

PID Administration

The City may contract with a qualified third-party company to manage and administer the PID, subject to appropriate oversight by City staff and in compliance with the Act, as amended.

Developer Reimbursement

The developer will submit expenses for reimbursements, subject to the SAP and the approved Disbursement Certification Form attached to the Construction Funding Agreement or other Financing or Reimbursement Agreement and submit to the City or PID Administrator as directed.

Miscellaneous

1. This PID policy does not bind the City Council to approve, authorize or create a PID or take any related action. PID creation, PID bond issuance and all related matters are legislative acts solely with the discretion of the City Council.
2. Any requests for adjustments, exceptions, or waivers to this policy must be reviewed and approved by the City Council of the City of Anna.
3. No public official or employee shall be personally responsible for any liability arising under or growing out of any approved PID. Any obligation or liability of the developer whatsoever that may arise at any time under the approved PID or any obligation or liability which may be incurred by the developer

Exhibit A

pursuant to any other instrument, transaction or undertaking as a result of the PID shall be satisfied out of the assets of the developer only and the City shall have no liability.

DRAFT

CITY OF ANNA, TEXAS
PUBLIC IMPROVEMENT DISTRICT
DEVELOPER SELF-DISCLOSURE STATEMENT

It is the City of Anna's (the "City") intention to conduct certain due diligence as it continues negotiations with _____ ("Developer") relating to possible incentives to be provided by the City to such person or entity, including without limitation the creation of a public improvement district and/or tax increment reinvestment zone (the "District"), in connection with the development of real property (the "Property" or "Project"). Please answer each of the following questions completely, thoroughly, and truthfully, to the best of your knowledge:

1. Who are the principals and key personnel involved in the Project? Please provide the Developer's (1) complete legal name, (2) date of birth, (3) home address (primary residence), and (4) social security number for each of its principals, management, partners, and affiliates of each entity involved with or affiliated with Developer in seeking the District (NOTE: *For the purposes of this questionnaire, the term "Developer" also includes: (1) the landowners that are the subject of item 5, below; and (2) _____ (LIST OTHER AFFILIATED PARTIES)..*

2. Please describe the role that each Developer entity/principal/management/partner/affiliate referenced above has or will have in the Project.

3. Have any of the Developer entities/principals/management/partners/affiliates referenced above previously been involved in establishing and/or utilizing special purpose districts, special assessment bonds or public improvement districts to finance development? If so, list each jurisdiction (City or County) where this has occurred.

4. Are there any conflicts of interest amongst the Developer entities/principals/management/partners/affiliates or between any of them and the City of Anna or its officers, officials, employees, representative, or agents, with respect to the development (including any arising pursuant to contracts for the sale of lots or construction of improvements in the District) involving the Developer, affiliates of the Developer, or principals of the Developer? If yes, please describe.

5. Please list all landowners of the property proposed to comprise the District. Are there plans to transfer any land in the District? If so, to what persons/entities and when will the transaction(s) occur.

6. Has the Developer or landowner(s), or principal or person or entity owning an interest in the Developer or landowner(s), or any affiliate of the Developer or landowner(s):

a. Been charged or convicted of a felony or misdemeanor or otherwise been subject to an investigation, inquiry, or order by the SEC, the IRS, or any other federal or state agency?

YES ____ NO ____ [If YES, provide information.]

b. Been delinquent or in default on any loans, lines of credit or other obligation related to the development of other projects, including the payment of assessments securing bonds issued by a public improvement district or a similar issuer?

YES ____ NO ____ [If YES, provide information.]

c. Been in default in connection with any development agreement, subdivision improvement agreement, capital improvements agreement, completion guarantee/agreement, take-down agreement, or similar agreement related to the development of real property?

YES ____ NO ____ [If YES, provide information.]

d. Been a party to a lawsuit in which it was alleged that they or another party were in default or otherwise breached a development agreement, subdivision improvement agreement, capital improvements agreement, completion guarantee/agreement, take-down agreement, or similar agreement related to the development of real property?

YES ____ NO ____ [If YES, provide information.]

e. Filed for bankruptcy, an assignment for the benefit of creditors, been declared bankrupt or insolvent under either a state or federal proceeding?

YES ____ NO ____

If YES, specify date and location of court where bankruptcy or other action took place.

f. Been the party to any lawsuit or claim regarding the Project, or property in the District?

YES ____ NO ____

If YES, please attach a copy of the complaint/petition, or if unavailable, please list the court in which the action is pending and the case number, or if the claim or action has not yet been filed please attach all documents summarizing the claim or action.

7. Is there any other material litigation, threatened or actual, affecting the Developer whether or not related to the property or Project?

YES ____ NO ____

If YES, please attach a copy of the complaint/petition, or if unavailable, please list the court in which the action is pending and the case number, or if the claim or action has not yet been filed please attach all documents summarizing the claim or action.

8. Are there any other foreseeable circumstances not described above that could prevent or significantly delay the proposed development of the Property?

YES ____ NO ____ [If YES, please explain.]

9. Have either landowner(s) or the Developer ever failed to pay any portion of property taxes or assessments on time, contested any property taxes or assessments or refused or been unable to pay any property taxes or assessments?

YES ____ NO ____ [If YES, please explain.]

10. Please provide any other information and/or documentation that may be considered material to the District, the Project, or the Developer, its affiliates or principals, necessary to provide potential investors with a full understanding of the Project, the proposed financing and the Developer's creditworthiness.

Provide a list of other projects developed by the Developer.

Provide notarized signature page below for each person identified in Question 1 above.

11. If an entity enters into an agreement with the City regarding the District or property therein it is highly likely that a Form 1295 with need to be filed with the Texas Ethics Commission in accordance with Texas Gov't Code § 2252.908 "Disclosure of Interested Parties". Please provide the City with all of the information that would be required to fill out the attached Form 1295 (other than actual signatures) and submit to the City as part of this due diligence inquiry.

I, the undersigned, hereby solemnly swear that the information contained in the above self-disclosure statement is complete and correct to the best of my knowledge. I hereby authorize the City of Anna, Texas and its designated agents, attorneys and representatives to conduct a comprehensive review of my background, causing a consumer report and/or an investigative consumer report to be generated for each person identified in Question 1 above. I understand that the scope of the consumer report/investigative consumer report may include, but is not limited to the following areas: verification of social security number; current and previous residences; employment history; education background; character references; civil and criminal history records from any criminal justice agency in any or all federal, state, county jurisdictions; driving records; birth records; and any other public records.

I further authorize any individual, company, firm, corporation, or public agency (including the Social Security Administration and law enforcement agencies) to divulge any and all information, verbal or written, pertaining to me, to the City of Anna, Texas or its agents or attorneys. I further authorize the complete release of any records or data pertaining to me which the individual, company, firm, corporation, or public agency may have, to include information or data received from other sources.

I hereby release the City of Anna, Texas, the Social Security Administration, and its agents, officials, representative, or assigned agencies, including officers, employees, attorneys, or related personnel both individually and collectively, from any and all liability for damages of whatever kind, which may, at any time result to me, my heirs, family, or associates because of compliance with this authorization and request to release.

DEVELOPER:

By: _____

Name:

Title:

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me, on the ____ day of _____, 20____, by _____, _____ of _____, a _____, on behalf of said _____.

Notary Public in and for the State of Texas

[SEAL]

Business Entity: Disclosure of Interested Parties Texas Government Code § 2252.908, as Amended

In accordance with Section 2252.908 of the Texas Government Code, the City of Anna may not enter into a contract with a business entity that requires the approval of the City Council until that business entity files a Form 1295 with the Texas Ethics Commission through the Texas Ethics Commission's online reporting and then files the completed, signed, and notarized Form 1295 with the City Secretary of the City of Anna.

Section 2252.908 of the Government Code was enacted by the Texas Legislature in 2015 by House bill 1295. Section 2252.908 was amended in 2017. Regulatory provisions were also adopted and have been subsequently amended. This summary explanation pertains to the statutory and regulatory provisions as amended, with the latest amendments effective January 1, 2018. Under this law, any business entity that enters into a contract with the City that requires the approval of the City Council must disclose its interested parties through the "Certificate of Interested Parties", Form 1295, promulgated by the Texas Ethics Commission, unless the business entity is exempted from this reporting requirement (for example, as amended, publicly traded business entities are exempt).

The completed and signed Form 1295 must be submitted to the City Secretary prior to the execution of the contract. However, if the business entity believes that it is exempted from this reporting requirement, then it must provide a written affirmation of its exemption, stating how it qualifies for an exemption, to the City Secretary.

The Texas Ethics Commission remains charged with adopting rules to implement Section 2252.908 of the Government Code. The rules adopted by the Texas Ethics Commission are located at Sections 46.1, 46.3, 46.4, and 46.5 of Title 1 of the Texas Administrative Code.

The Texas Ethics Commission's website is: www.ethics.state.tx.us. The area of their website pertaining to Form 1295 is: www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm.

Each business entity must visit the Texas Ethics Commission website, since **Form 1295 must be completed electronically through the Texas Ethics Commission website** (handwritten forms are not allowable).

Once the business entity has completed their electronic filing of Form 1295 with the Texas Ethics Commission, then the business entity must print out the form, and complete and sign the declaration. The declaration must be signed by an authorized agent of the business entity. This declaration replaces the previous notary requirement. The declaration requires the Declarant (who must be an authorized agent of the business entity) to provide the Declarant's date of birth. The Texas Ethics Commission has advised that it will not show the Declarant's date of birth in the copies of Form 1295 available through its website.

Once Form 1295 is completed and the declaration completed and signed, the business entity must submit the completed and signed Form 1295 to the City Secretary. Please mail or deliver the completed and signed Form 1295 to the following:

City Secretary
City of Anna
P.O. Box 776
Anna, Texas 75409

The above process must be completed before the City Council may execute the contract. No portion of the Form 1295 process commits the Council to any type of award of contract whatsoever.

After the City Secretary receives the completed and signed Form 1295, the Office of the City Secretary will, within 30 days, go the Texas Ethics Commission website to submit electronic confirmation of the City's receipt of the completed and signed Form 1295.

The City Secretary's Office hopes this summary information is helpful. This summary explanation is not exhaustive, and all business entities are encouraged to visit the Texas Ethics Commission website, which contains Frequently Asked Questions, instructional videos, and much more information on the Form 1295, Certificate of Interested Parties requirements and/or to consult with their own counsel.

See following pages for an Example Form and the Statutory Provision

CERTIFICATE OF INTERESTED PARTIES EXAMPLE ONLY FORM **1295**

Complete Nos. 1 - 4 and 6 if there are interested parties. Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.		OFFICE USE ONLY											
1 Name of business entity filing form, and the city, state and country of the business entity's place of business. [Fill in the requested business entity information]													
2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed. City of Anna, Texas													
3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract. [Fill in contract number]													
4 Name of Interested Party See Section 2252.908 of the Texas Government Code, Sections 46.1, 46.3, 46.4, and 46.5 of Title 1 of the Texas Administrative Code, and the Texas Ethics Commission website	City, State, Country (place of business) 	Nature of Interest (check applicable) <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; padding: 5px;">Controlling</td> <td style="width: 50%; text-align: center; padding: 5px;">Intermediary</td> </tr> <tr><td style="height: 40px;"></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td></tr> <tr><td style="height: 40px;"></td><td></td></tr> </table>		Controlling	Intermediary								
Controlling	Intermediary												
SAMPLE													
5 ☐ Check only if there is NO Interested Party.		☒ D Check this box if it is applicable											
6 UNSWORN DECLARATION My name is Name of Declarant and my date of birth is Declarant's date of birth My address is Street number and name City State Zip Country (street) (city) (state) (zip code) (country) I declare under penalty of perjury that the foregoing is true and correct. Executed in _____ County, State of _____, on the _____ day of _____ 20____. (list county and state where executed and date of execution) (month) (year) Signature of Declarant Signature of authorized agent of contracting business entity (Declarant)													

ADD ADDITIONAL PAGES AS NECESSARY

Tex. Gov't Code § 2252.908, as amended, effective September 1, 2017

(a) In this section:

- (1) "Business entity" means any entity recognized by law through which business is conducted, including a sole proprietorship, partnership, or corporation.
- (2) "Governmental entity" means a municipality, county, public school district, or special-purpose district or authority.
- (3) "Interested party" means a person who has a controlling interest in a business entity with whom a governmental entity or state agency contracts or who actively participates in facilitating the contract or negotiating the terms of the contract, including a broker, intermediary, adviser, or attorney for the business entity.
- (4) "State agency" means a board, commission, office, department, or other agency in the executive, judicial, or legislative branch of state government. The term includes an institution of higher education as defined by Section 61.003, Education Code.

(b) This section applies only to a contract of a governmental entity or state agency that:

- (1) requires an action or vote by the governing body of the entity or agency before the contract may be signed; or
- (2) has a value of at least \$1 million.

(c) Notwithstanding Subsection (b), this section does not apply to:

- (1) a sponsored research contract of an institution of higher education;
- (2) an interagency contract of a state agency or an institution of higher education; or
- (3) a contract related to health and human services if:
 - (A) the value of the contract cannot be determined at the time the contract is executed; and
 - (B) any qualified vendor is eligible for the contract;
- (4) a contract with a publicly traded business entity, including a wholly owned subsidiary of the business entity;
- (5) a contract with an electric utility, as that term is defined by Section 31.002, Utilities Code; or
- (6) a contract with a gas utility, as that term is defined by Section 121.001, Utilities Code.

(d) A governmental entity or state agency may not enter into a contract described by Subsection (b) with a business entity unless the business entity, in accordance with this section and rules adopted under this section, submits a disclosure of interested parties to the governmental entity or state agency at the time the business entity submits the signed contract to the governmental entity or state agency.

(e) The disclosure of interested parties must be submitted on a form prescribed by the Texas Ethics Commission that includes:

- (1) a list of each interested party for the contract of which the contracting business entity is aware; and
- (2) a written, unsworn declaration subscribed by the authorized agent of the contracting business entity as true under penalty of perjury that is in substantially the following form:

"My name is _____, my date of birth is _____, and
my address is _____,
_____, _____, (Street) (City) (State) (Zip Code) _____

_____. I declare under penalty of (Country) perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the
_____ day of _____,
(Month) (Year)

Declarant”.

- (f) Not later than the 30th day after the date the governmental entity or state agency receives a disclosure of interested parties required under this section, the governmental entity or state agency shall submit a copy of the disclosure to the Texas Ethics Commission.
- (g) The Texas Ethics Commission shall adopt rules necessary to implement this section, prescribe the disclosure of interested parties form, and post a copy of the form on the commission’s Internet website.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS
AMENDING THE ANNA PUBLIC IMPROVEMENT DISTRICT (PID) POLICY**

WHEREAS, the City Council adopted the Anna Public Improvement District Policy on June 23, 2020, and

WHEREAS, upon further review and consideration, the City wishes to adopt amendments to the Anna Public Improvement District Policy, attached hereto as Exhibit A;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF ANNA, TEXAS, THAT:**

Section 1. Recitals Incorporated

The recitals set forth above are incorporated herein for all purposes as if set forth in full.

Section 2. Adoption of Amendments

The City Council of the City of Anna hereby approves and adopts amendments to the Anna Public Improvement District Policy attached hereto as Exhibit A.

CONSIDERED, PASSED AND APPROVED by the City Council of the City of Anna at a regular meeting on the 23rd day of March 2021.

APPROVED:

Nate Pike, Mayor

ATTEST:

Carrie L. Land



Item No. 6.e.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

Approve a Resolution regarding the Villages of Hurricane Creek, Phases 1B, 2, and 3, Revised Preliminary Plat. (Director of Development Services Ross Altobelli)

SUMMARY:

It is recommended that the City Council approve a resolution regarding the Villages of Hurricane Creek, Phases 1B, 2, & 3, Revised Preliminary Plat.

CADG Hurricane Creek, LLC, has submitted an application for approval of a revised preliminary plat consisting of 596 single-family residential lots, one public school, parkland, and 21 common area lots on 270± acres located at the northwest corner of Standridge Boulevard and Suzie Lane. Zoned Planned Development-886-2020.

The purpose for this revised preliminary plan is to add a public school lot, relocation of the fire station lot, and additional lots meeting the recent rezoning (Ord. No. 886-2020).

The Planning and Zoning Commission recommended approval.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 2: Anna – Great Place to Live

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval of this item.

ATTACHMENTS:

1. Agenda Map 3
2. RESOLUTION-(RPP) The Villages of Hurricane Creek, Ph 1B, 2, & 3
3. STAMPED EXHIBIT A (RPP) Villages of Hurricane Creek PH 1B, 2 & 3

APPROVALS:

Lauren Mecke, Planner II

Ross Altobelli, Director of Development Services

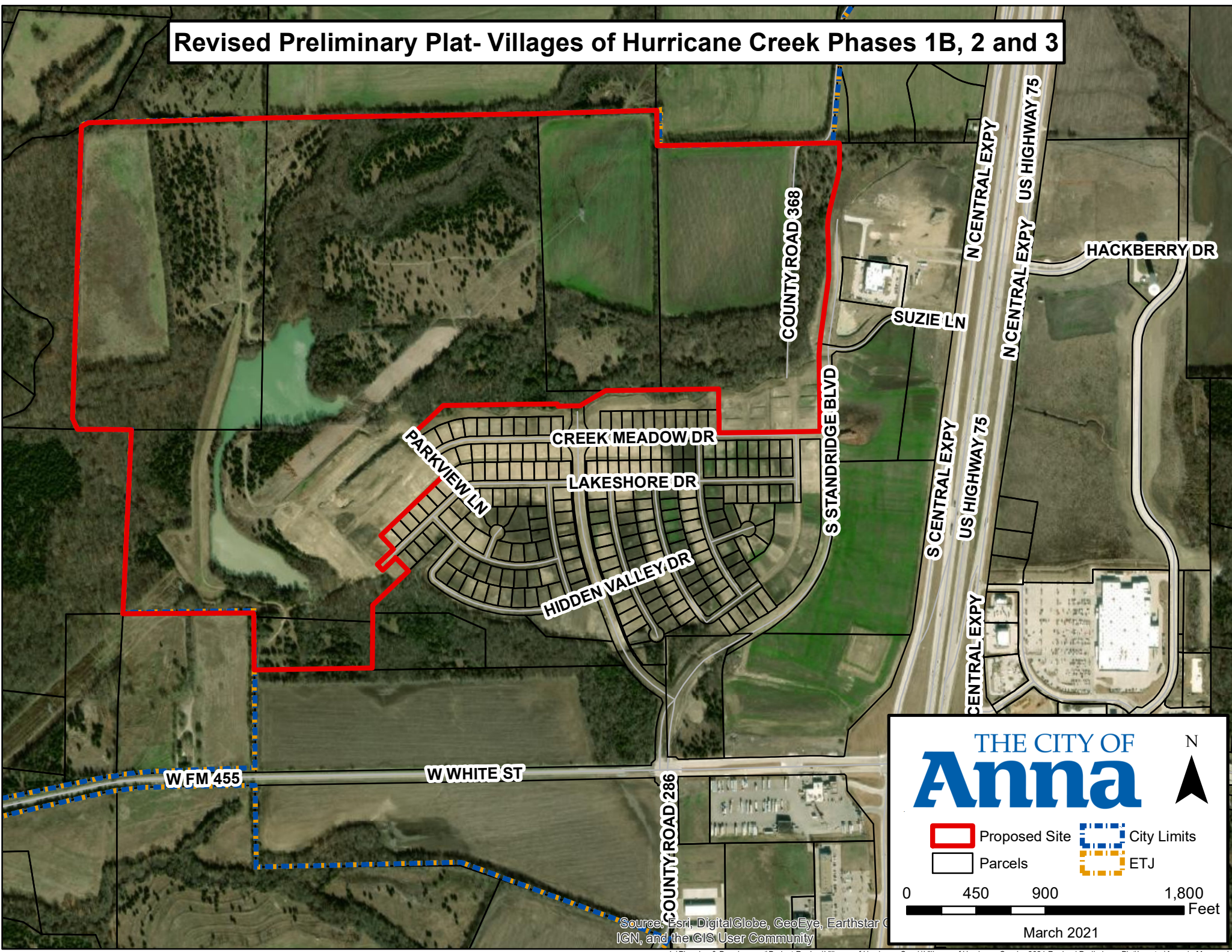
Jim Proce, City Manager

Created/Initiated - 3/16/2021

Approved - 3/18/2021

Final Approval - 3/19/2021

Revised Preliminary Plat- Villages of Hurricane Creek Phases 1B, 2 and 3



THE CITY OF
Anna

N

Legend:

- Proposed Site (Red outline)
- City Limits (Blue dashed line)
- Parcels (Black outline)
- ETJ (Orange dashed line)

Scale: 0 450 900 1,800 Feet

March 2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A REVISED PRELIMINARY PLAT FOR THE VILLAGES OF HURRICANE CREEK, PHASES 1B, 2, AND 3.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 (Subdivision Regulations") and Article 9.04 (Zoning Ordinance) of the Anna City Code of Ordinances; and

WHEREAS, CADG Hurricane Creek, LLC, has submitted an application for the approval of the Revised Preliminary Plat for The Villages of Hurricane Creek, Phases 1B, 2, and 3; and

WHEREAS, The Revised Preliminary Plat of The Villages of Hurricane Creek, Phases 1B, 2, and 3 conforms to the Concept Plan of Ordinance No. 886-2020;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Revised Preliminary Plat

The City Council hereby approves the Revised Preliminary Plat for The Villages of Hurricane Creek, Phases 1B, 2, and 3 attached hereto as Exhibit A.

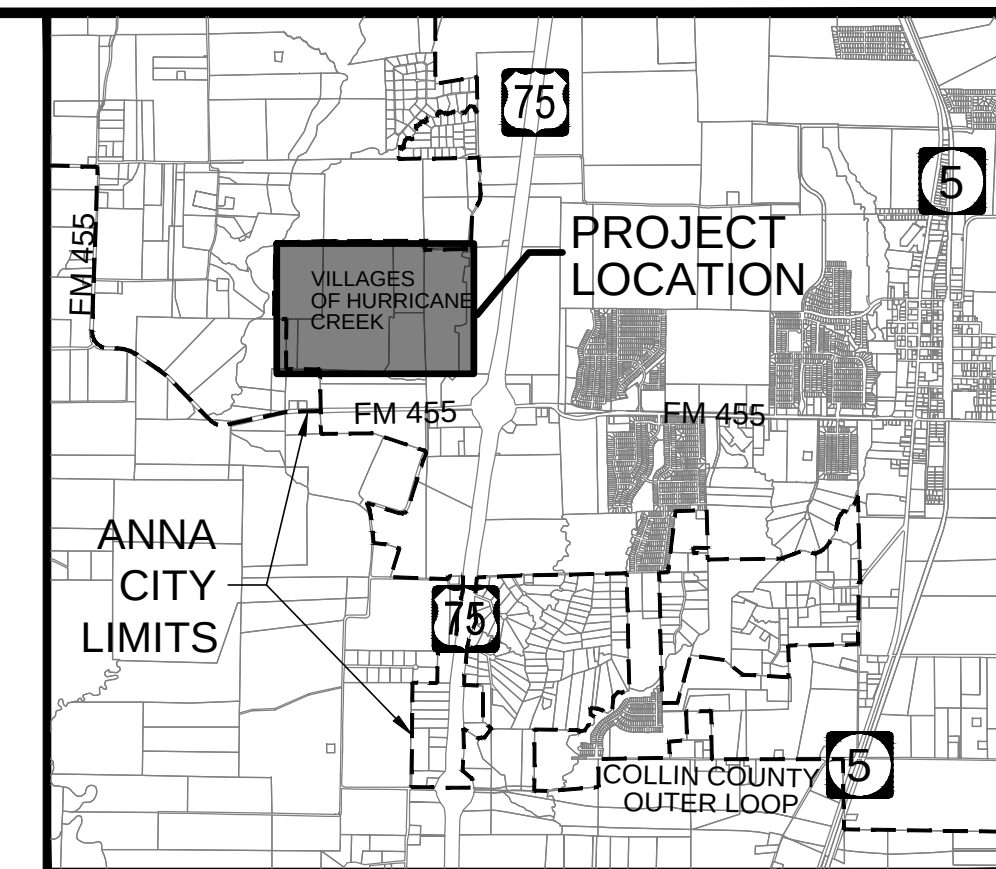
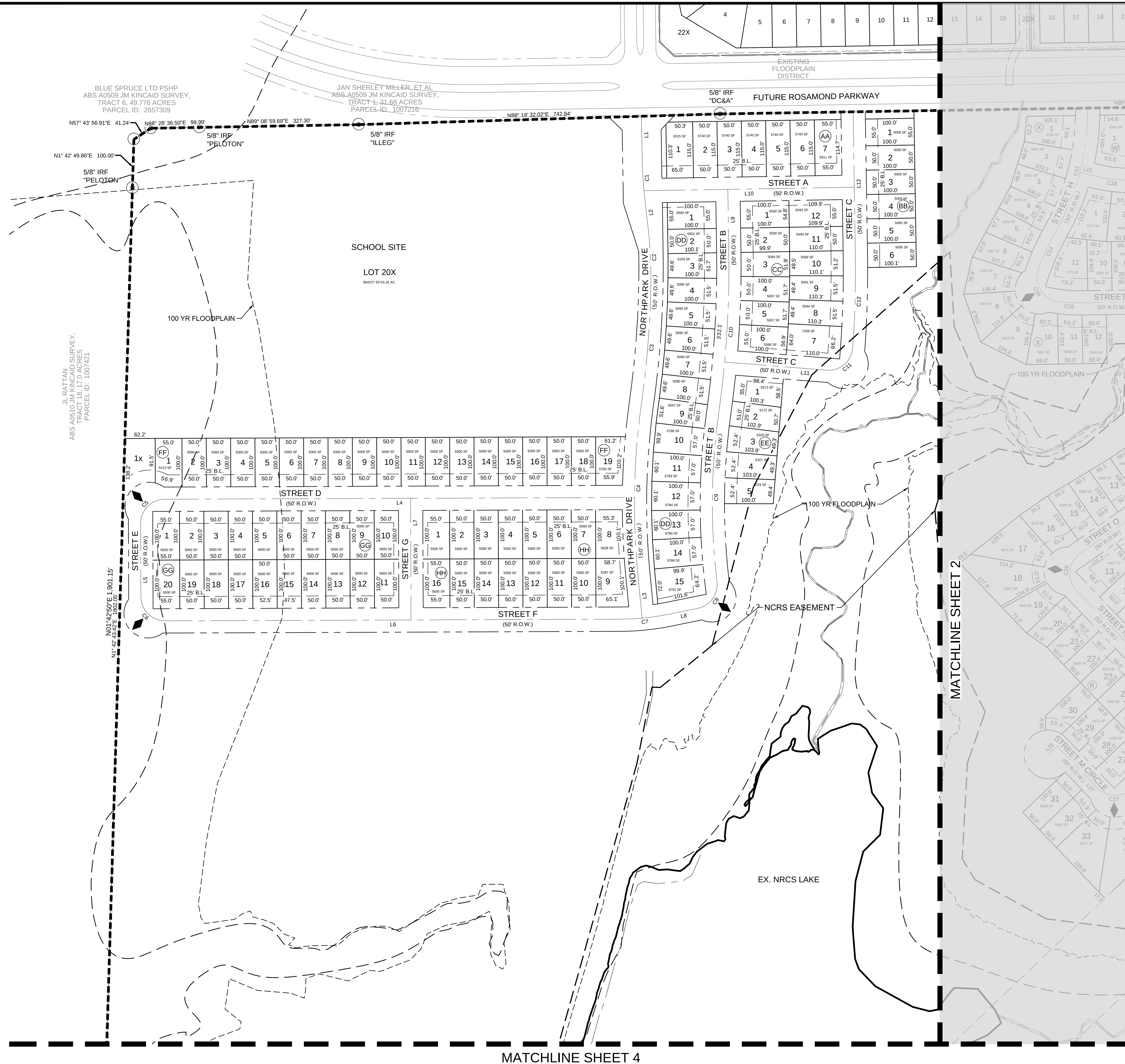
PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 23rd day of March 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

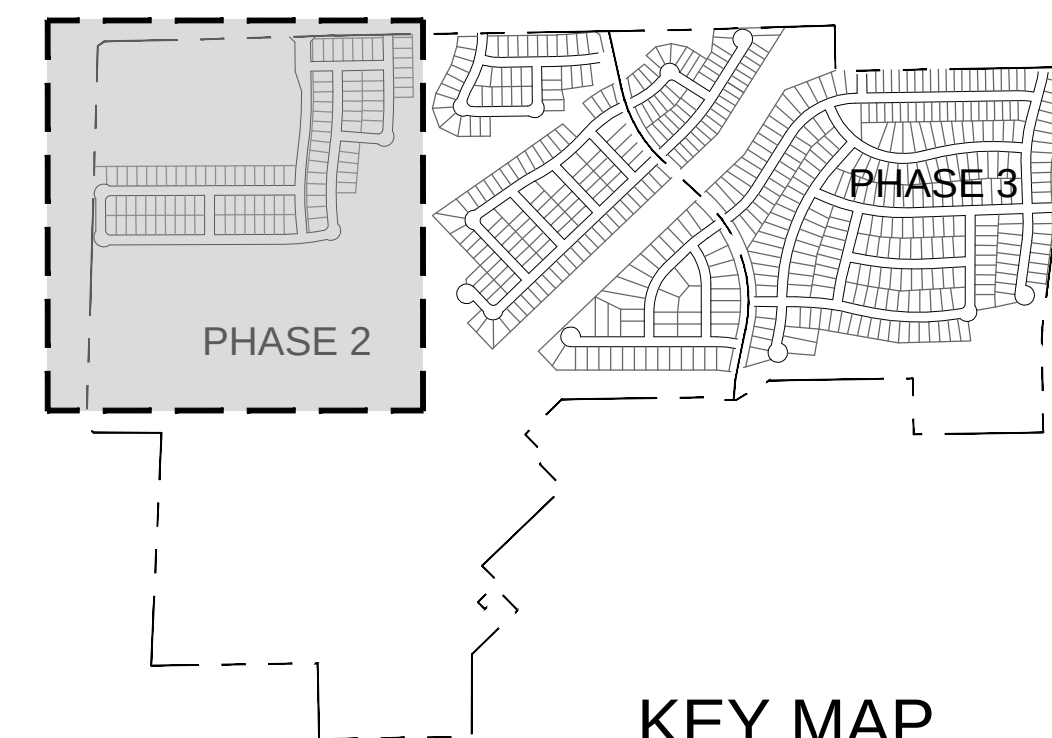
Mayor, Nate Pike



LEGEND

- | | |
|---|--------------------------------------|
|  | PROPERTY LINE |
|  | PHASE BOUNDARY LINE |
| | 100' YR FLOODPLAIN BOUNDARY |
| | 5' PRIVATE WALL MAINTENANCE EASEMENT |
|  | EXISTING ELECTRICAL TOWERS |

- NOTES:
1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 2. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 480805C1055J, DATED JUNE 2, 2009.
 3. ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG ROSAMOND PARKWAY AND SHADYBROOK TRAIL WHERE THEY WILL BE 25'x25'.
 4. ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
 5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 6. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KEY MAP
N.T.S.

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
MARCH 23, 2021
CITY COUNCIL
CITY OF ANNA

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK

CONTAINING LOTS 1-16, BLK A; LOTS 1-21, BLK B; LOTS 1-36, BLK C; LOTS 1-12, BLK D; LOTS 1-37, BLK E; LOTS 1-32, BLK F; LOTS 1-18, BLK G; LOTS 1-20, BLK H; LOTS 1-22, BLK I; LOTS 1-50, BLK J; LOTS 1-13, BLK K; LOTS 1-18, BLK L; LOTS 1-30, BLK M; LOTS 1-20, BLK O; LOTS 1-20, BLK Q; LOTS 1-16, BLK R; LOTS 1-15, BLK S; LOTS 1-5, BLK T; LOTS 1-16, BLK U; LOTS 1-13, BLK V; LOTS 1-11, BLK W; LOTS 1-12, BLK X; LOTS 1-11, BLK Y; LOTS 1-7, BLK Z; LOTS 1-17, BLK AA; LOTS 1-16, BLK BB; LOTS 1-12, BLK CC; LOTS 1-15, BLK DD; LOTS 1-5, BLK EE; LOTS 1-19, BLK FF; LOTS 1-20, BLK GG; LOTS 1-16, BLK HH FOR A TOTAL OF 596 RESIDENTIAL LOTS AND XX OPEN SPACE LOTS.

270.56 ACRES
CURRENT ZONING: "AG", " PD 55-2003" & "PD 2001-18"
PROPOSED ZONING: "PD RESIDENTIAL"
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: CADG HURRICANE CREEK, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

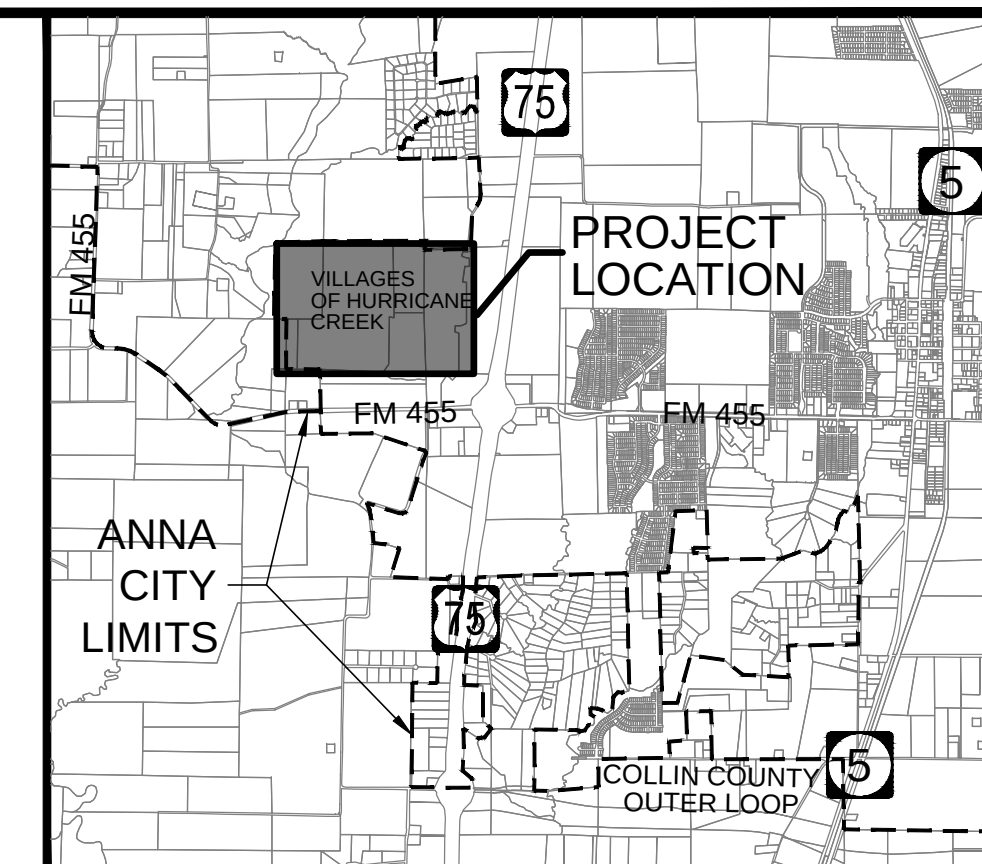
PLANNER / ENGINEER / SURVEYOR

 **PELTON**
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	JANUARY 2021
PELTON PROJECT #:	CEN13023

DESIGNED: JDR	SHEET 1 OF
DRAWN: JDR	
REVIEWER: JWR	



0 100' 200'

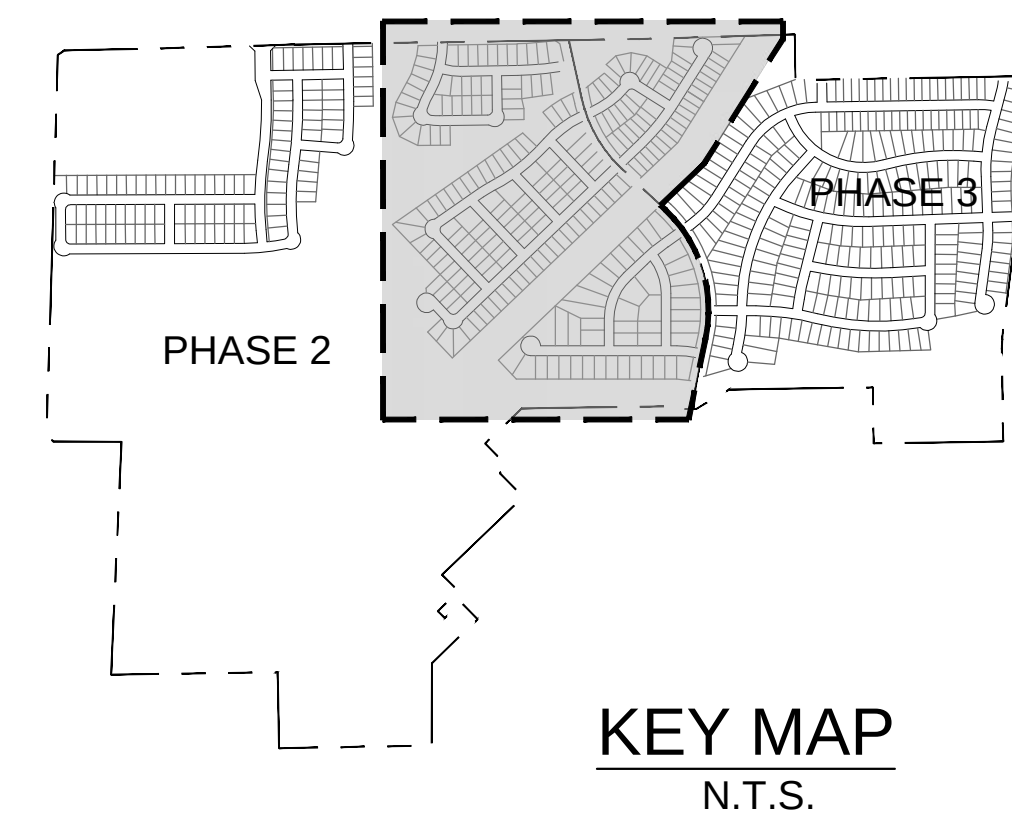
SCALE: 1" = 100'

LEGEND

- | | |
|---|-----------------------------|
|  | PROPERTY LINE |
|  | PHASE BOUNDARY LINE |
|  | 100' YR FLOODPLAIN BOUNDARY |
|  | 5' PRIVATE WALL |
|  | MAINTENANCE EASEMENT |
|  | EXISTING ELECTRICAL TOWERS |

NOTES:

1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C0155J, DATED JUNE 2, 2009.
3. ALL CORNER CLIPS TO BE 10'x10', EXCEPT ALONG ROSAMOND PARKWAY AND SHADYBROOK TRAIL WHERE THEY WILL BE 25'x25'.
4. ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
5. RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KEY MAP
N.T.S.

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
MARCH 23, 2021
CITY COUNCIL
CITY OF ANNA

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK

CONTAINING LOTS 1-18, BLK A; LOTS 1-21, BLK B; LOTS 1-36, BLK C; LOTS 1-12, BLK D; LOTS 1-37, BLK E; LOTS 1-32, BLK F; LOTS 1-19, BLK G; LOTS 1-20, BLK H; LOTS 1-22, BLK I; LOTS 1-50, BLK J; LOTS 1-19, BLK K; LOTS 1-18, BLK L; LOTS 1-18, BLK M; LOTS 1-30, BLK N; LOTS 1-20, BLK O; LOTS 1-21, BLK P; LOTS 1-22, BLK Q; LOTS 1-23, BLK R; LOTS 1-24, BLK S; LOTS 1-25, BLK T; LOTS 1-26, BLK U; LOTS 1-27, BLK V; LOTS 1-28, BLK W; LOTS 1-29, BLK X; LOTS 1-30, BLK Y; LOTS 1-31, BLK Z; LOTS 1-32, BLK AA; LOTS 1-33, BLK BB; LOTS 1-34, BLK CC; LOTS 1-35, BLK DD; LOTS 1-36, BLK EE; LOTS 1-37, BLK FF; LOTS 1-38, BLK GG; LOTS 1-39, BLK HH; LOTS 1-40, BLK II; LOTS 1-41, BLK JJ; LOTS 1-42, BLK KK; LOTS 1-43, BLK LL; LOTS 1-44, BLK MM; LOTS 1-45, BLK NN; LOTS 1-46, BLK OO; LOTS 1-47, BLK PP; LOTS 1-48, BLK QQ; LOTS 1-49, BLK RR; LOTS 1-50, BLK SS; LOTS 1-51, BLK TT; LOTS 1-52, BLK UU; LOTS 1-53, BLK VV; LOTS 1-54, BLK WW; LOTS 1-55, BLK XX; LOTS 1-56, BLK YY; LOTS 1-57, BLK ZZ; LOTS 1-58, BLK AAA; LOTS 1-59, BLK BBB; LOTS 1-60, BLK CCC; LOTS 1-61, BLK DDD; LOTS 1-62, BLK EEE; LOTS 1-63, BLK FFF; LOTS 1-64, BLK GGG; LOTS 1-65, BLK HHH; LOTS 1-66, BLK III; LOTS 1-67, BLK JJJ; LOTS 1-68, BLK KKK; LOTS 1-69, BLK LLL; LOTS 1-70, BLK MMM; LOTS 1-71, BLK NNN; LOTS 1-72, BLK OOO; LOTS 1-73, BLK PPP; LOTS 1-74, BLK QQQ; LOTS 1-75, BLK RRR; LOTS 1-76, BLK SSS; LOTS 1-77, BLK TTT; LOTS 1-78, BLK UUU; LOTS 1-79, BLK VVV; LOTS 1-80, BLK WWW; LOTS 1-81, BLK XXX; LOTS 1-82, BLK YYY; LOTS 1-83, BLK ZZZ; LOTS 1-84, BLK AAAA; LOTS 1-85, BLK BBBB; LOTS 1-86, BLK CCCC; LOTS 1-87, BLK DDDD; LOTS 1-88, BLK EEEE; LOTS 1-89, BLK FFFF; LOTS 1-90, BLK GGGG; LOTS 1-91, BLK HHHH; LOTS 1-92, BLK IIII; LOTS 1-93, BLK JJJJ; LOTS 1-94, BLK KKKK; LOTS 1-95, BLK LLLL; LOTS 1-96, BLK MMMM; LOTS 1-97, BLK NNNN; LOTS 1-98, BLK OOOO; LOTS 1-99, BLK PPPP; LOTS 1-100, BLK QQQQ; LOTS 1-101, BLK RRRR; LOTS 1-102, BLK SSSS; LOTS 1-103, BLK TTTT; LOTS 1-104, BLK UUUU; LOTS 1-105, BLK VVVV; LOTS 1-106, BLK WWWW; LOTS 1-107, BLK XXXX; LOTS 1-108, BLK YYYY; LOTS 1-109, BLK ZZZZ; LOTS 1-110, BLK AAAAA; LOTS 1-111, BLK BBBBB; LOTS 1-112, BLK CCCCC; LOTS 1-113, BLK DDDDD; LOTS 1-114, BLK EEEEE; LOTS 1-115, BLK FFFFF; LOTS 1-116, BLK GGGGG; LOTS 1-117, BLK HHHHH; LOTS 1-118, BLK IIIII; LOTS 1-119, BLK JJJJJ; LOTS 1-120, BLK KKKKK; LOTS 1-121, BLK LLLLL; LOTS 1-122, BLK MMMMM; LOTS 1-123, BLK NNNNN; LOTS 1-124, BLK OOOOO; LOTS 1-125, BLK PPPPP; LOTS 1-126, BLK QQQQQ; LOTS 1-127, BLK RRRRR; LOTS 1-128, BLK SSSSS; LOTS 1-129, BLK TTTTT; LOTS 1-130, BLK UUUUU; LOTS 1-131, BLK VVVVV; LOTS 1-132, BLK WWWW; LOTS 1-133, BLK XXXXX; LOTS 1-134, BLK YYYYY; LOTS 1-135, BLK ZZZZZ; LOTS 1-136, BLK AAAAAA; LOTS 1-137, BLK BBBBBB; LOTS 1-138, BLK CCCCCC; LOTS 1-139, BLK DDDDDD; LOTS 1-140, BLK EEEEEE; LOTS 1-141, BLK FFFFFFF; LOTS 1-142, BLK GGGGGG; LOTS 1-143, BLK HHHHHH; LOTS 1-144, BLK IIIIII; LOTS 1-145, BLK JJJJJJ; LOTS 1-146, BLK KKKKKK; LOTS 1-147, BLK LLLLLL; LOTS 1-148, BLK MMMMMM; LOTS 1-149, BLK NNNNNN; LOTS 1-150, BLK OOOOOO; LOTS 1-151, BLK PPPPPP; LOTS 1-152, BLK QQQQQQ; LOTS 1-153, BLK RRRRRR; LOTS 1-154, BLK SSSSSS; LOTS 1-155, BLK TTTTTT; LOTS 1-156, BLK UUUUUU; LOTS 1-157, BLK VVVVVV; LOTS 1-158, BLK WWWW; LOTS 1-159, BLK XXXXXX; LOTS 1-160, BLK YYYYYY; LOTS 1-161, BLK ZZZZZZ; LOTS 1-162, BLK AAAAAA; LOTS 1-163, BLK BBBBBB; LOTS 1-164, BLK CCCCCC; LOTS 1-165, BLK DDDDDD; LOTS 1-166, BLK EEEEEE; LOTS 1-167, BLK FFFFFFF; LOTS 1-168, BLK GGGGGG; LOTS 1-169, BLK HHHHHH; LOTS 1-170, BLK IIIIII; LOTS 1-171, BLK JJJJJJ; LOTS 1-172, BLK KKKKKK; LOTS 1-173, BLK LLLLLL; LOTS 1-174, BLK MMMMMM; LOTS 1-175, BLK NNNNNN; LOTS 1-176, BLK OOOOOO; LOTS 1-177, BLK PPPPPP; LOTS 1-178, BLK QQQQQQ; LOTS 1-179, BLK RRRRRR; LOTS 1-180, BLK SSSSSS; LOTS 1-181, BLK TTTTTT; LOTS 1-182, BLK UUUUUU; LOTS 1-183, BLK VVVVVV; LOTS 1-184, BLK WWWW; LOTS 1-185, BLK XXXXXX; LOTS 1-186, BLK YYYYYY; LOTS 1-187, BLK ZZZZZZ; LOTS 1-188, BLK AAAAAA; LOTS 1-189, BLK BBBBBB; LOTS 1-190, BLK CCCCCC; LOTS 1-191, BLK DDDDDD; LOTS 1-192, BLK EEEEEE; LOTS 1-193, BLK FFFFFFF; LOTS 1-194, BLK GGGGGG; LOTS 1-195, BLK HHHHHH; LOTS 1-196, BLK IIIIII; LOTS 1-197, BLK JJJJJJ; LOTS 1-198, BLK KKKKKK; LOTS 1-199, BLK LLLLLL; LOTS 1-200, BLK MMMMMM; LOTS 1-201, BLK NNNNNN; LOTS 1-202, BLK OOOOOO; LOTS 1-203, BLK PPPPPP; LOTS 1-204, BLK QQQQQQ; LOTS 1-205, BLK RRRRRR; LOTS 1-206, BLK SSSSSS; LOTS 1-207, BLK TTTTTT; LOTS 1-208, BLK UUUUUU; LOTS 1-209, BLK VVVVVV; LOTS 1-210, BLK WWWW; LOTS 1-211, BLK XXXXXX; LOTS 1-212, BLK YYYYYY; LOTS 1-213, BLK ZZZZZZ; LOTS 1-214, BLK AAAAAA; LOTS 1-215, BLK BBBBBB; LOTS 1-216, BLK CCCCCC; LOTS 1-217, BLK DDDDDD; LOTS 1-218, BLK EEEEEE; LOTS 1-219, BLK FFFFFFF; LOTS 1-220, BLK GGGGGG; LOTS 1-221, BLK HHHHHH; LOTS 1-222, BLK IIIIII; LOTS 1-223, BLK JJJJJJ; LOTS 1-224, BLK KKKKKK; LOTS 1-225, BLK LLLLLL; LOTS 1-226, BLK MMMMMM; LOTS 1-227, BLK NNNNNN; LOTS 1-228, BLK OOOOOO; LOTS 1-229, BLK PPPPPP; LOTS 1-230, BLK QQQQQQ; LOTS 1-231, BLK RRRRRR; LOTS 1-232, BLK SSSSSS; LOTS 1-233, BLK TTTTTT; LOTS 1-234, BLK UUUUUU; LOTS 1-235, BLK VVVVVV; LOTS 1-236, BLK WWWW; LOTS 1-237, BLK XXXXXX; LOTS 1-238, BLK YYYYYY; LOTS 1-239, BLK ZZZZZZ; LOTS 1-240, BLK AAAAAA; LOTS 1-241, BLK BBBBBB; LOTS 1-242, BLK CCCCCC; LOTS 1-243, BLK DDDDDD; LOTS 1-244, BLK EEEEEE; LOTS 1-245, BLK FFFFFFF; LOTS 1-246, BLK GGGGGG; LOTS 1-247, BLK HHHHHH; LOTS 1-248, BLK IIIIII; LOTS 1-249, BLK JJJJJJ; LOTS 1-250, BLK KKKKKK; LOTS 1-251, BLK LLLLLL; LOTS 1-252, BLK MMMMMM; LOTS 1-253, BLK NNNNNN; LOTS 1-254, BLK OOOOOO; LOTS 1-255, BLK PPPPPP; LOTS 1-256, BLK QQQQQQ; LOTS 1-257, BLK RRRRRR; LOTS 1-258, BLK SSSSSS; LOTS 1-259, BLK TTTTTT; LOTS 1-260, BLK UUUUUU; LOTS 1-261, BLK VVVVVV; LOTS 1-262, BLK WWWW; LOTS 1-263, BLK XXXXXX; LOTS 1-264, BLK YYYYYY; LOTS 1-265, BLK ZZZZZZ; LOTS 1-266, BLK AAAAAA; LOTS 1-267, BLK BBBBBB; LOTS 1-268, BLK CCCCCC; LOTS 1-269, BLK DDDDDD; LOTS 1-270, BLK EEEEEE; LOTS 1-271, BLK FFFFFFF; LOTS 1-272, BLK GGGGGG; LOTS 1-273, BLK HHHHHH; LOTS 1-274, BLK IIIIII; LOTS 1-275, BLK JJJJJJ; LOTS 1-276, BLK KKKKKK; LOTS 1-277, BLK LLLLLL; LOTS 1-278, BLK MMMMMM; LOTS 1-279, BLK NNNNNN; LOTS 1-280, BLK OOOOOO; LOTS 1-281, BLK PPPPPP; LOTS 1-282, BLK QQQQQQ; LOTS 1-283, BLK RRRRRR; LOTS 1-284, BLK SSSSSS; LOTS 1-285, BLK TTTTTT; LOTS 1-286, BLK UUUUUU; LOTS 1-287, BLK VVVVVV; LOTS 1-288, BLK WWWW; LOTS 1-289, BLK XXXXXX; LOTS 1-290, BLK YYYYYY; LOTS 1-291, BLK ZZZZZZ; LOTS 1-292, BLK AAAAAA; L

270.56 ACRES

CURRENT ZONING: "AG", " PD 55-2003" & "PD 2001-18"
PROPOSED ZONING: "PD RESIDENTIAL"
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: CADG HURRICANE CREEK, LLC

ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300

FARMERS BRANCH,

PHONE: (469) 892-7200

PLANNER / ENGINEER / SURVEYOR



PELTON
LAND SOLUTIONS

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207

DATE: JANUARY 2021

DATE: JANUARY

PELTON PROJECT #: CEN13023

DESIGNED: IDP

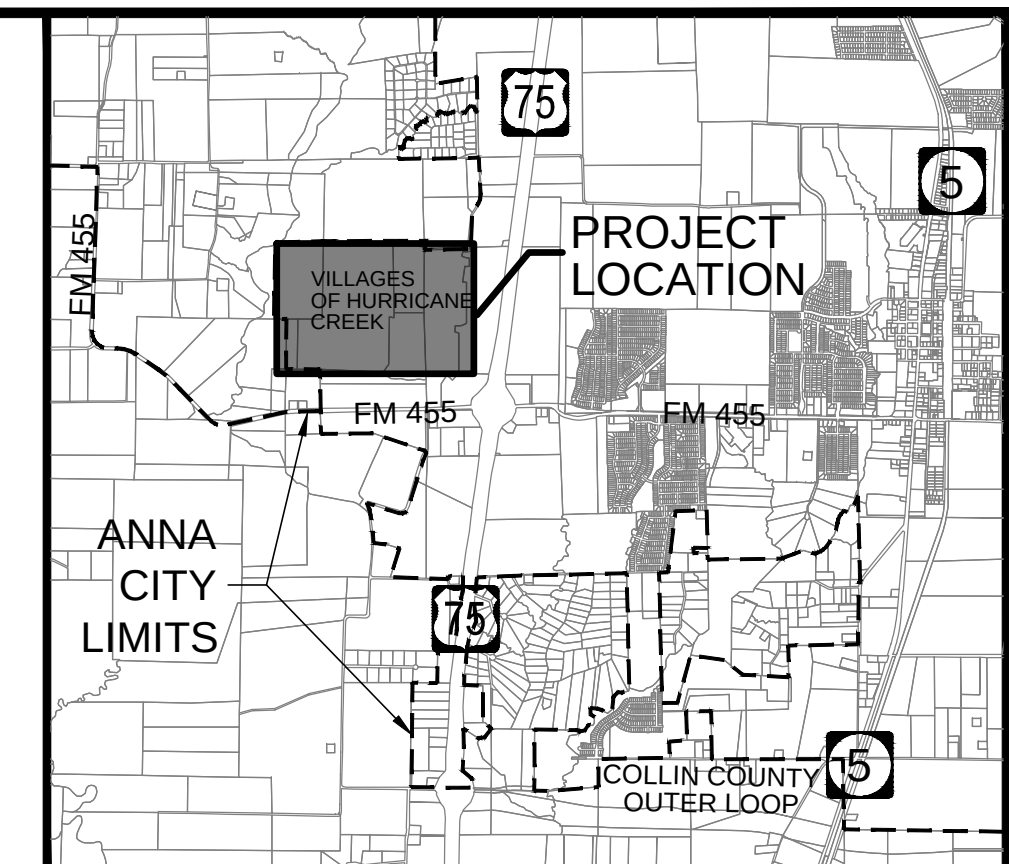
DESIGNED: JDR

DRAWN: JDR

SHEET

SHEET

2 OF 5

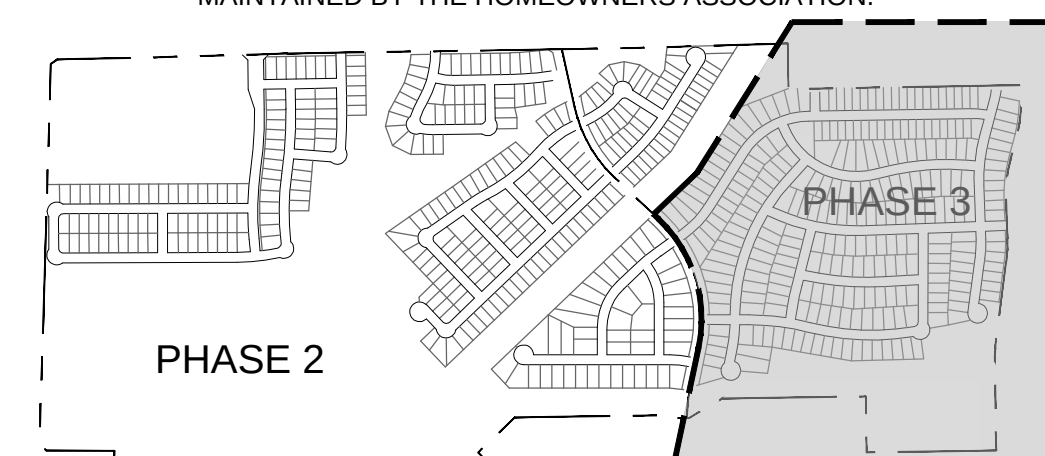


LEGEND

- | | |
|---|-------------------------------|
|  | PROPERTY LINE |
|  | PHASE BOUNDARY LINE |
|  | 100' YR FLOODPLAIN BOUNDARY |
| | 5' PRIVATE WALL |
|  | MAINTENANCE EASEMENT |
|  | EXISTING ELECTRICAL
TOWERS |

NOTE

1. NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
2. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C0155J, DATED JUNE 2, 2009.
3. ALL CORNER CLIPS TO BE 10'x10", EXCEPT ALONG ROSAMOND PARKWAY AND SHADYBROOK TRAIL WHERE THEY WILL BE 25'x25".
4. ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
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6. ALL REQUIRED SCREENING WALLS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



KEY MAP

N.T.S

APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
MARCH 23, 2021
CITY COUNCIL
CITY OF ANNA

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK

CONTAINING LOTS 1-18, BLK A; LOTS 1-21, BLK B; LOTS 1-36, BLK C; LOTS 1-12, BLK D; LOTS 1-37, BLK E; LOTS 1-32, BLK F;
LOTS 1-18, BLK G; LOTS 1-20, BLK H; LOTS 1-22, BLK I; LOTS 1-50, BLK J; LOTS 1-43, BLK K; LOTS 1-50, BLK L; LOTS 1-30, BLK M;
LOTS 1-20, BLK O; LOTS 1-13, BLK P; LOTS 1-12, BLK Q; LOTS 1-15, BLK R; LOTS 1-5, BLK S; LOTS 1-3, BLK T; LOTS 1-1, BLK U;
LOTS 1-13, BLK V; LOTS 1-11, BLK W; LOTS 1-12, BLK X; LOTS 1-11, BLK Y; LOTS 1-7, BLK Z; LOTS 1-7, BLK AA; LOTS 1-6, BLK BB;
LOTS 1-12, BLK CC; LOTS 1-15, BLK DD; LOTS 1-5, BLK EE; LOTS 1-19, BLK FF; LOTS 1-20, BLK GG; LOTS 1-16, BLK HH
FOR A TOTAL OF 596 RESIDENTIAL LOTS AND XX OPEN SPACE LOTS.

CURRENT ZONING: "AG", " PD 55-2003" & "PD 2001-18"
PROPOSED ZONING: "PD RESIDENTIAL"
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER
NAME: CADG HURRICANE CREEK, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #301
FARMERS BRANCH, TEXAS 75234
PHONE: (469) 892-7200
CONTACT: TREVOR KOLLINGER
EMAIL: TREVOR@CENTURIONAMERICA.COM

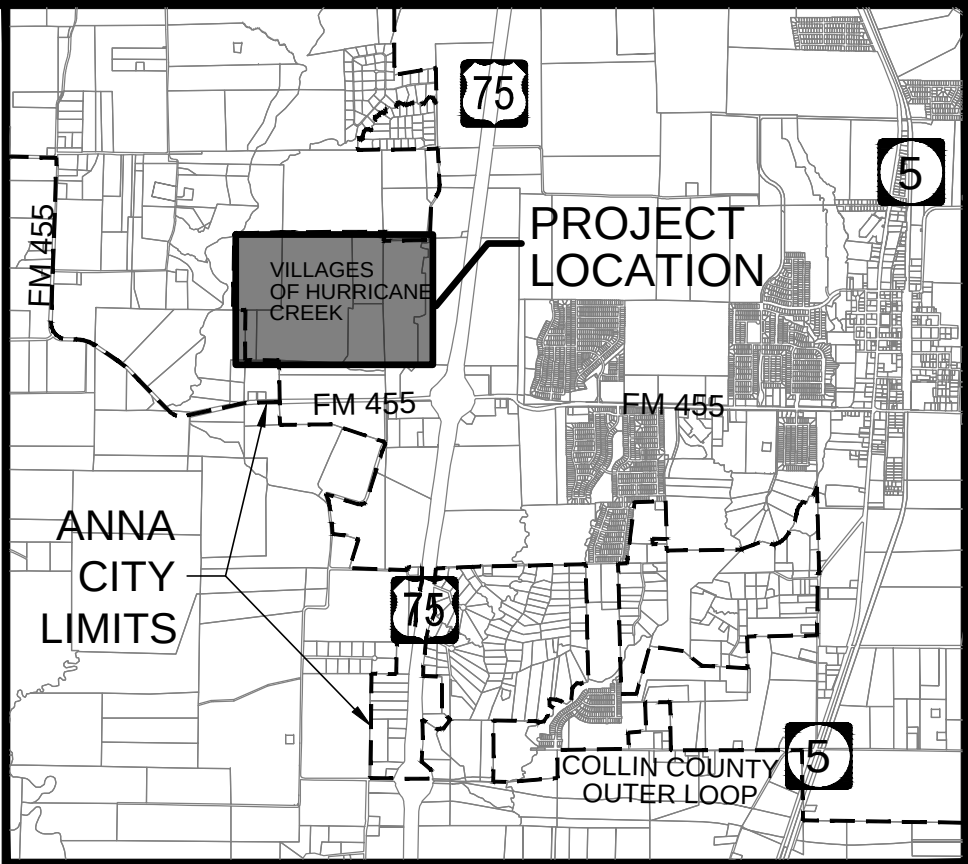
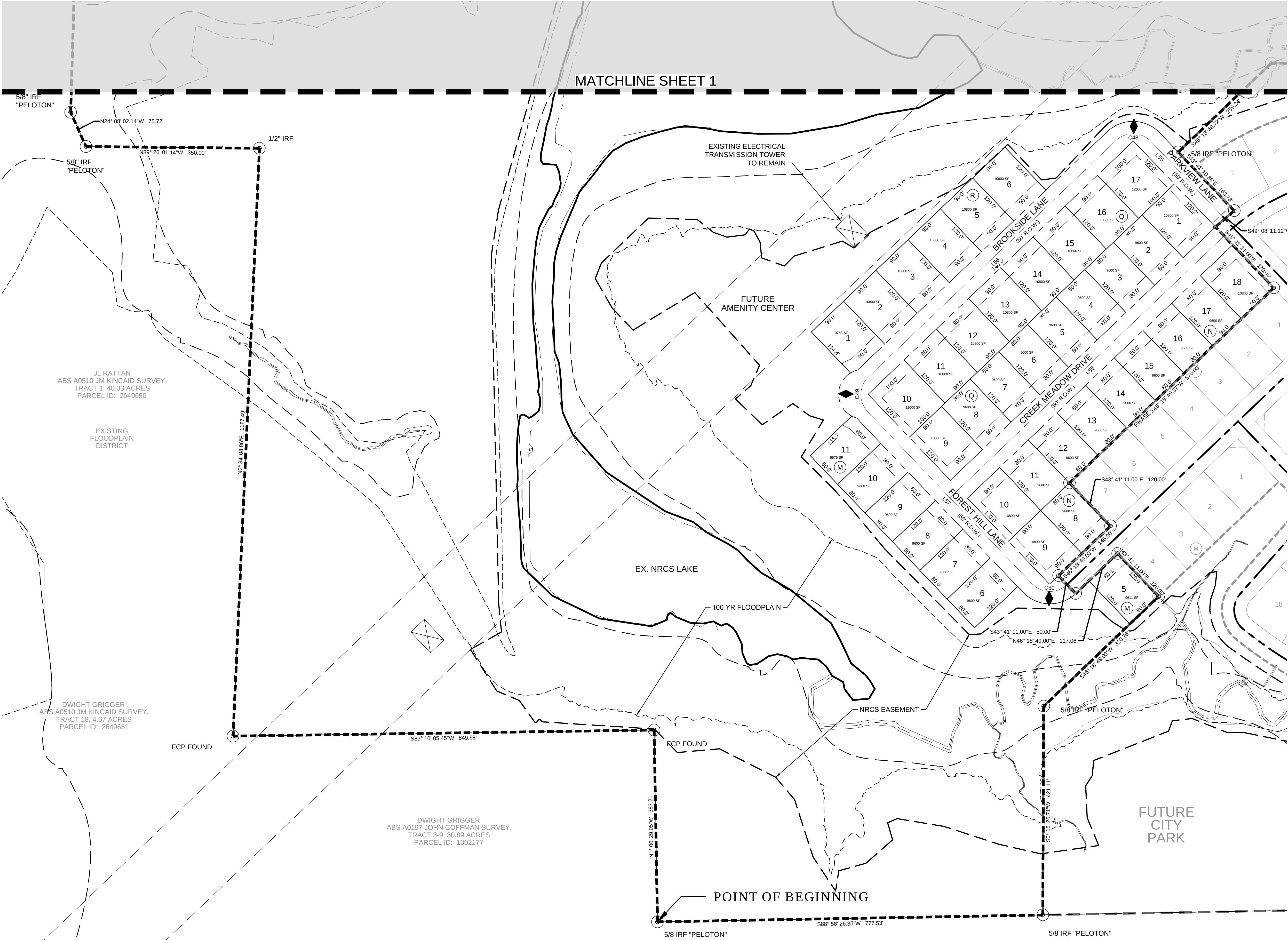
PLANNER / ENGINEER / SURVEYOR

 **PELTON**
LAND SOLUTION

TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRANCISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	JANUARY 2021
PELTON PROJECT #:	CEN13023

DESIGNED: JDR	SHEET 3 OF 5
DRAWN: JDR	
REVIEWER: JWR	

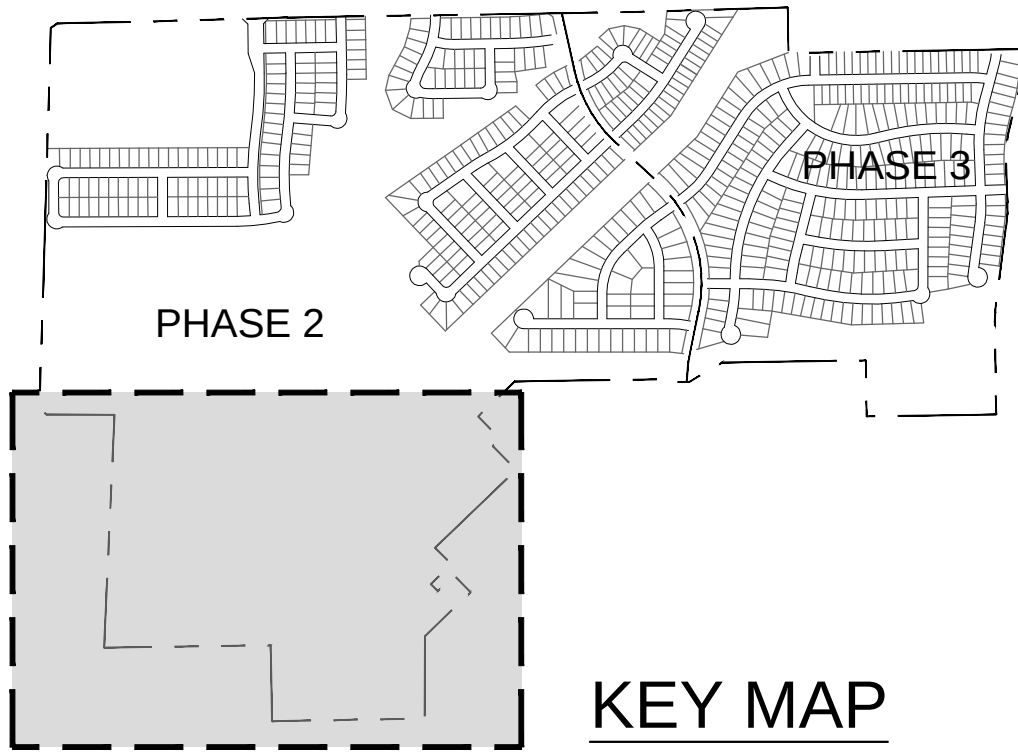


0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- PHASE BOUNDARY LINE
- 100' YR FLOODPLAIN BOUNDARY
- 5' PRIVATE WALL
- MAINTENANCE EASEMENT
- EXISTING ELECTRICAL TOWERS

- NOTES:
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 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C01553, DATED JUNE 2, 2009.
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APPROVED
MARCH 15, 2021
P&Z COMMISSION
CITY OF ANNA

APPROVED
MARCH 23, 2021
CITY COUNCIL
CITY OF ANNA

A PRELIMINARY PLAT FOR
VILLAGES OF HURRICANE CREEK

CONTAINING LOTS 1-18, BLK A; LOTS 1-21, BLK B; LOTS 1-36, BLK C; LOTS 1-12, BLK D; LOTS 1-37, BLK E; LOTS 1-32, BLK F; LOTS 1-18, BLK G; LOTS 1-20, BLK H; LOTS 1-22, BLK J; LOTS 1-50, BLK K; LOTS 1-8, BLK L; LOTS 1-8, BLK M; LOTS 1-30, BLK N; LOTS 1-20, BLK O; LOTS 1-13, BLK P; LOTS 1-16, BLK Q; LOTS 1-55 BLK R; LOTS 1-5, BLK S; LOTS 1-10, BLK T; LOTS 1-11, BLK U; LOTS 1-13, BLK V; LOTS 1-11, BLK W; LOTS 1-12, BLK X; LOTS 1-11, BLK Y; LOTS 1-7, BLK Z; LOTS 1-7, BLK AA; LOTS 1-6, BLK BB; LOTS 1-12, BLK CC; LOTS 1-15, BLK DD; LOTS 1-5, BLK EE; LOTS 1-19, BLK FF; LOTS 1-20, BLK GG; LOTS 1-16, BLK HH FOR A TOTAL OF 596 RESIDENTIAL LOTS AND XX OPEN SPACE LOTS.

270.56 ACRES

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PROPOSED ZONING: "PD RESIDENTIAL"
ANNA, COLLIN COUNTY, TEXAS

OWNER / DEVELOPER

NAME: CADG HURRICANE CREEK, LLC
ADDRESS: 1800 VALLEY VIEW LANE, SUITE #300
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PLANNER / ENGINEER / SURVEYOR

PELOTON
LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 233-1800

DATE: JANUARY 2021
PELOTON PROJECT #: CEN13023

DESIGNED: JDR
DRAWN: JDR

REVIEWER: JWR

SHEET
4 OF 5

LINE TABLE		
LINE	LENGTH	BEARING
L1	77.84'	S00° 54' 31"E
L2	41.56'	S06° 39' 53"E
L3	90.88'	S05° 30' 30"E
L4	965.11'	S89° 47' 01"W
L5	150.00'	S00° 12' 59"E
L6	936.15'	N89° 47' 01"E
L7	250.00'	S00° 12' 59"E
L8	62.45'	N78° 35' 27"E
L9	125.12'	S00° 54' 31"E
L10	432.16'	N89° 02' 26"E
L11	210.17'	N85° 28' 02"W
L12	294.46'	S00° 54' 31"E
L13	243.95'	N89° 05' 29"E
L14	200.00'	N00° 54' 31"W
L15	28.53'	S75° 25' 50"E
L16	292.54'	N89° 05' 29"E
L17	206.01'	S57° 43' 11"E
L18	25.00'	N57° 43' 09"W
L19	335.92'	N32° 16' 49"E
L20	162.05'	N46° 18' 49"E
L21	255.86'	S55° 10' 31"W
L22	373.17'	S43° 41' 11"E
L23	392.59'	S43° 41' 11"E
L24	341.77'	S43° 41' 11"E
L25	336.63'	S43° 41' 11"E
L26	1115.11'	S46° 18' 49"W
L27	119.00'	N43° 41' 11"W
L28	25.00'	S46° 18' 49"W
L29	45.52'	N54° 31' 21"E
L30	323.60'	N32° 16' 49"E
L31	829.68'	N89° 04' 42"E
L32	141.66'	S00° 42' 12"E
L33	26.44'	S21° 13' 13"E
L34	61.90'	S85° 20' 36"E
L35	149.85'	S42° 15' 01"W
L36	24.55'	S00° 03' 45"E
L37	80.26'	S12° 02' 17"W
L38	25.00'	S77° 57' 43"E
L39	206.82'	S14° 50' 37"W
L40	275.69'	S02° 00' 44"E
L41	281.88'	S07° 35' 29"W
L42	25.00'	S82° 24' 31"E
L43	738.22'	N87° 59' 16"E
L44	306.67'	N14° 11' 14"E
L45	82.09'	N09° 29' 13"E
L46	200.73'	N86° 42' 32"E
L47	475.94'	N00° 09' 39"E
L48	241.75'	S89° 41' 29"E
L49	113.97'	S54° 31' 21"W
L50	130.56'	S46° 18' 49"W
L51	151.95'	S00° 00' 00"E
L52	292.82'	N00° 00' 00"E
L53	745.00'	N90° 00' 00"W
L54	25.00'	N00° 00' 02"W
L55	216.23'	N43° 41' 11"W
L56	690.00'	S46° 18' 49"W
L57	480.00'	N43° 41' 11"W
L58	765.00'	N46° 18' 49"E
L59	187.55'	N00° 49' 08"W
L60	12.08'	N90° 00' 00"W

DESCRIPTION:

BEING that certain tract of land situated in the Joseph Boyle Survey, Abstract Number 105, the John Coffman Survey, Abstract Number 197, the J.M. Kincaide Survey, Abstract Number 509, the J.W. Mitchell Survey, Abstract Number 565, and the W. Rattan Survey, Abstract Number 752, Collin County, Texas, and being a portion of those tracts of land referred to as Tract 1 and Tract 2 in deed to CADG Hurricane Creek LLC recorded in Instrument Number 20150529000631020 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "PELTON" found for the most southerly southwest corner of said CADG Tract 1, being the northwest corner of a tract of land described by deed to WBK Partners LTD. recorded in Volume 4292, Page 27 and being in the east line of a tract of land described by deed to Sunlit Holdings LLC recorded in Instrument Number 20180925001201240 referred to as Tract 2 of said (O.P.R.C.C.T.);

THENCE N 01° 00' 29" W, 387.21 feet with the common line between said CADG Tract 1 and said Sunlit Holdings to a fence corner post;

THENCE S 89° 10' 05" W, 849.68 feet continuing with said common line to a fence corner post being the northwest corner of said Sunlit Holdings and the southeast corner of that tract of land described by deed to J. L. Rattan Estate recorded in Volume 343, Page 327 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract 1 and said J.L. Sunlit Rattan Estate Tract the following bearings and distances:

N 02° 34' 09" E, 1,187.49 feet to a 1/2 inch iron rod found;

N 89° 26' 01" W, 350.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 24° 08' 02" W, 75.72 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

THENCE N 01° 42' 50" E, 1,801.15 feet passing a 5/8 inch iron rod with cap stamped with "Peloton" found and continuing in all a total distance of 1,901.15 feet to the approximate center of Hurricane Creek, being the northeast corner of said J.L. Sunlit Rattan Estate Tract and being the most southerly southeast corner of that tract of land described by deed to Blue Spruce LTD Partnership recorded in Instrument Number 19940826000793630 of said (O.P.R.C.C.T.);

THENCE N 56° 39' 59" E, 41.71 feet following the center of said Hurricane Creek to the southeast corner of said Blue Spruce Tract and the southwest corner of that tract of land described by deed to MM Anna 325 LLC recorded in Instrument Number 20190411000386110 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract 1 and said MM Anna 325 Tract the following bearings and distances:

N 88° 59' 33" E, passing at a distance of 100 feet a 5/8 inch iron rod with cap stamped "PELTON" found continuing for a total distance of 427.30 feet to a 1/2 inch iron rod with cap stamped "LLEG" found;

N 88° 18' 31" E, 742.84 feet to a 5/8 inch iron rod with cap stamped "PELTON" found;

N 89° 05' 29" E, 1,757.67 feet to a 3/8 inch iron rod found for the northeast corner of said CADG Tract 1 and the northwest corner of said CADG Tract 2;

N 88° 18' 50" E, 793.96 feet continuing with the common line to a 1/2 inch iron rod found;

S 00° 42' 12" E, 232.26 feet to a 1/2 iron rod found;

THENCE N 89° 04' 42" E, 1,184.38 feet to a 1/2 inch iron rod found for the northeast corner of said CADG Tract 2 and the northwest corner of that tract of land described by deed to Anna Investments LLC recorded in Instrument Number 20180622000777080 of said (O.P.R.C.C.T.);

THENCE with the common line between said CADG Tract and said Anna Investments Tract the following bearings and distances:

S 02° 05' 39" E, 55.77 feet to a 1/2 inch iron rod found and being the beginning of a curve to the right;

With said curve to the right, having an arc distance of 205.60 feet, through a central angle of 16° 49' 44", having a radius of 700.00 feet, the long chords which bears

S 06° 27' 08" W, 204.87 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 14° 47' 37" W, 121.39 feet to a 1/2 inch iron rod found and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 205.59 feet, through a central angle of 16° 49' 39", having a radius of 700.00 feet, the long chord which bears

S 06° 28' 09" W, 204.85 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 02° 00' 44.4" E, 201.29 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" and the beginning of a curve to the right;

With said curve to the right, having an arc distance of 116.43 feet, through a central angle of 09° 31' 48", having a radius of 699.99 feet, the long chord which bears

S 02° 49' 59" W, 116.30 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found for the northwest corner of a tract of land to One Anna Two recorded in Instrument Number 20070201000151610 of said (O.P.R.C.C.T.);

THENCE with the common line of said CADG Tract 2 and said One Anna Two Tract the following bearings and distances:

S 07° 36' 10" W, 394.08 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found and the beginning of a curve to the left;

With said curve to the left, having an arc distance of 101.69 feet, through a central angle of 08° 19' 18", having a radius of 700.15 feet, the long chord which bears

S 03° 23' 47" W, 101.60 feet to a 1/2 inch iron rod with cap stamped "GEER 3258" found;

S 00° 46' 53" E, 471.72 feet to a 5/8 inch iron rod with cap stamped "PELTON" found;

THENCE departing said common line over and across said CADG Tract 2 the following bearings and distances:

S 89° 13' 07" W, 660.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 00° 46' 53" W, 284.46 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 89° 13' 07" W, 731.48 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 59° 28' 33" W, passing at a distance of 15.47 feet the tract line for Tract 2 to said CAGD Tract 1 continuing in total a distance of 195.37 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

THENCE continuing over and across said CADG Tract 1 the following bearings and distances:

S 89° 13' 07" W, 140.84 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 23° 12' 58" W, 16.58 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 89° 13' 07" W, 741.15 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 259.24 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 163.78 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 49° 15' 56" W, 47.89 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 42° 57' 17" E, 170.01 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 570.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 145.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

N 46° 18' 49" E, 117.06 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 43° 41' 11" E, 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

S 46° 18' 49" W, 320.76 feet to a 5/8 inch iron rod with plastic cap stamped "PELTON" found;

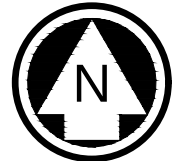
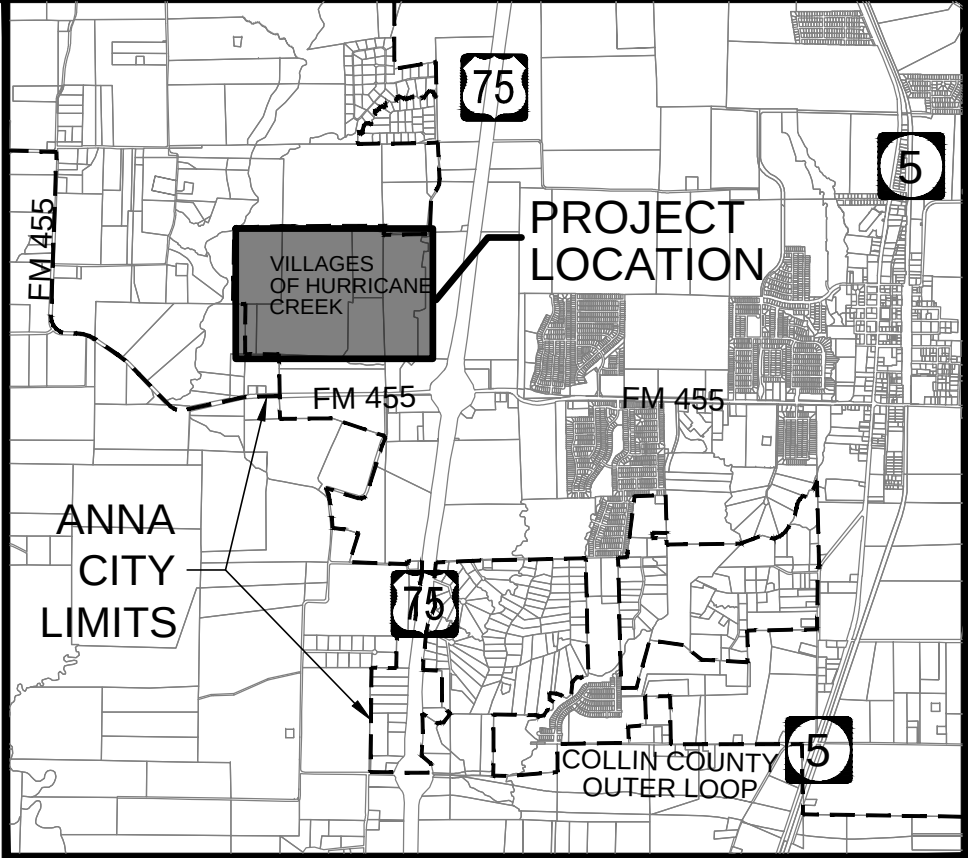
S 00° 15' 27" W, 421.11 feet to a 5/8 inch iron rod stamped "PELTON" found for the north line of said WBK Partners Tract and the south line of said CADG tract;

THENCE S 88° 58' 26" W, 777.53 feet to the Point of Beginning and containing 11,785,601 square feet or 270.560 acres of land more or less.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	005° 45' 22"	1000.00'	50.27'	100.46'	100.42'	S03° 47' 12"E
C2	008° 08' 37"	1000.00'	71.19'	142.13'	142.01'	S02° 35' 34"E
C3	006° 31' 29"	2000.00'	114.00'	227.76'	227.63'	S04° 44' 29"W
C4	013° 30' 44"	1500.00'	177.70'	353.75'	352.93'	S01° 14' 52"W
C5	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 47' 01"W
C6	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 12' 59"E
C7	011° 11' 34"	500.00'	48.99'	97.67'	97.52'	N84° 11' 14"E
C8	084° 49' 31"	50.00'	45.68'	74.02'	67.45'	S35° 34' 45"W
C9	014° 50' 14"	1340.00'	174.48'	347.01'	346.04'	S00° 35' 07"W
C10	008° 54' 45"	2160.00'	168.33'	335.99'	335.65'	S03° 32' 51"W
C11	090° 23' 56"	50.00'	50.35'	78.89'	70.96'	S49° 19' 59"W
C12	005° 02' 32"	2160.00'	95.11'	190.09'	190.03'	S01° 36' 45"W
C13	030° 20' 17"	500.00'	135.56'	264.75'	261.67'	S14° 28' 53"W
C14	009° 46' 31"	500.00'	42.76'	85.31'	85.20'	S24° 45' 46"W
C15	101° 38' 06"	50.00'	61.34'	88.69'	77.51'	S30° 56' 33"E
C16	009° 08' 55"	300.00'	24.00'	47.90'	47.85'	S86° 20' 04"E
C17	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N44° 05' 29"E
C18	015° 28' 41"	300.00'	40.77'	81.04'	80.80'	S83° 10' 11"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C19	008° 15' 49"	1460.05'	105.47'	210.58'	210.40'	N84° 57' 34"E
C20	028° 55' 57"	475.00'	122.54'	239.86'	237.32'	N54° 50' 43"E
C21	081° 54' 05"	50.00'	43.39'	71.47'	65.54'	N81° 19' 47"E
C22	014° 02' 00"	1000.00'	123.08'	244.93'	244.32'	N39° 17' 49"E
C23	026° 50' 07"	525.00'	125.24'	245.89'	243.65'	S54° 20' 40"W
C24	021° 25' 01"	975.00'	184.38'	364.45'	362.33'	S51° 38' 07"W
C25	007° 10' 06"	525.00'	32.88'	65.68'	65.64'	S58° 45' 34"W
C26	098° 51' 42"	50.00'	58.40'	86.27'	75.96'	S05° 44' 40"W
C27	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N88° 41' 11"W
C28	022° 14' 32"	500.00'	98.29'	194.10'	192.88'	N43° 24' 05"E
C29	056° 47' 53"	400.00'	216.27'	396.52'	380.49'	N60° 40' 45"E
C30	013° 58' 59"	400.00'	49.05'	97.62'	97.38'	S83° 55' 49"E
C31	084° 11' 44"	400.00'	361.40'	587.80'	536.32'	S63° 19' 04"E
C32	020° 04' 21"	1325.00'	234.50'	464.19'	461.82'	N84° 37' 14"E
C33	041° 56' 31"	1025.00'	392.86'	750.32'	733.68'	S21° 16' 46"W
C34	011° 43' 48"	869.99'	89.37'	178.11'	177.80'	S06° 10' 24"W
C35	016° 51' 22"	850.00'	125.94'	250.06'	249.16'	S06° 24' 56"W
C36	010° 12' 03"	524.01'	46.77'	93.29'	93.17'	S02° 50' 22"W

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C37	029° 10' 04"	1000.00'	260.18'	509.07'	503.60'	S77° 25' 42"E
C38	004° 42' 01"	1475.00'	60.54'	121.00'	120.97'	N11° 50' 13"E
C39	016° 29' 57"	1500.00'	217.48'	431.95'	430.46'	S85° 02' 29"E
C40	080° 05' 36"	50.00'	42.02'	69.89'	64.34'	N40° 12' 27"E
C41	023° 49' 15"	1300.00'	274.20'	540.48'	536.59'	S87° 50' 08"E
C42	013° 45' 59"	1300.00'	156.93'	312.35'	311.60'	S82° 48' 30"E
C43	008° 01' 46"	1000.94'	70.25'	140.27'	140.16'	S50° 19' 49"W
C44	046° 18' 49"	300.00'	128.31'	242.50'	235.95'	S23° 09' 25"W
C45	041° 50' 27"	300.00'	114.68'	219.08'	214.24'	N20° 55' 13"W
C46	015° 00' 48"	500.00'	65.89'	131.02'	130.64'	N82° 29' 36"W
C47	011° 23' 22"	200.00'	19.94'	39.76'	39.69'	S09° 08' 56"W
C48	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N88° 41' 11"W
C49	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S01° 18' 49"W
C50	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N88° 41' 11"W



0 100' 200'
SCALE: 1" = 100'

LEGEND

	PROPERTY LINE
	PHASE BOUNDARY LINE
	100' YR FLOODPLAIN BOUNDARY
	5' PRIVATE WALL
	MAINTENANCE EASEMENT
	EXISTING ELECTRICAL TOWERS

- NOTES:
- NO LOTS WILL BE SERVED BY A SEPTIC SYSTEM.
 - A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48085C01553, DATED JUNE 2, 2009.
 - ALL CORNER CLIPS TO BE 10"x10", EXCEPT ALONG ROSAMOND PARKWAY AND SHADYBROOK TRAIL WHERE THEY WILL BE 25"x25".
 - ALL REAR YARD BUILDING LINE SETBACKS ARE 10' UNLESS OTHERWISE NOTED.
 - RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY WHERE SUCH RETAINING WALLS ARE LOCATED. RETAINING WALLS OVER 4' WILL BE MAINTAINED BY THE



Item No. 6.f.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Alan Guard

AGENDA ITEM:

Approve the Quarterly Investment Report for the Period Ending December 31, 2020.
(Finance Director Alan Guard)

SUMMARY:

In accordance with the Public Funds Investment Act (PFIA), the City of Anna is required to submit a quarterly report on the investment of all Public funds held by the City. The report includes:

- * Review of the City's holdings
- * Comparison of book vs. market value
- * Allocation information
- * Other information related to PFIA.

The City's portfolio as of the quarter ending December 31, 2020 earned an average yield of 0.36%. The total year-to-date interest \$68,198. The report is attached for your review.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:
GOAL 4 - HIGH PERFORMING, PROFESSIONAL CITY.

STAFF RECOMMENDATION:

Approve the report.

ATTACHMENTS:

1. December 31, 2020 Investment Report

APPROVALS:

Alan Guard,

Created/Initiated - 3/19/2021

Jim Proce, City Manager

Final Approval - 3/19/2021



QUARTERLY INVESTMENT REPORT

For the Quarter Ended

December 31, 2020

The investment portfolio of the City of Anna is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Assistant City Manager

Alan Brand

Finance Director

Shirley Alexander

Accounting Manager

Summary
Investment Report
October 1, 2020 to December 31, 2020

Quarter End Results by Investment Category:

Asset Type	Ave. Yield	December 31, 2020		September 30, 2020	
		Book Value	Market Value	Book Value	Market Value
Bank DDA	0.55%	\$ 33,680,870	\$ 33,680,870	\$ 25,116,965	\$ 25,116,965
Money Market	0.02%	\$ 211,405	\$ 211,405	\$ 211,368	\$ 211,368
Texpool	0.12%	\$ 27,592,457	\$ 27,592,457	\$ 27,584,409	\$ 27,584,409
CDs	0.50%	\$ 1,015,117	\$ 1,015,117	\$ 6,731,525	\$ 6,731,525
Totals		\$ 62,499,849	\$ 62,499,849	\$ 59,644,267	\$ 59,644,267

Current Quarter Average Yield		Fiscal Year-to-Date Average Yield
Total Portfolio	0.36%	Total Portfolio

Quarterly Interest Income	\$68,198
Year-to-date Interest Income	\$68,198

Investment Report

October 1, 2020 to December 31, 2020

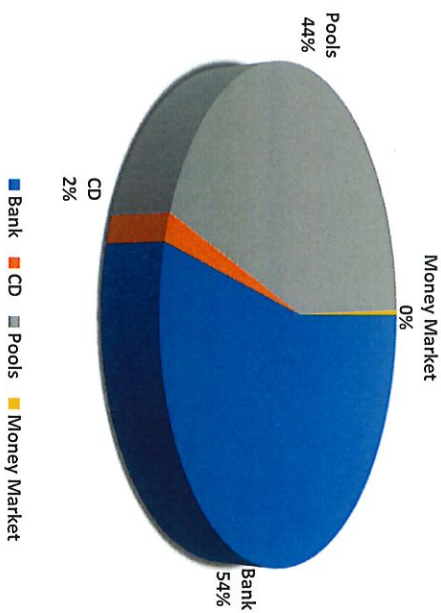
Summary of Total Investment Book Value by Fund Group

	12/31/20	9/30/20
General Fund	\$ 6,951,361	\$ 7,633,592
Debt Service Funds	631,188	139,209
General Capital Projects Non Bond	4,169,022	2,578,522
General Capital Projects Bond	20,930,890	23,495,566
Special Revenue Funds	6,375,732	5,583,327
Water & Sewer Fund	6,734,775	5,931,029
Utilities Funds - Restricted	14,885,893	12,697,876
EDC	458,153	460,390
CDC	1,362,835	1,124,757
TOTAL	\$ 62,499,849	\$ 59,644,267

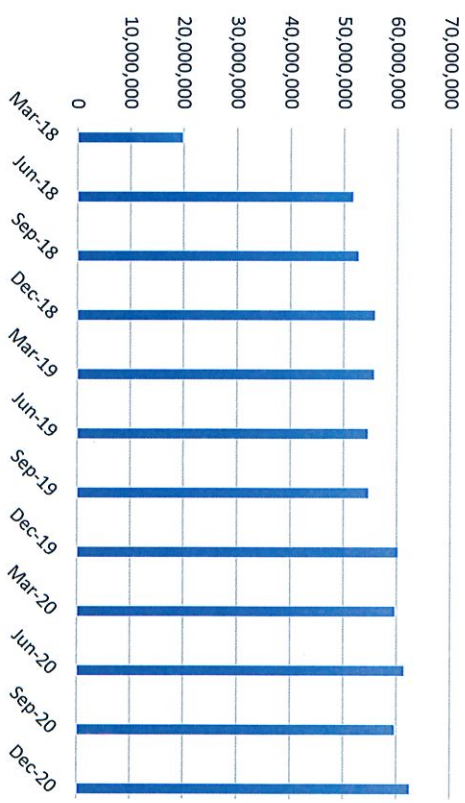
Investment Holdings
Investment Report
October 1, 2020 to December 31, 2020

Description	Yield	Maturity Date	Purchase Date	December 31, 2020		September 30, 2020		Qtr to Qtr Change
				Book Value	Market Value	Book Value	Market Value	
Independent Bank	0.55%	10/1/2019		\$ 33,680,870	\$ 33,680,870	\$ 25,116,965	\$ 25,116,965	\$ 8,563,905
Simmons Bank	0.02%	10/1/2019		\$ 211,405	\$ 211,405	\$ 211,368	\$ 211,368	\$ 37
TexPool	0.12%	10/1/2019		\$ 27,592,457	\$ 27,592,457	\$ 27,584,409	\$ 27,584,409	\$ 8,048
American Nat'l Bank CD #2883	1.81%	11/1/2020	11/1/2019	\$ -	\$ -	\$ 2,090,351	\$ 2,090,351	\$ (2,090,351)
American Nat'l Bank CD #4797	1.81%	11/1/2020	11/1/2019	\$ -	\$ -	\$ 1,016,315	\$ 1,016,315	\$ (1,016,315)
American Nat'l Bank CD # 1660	2.23%	12/18/2020	6/18/2019	\$ -	\$ -	\$ 2,095,469	\$ 2,095,469	\$ (2,095,469)
Independent Bank CD #7898	2.47%	12/21/2020	6/21/2019	\$ -	\$ -	\$ 515,537	\$ 515,537	\$ (515,537)
Simmons Bank CD #5802	0.50%	2/5/2020	8/5/2020	\$ 1,015,117	\$ 1,015,117	\$ 1,013,854	\$ 1,013,854	\$ 1,263
TOTAL				\$ 62,499,849	\$ 62,499,849	\$ 59,644,267	\$ 59,644,267	\$ 2,855,581

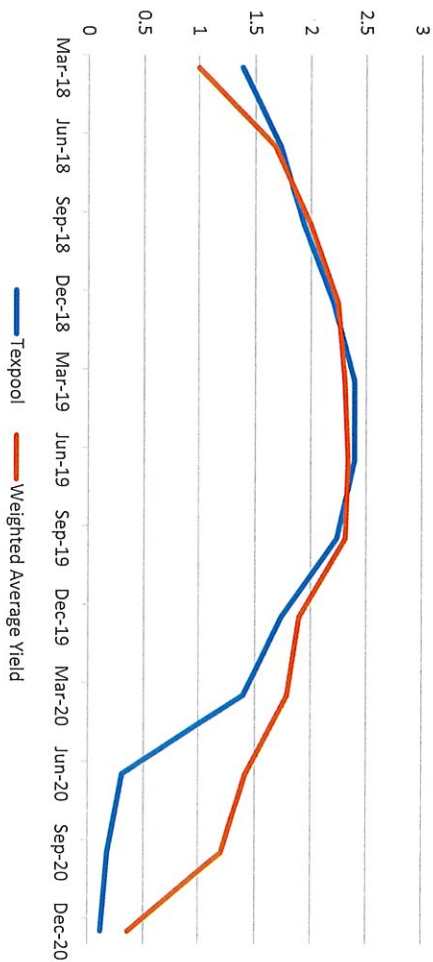
Portfolio Comparison



Total Portfolio



Total Portfolio Performance





Item No. 6.g.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Greg Peters

AGENDA ITEM:

Approve a Resolution authorizing the City Manager to execute an agreement for professional engineering services with Kimley-Horn & Associates, Incorporated in an amount not to exceed \$150,000 for wastewater facility analysis and design in the City of Anna, Texas. (Director of Public Works, Greg Peters, P.E.)

SUMMARY:

Kimley-Horn has been working with the City on the needs, concept, analysis and feasibility of wastewater facilities in the City of Anna. Due to the significant growth and development in the City, additional wastewater facilities are required to adequately provide public sewer service to the community.

The scope of the services pertain to the future wastewater utility service needs for the Hurricane Creek sewer basin located west of US 75 from the southern City Limit to the northern City Limit, as shown in the current City of Anna Wastewater Master Plan attached to this item.

This item will allow Kimley-Horn to move forward with preliminary engineering and the necessary TCEQ permitting processes associated with future wastewater facilities.

FINANCIAL IMPACT:

The total fee for the scope of work is \$135,000, plus hourly fees as required for additional coordination. Staff is recommending a not-to-exceed amount of \$150,000 for the project.

The project is funded through Wastewater Impact Fees.

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval of the resolution.

ATTACHMENTS:

1. Resolution - Professional Services Kimley Horn
2. 2018 WW Master Plan-36x42

APPROVALS:

Greg Peters, Director of Public Works
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED ONE HUNDRED FIFTY THOUSAND DOLLARS AND ZERO CENTS (\$150,000); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Anna is responsible for providing adequate public utility services to the community; and,

WHEREAS, in order to provide for adequate public utility services to the community, preliminary engineering and permitting of sewer facilities is required; and,

WHEREAS, the professional engineering services are for Capital Improvement Projects included in the City of Anna Community Investment Program and the Fiscal Year 2020-2021 Annual Operating Budget, WWE-2020-05 and WWE-2020-06; and,

WHEREAS, the total estimated cost of the services is \$150,000, including \$15,000 to be billed on an hourly not to exceed basis for additional coordination with Federal, State, County, and regional organizations pertaining to wastewater.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Authorization of Payment and Funding.

That the City Manager is hereby authorized to execute the professional services agreement, in an amount not to exceed \$150,000.00 for the City of Anna, Texas.

That funding for the purchase orders shall come from the Wastewater Impact Fee Fund.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this ____ day of March 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Smith

Mayor, Nate Pike

Exhibit “A”
(see following pages)

January 19, 2021

Mr. Greg Peters, P.E.
Director of Public Works
City of Anna
3223 North Powell Parkway
Anna, TX 75409

Re: New Wastewater Treatment Facility Discharge Permit and Preliminary Engineering Report

Dear Mr. Peters:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to the City of Anna ("Client") for the Wastewater Treatment Plant Discharge Permit and Preliminary Engineering Report.

PROJECT UNDERSTANDING

It is our understanding that the Client desires to move forward with a new wastewater treatment facility (WWTF) discharge permit and preliminary engineering report (PER) as required by TCEQ. We understand the client is responsible for property acquisition. The WWTF discharge permit and PER will be based on the site previously evaluated by Kimley-Horn. .

SCOPE OF SERVICES

Task 1 – Wastewater Treatment Facility Discharge Permit

Kimley-Horn will prepare an application to the Texas Commission on Environmental Quality (TCEQ) for a wastewater discharge permit for the Client's Project.

1. Data Collection and Sampling Program
 - a. Deliver a letter request to the Client describing data that should be provided by the Client. Kimley-Horn will also prepare and maintain a data collection log that includes data collection request and date of receipt. Data collection is anticipated to include the following:
 - i. Available influent and effluent daily, weekly, monthly, quarterly, and annual sampling results for the last 4 years at existing City of Anna WWTP.
 - ii. Sludge hauling records and contracts for the existing City of Anna WWTP
 - iii. Existing City of Anna WWTP discharge permit
 - b. Prepare and submit a detailed 2-month sampling plan for Client to execute at the City of Anna WWTP to establish influent loading. Typical sampling parameters to be provided by Client include, but are not limited to, the following:
 - i. Influent total BOD, COD, and filtered COD

- ii. Influent TSS and VSS
 - iii. Influent TKN and Ammonia
 - iv. Influent Total Phosphorus
 - v. Influent pH and temperature
- 2. Determine Discharge Location and Permit Phasing
 - a. Coordinate with the Client to establish a wastewater treatment facility discharge point that will be identified in the permit application on the site selected by the Client.
 - b. Based on growth projections provided by the Client, prepare a preliminary wastewater phasing plan in order to quantify how much wastewater the service area could generate and establish permit phases.
- 3. Meetings
Attend up to four (4) meetings with Client and adjacent landowners, other potential stakeholders and North Texas Municipal Water District concerning the proposed discharge location.
- 4. Pre-Application Coordination with TCEQ
Coordinate with the TCEQ to identify potential wastewater treatment facility discharge parameters. For the purposes of this scope, it is assumed that one (1) virtual meeting with TCEQ will be required.
- 5. Preliminary Treatment Facility Analysis
Based on input from the Client and the TCEQ, prepare a preliminary wastewater analysis for the proposed development. The analysis will consist of the following tasks:
 - a. Conduct one (1) virtual workshop to coordinate with the Client to establish general preferences on the following aspects of the proposed treatment facility:
 - i. Treatment facility general site layout;
 - ii. Vehicle access, paving and parking;
 - iii. Wet and dry utilities
 - iv. Odor control;
 - v. Facilities (buildings, laboratories, etc.);
 - vi. Solids management.
 - vii. Operations.
 - b. Evaluate up to two (2) treatment process options for treating the wastewater. Coordinate with treatment equipment vendors to obtain equipment cost on potential treatment processes that will meet TCEQ approval.
 - c. Prepare preliminary calculations for the sizing of the wastewater treatment facility components for each treatment option.
 - d. Prepare a Rough Order of Magnitude (ROM) Estimate for each treatment process option and provide recommendation to Client
- 6. Phasing Plan
 - a. Analyze the overall sanitary sewer basin to determine ultimate capacity of the facility based on current wastewater master plan and land use assumptions.
 - b. Preliminarily size units and evaluate up to three (3) conceptual layouts for expansion of the wastewater treatment facility to buildout flows.

- c. Identify a phased approach to the facility expansions.
7. Technical Memorandum
- a. Prepare a memorandum to the Client summarizing the analyses performed and provide recommendations for the proposed wastewater treatment facility. The letter shall consist of a technical summary, preliminary site exhibit, buildout site exhibit and phasing exhibit.
 - b. Conduct one (1) virtual meeting to present technical memorandum findings.
8. Preparation of Permit Application
- Following approval by the Client of the Technical Memorandum, the Consultant shall prepare, submit and process a Wastewater Discharge Permit (WWDP) Application with the TCEQ. For the purposes of this scope, it is assumed that the application shall be prepared as a Texas Pollution Discharge Elimination System (TPDES) application for the discharge of the treated effluent into a tributary to Hurricane Creek. The Consultant shall prepare the following tasks in support of a WWDP Application:
- a. Prepare a TCEQ WWDP Application for the Project. For the purposes of this scope, it is assumed that the following application components will be required:
 - i. Domestic Administrative Report;
 - ii. Domestic Technical Report;
 - iii. Receiving Waters Worksheet 2.0;
 - iv. Stream Characteristics Worksheet 2.1;
 - v. Industrial Waste Worksheet 6.0;
 - vi. Core Data Form.
 - b. Prepare supporting documents required for the WWDP Application, including the following:
 - i. Schematic site plan with buffer zone and floodplain requirements incorporated;
 - ii. Affected Landowner Map;
 - iii. USGS Discharge Route Exhibit;
 - iv. Treatment Process Flow Diagram;
 - v. Treatment Unit Dimensions Summary;
 - vi. Design flow calculations;
 - vii. Treatment unit capacity calculations.
 - c. A Sewage Sludge Technical Report will be developed to document the quantities of sludge anticipated in the treatment process and the ultimate disposal of the sludge. If final treatment is to be by contract offsite, by others, formal commitment and treatment capability will be obtained by the Client from the receiving treatment provider and documented to the TCEQ.
 - d. Visit the proposed discharge location in order to gather site data, such as photographs of the proposed treatment site and discharge route, required for the proposed WWDP Application.
 - e. Following review of the Draft Permit Application packet by the Client, incorporate any Client comments and submit the Application packet to TCEQ.
 - f. Respond to comments from TCEQ to assist in a TCEQ determination that the

application is administratively complete. When notified by the TCEQ, publish an Intent to Obtain Permit notice in one (1) local newspaper and submit documentation to the TCEQ clerk. Distribute copies of the Permit Application in a public location determined by the Client.

- g. Respond to technical questions raised by TCEQ in review of the Permit Application. For the purposes of this scope, it is assumed that there will be no more than two (2) rounds of technical comments from the TCEQ.
- h. Review TCEQ issued Draft Discharge Permit and offer corrections or suggestions for Permit conditions consistent with the project development. Coordinate review and comment input from the Client and system operator.
- i. Once authorized by TCEQ, publish Notice of Application and Preliminary Decision in one (1) local newspaper. Monitor request for public hearings or inquiries from interested parties and respond to questions. For the purposes of this scope, it is assumed that responses will be required from the Consultant for up to five (5) inquiries.

Qualifications / Exclusions: Consultant does not represent that the permit will be approved and issued by TCEQ, and Consultant's fees are not contingent on any approval or issuance of the permit.

Task 2 – Preliminary Engineering Report

The Consultant shall prepare, submit and process a Summary Transmittal Letter and Engineering Report as required by the TCEQ. The Consultant shall perform the following tasks in support of the Summary Transmittal Letter and Final Engineering Report:

- a. Size each treatment unit based on the selected treatment process from Task 1. Calculations, analyses, graphs, formulas, constants, and technical assumptions will be provided to support the design and sizing of each unit.
- b. Develop a process flow diagram for the treatment facility.
- c. Develop a schematic layout of the treatment units.
- d. Perform computer simulation modeling to prepare a solids balance to determine recycle ratios and sludge wasting rates for process control.
- e. Develop hydraulic model to determine the elevations of the treatment units and determine the sizing of interconnected piping.
- f. Prepare the Final Engineering Report Document including:
 - i. types of units proposed and their capacities
 - ii. detention times, surface loadings and weir loadings for each unit
 - iii. plot of the hydraulic gradient at peak flow conditions
 - iv. the recommended operation mode
 - v. organic and volumetric loadings pertinent to each treatment unit
 - vi. aeration demands and sizing of blowers
- g. Following review of the Draft Final Engineering Report packet by the Client, incorporate any Client comments and submit the Summary Transmittal Letter and Final Engineering Report packet to TCEQ.

Task 3 – Coordination

Coordination work performed under this task may occur throughout the project and will not be identified as part of other phases of this project.

Coordination work may include, but not limited to the following:

- Meetings with entities NOT identified above;
- Attendance at Public meetings
- Coordination with stakeholders
- Progress reports;
- Preparation and maintenance of project schedules;
- Exchange of technical information such as exhibits, reports, etc. and the direct expenses associated with these items.

Additional Services

Additional services to be performed if authorized by the Client, but which are not included in the above-described Scope of Services, are as follows:

- Preparation and submittal of LOMR/CLOMR
- Design phase services.
- Property acquisition services.
- Wastewater master plan.
- Survey services
- Geotechnical engineering services
- Preparation of platting documents and/or real property survey for site acquisition.
- Accompanying the Client when meeting with the TCEQ, U.S. Environmental Protection Agency, or other regulatory agencies during the course of the Project, beyond those meetings identified above. The Consultant will assist the Client on an as-needed basis in preparing compliance schedules, progress reports, and providing general technical support for the Client's compliance efforts.
- Preparing applications and supporting documents for government grants, loans, or planning advances, and providing data for detailed applications.
- Any additional changes to the Contract Documents necessary to break the project into phases.
- Any services not listed in the Scope of Services.

Fee and Expenses

Kimley-Horn will perform the services in Tasks 1 and 2 on a lump sum basis and Task 3 on a labor fee plus expense basis in accordance with the following tasks:

Task 1 Wastewater Treatment Facility Discharge Permit	\$ 75,000
Task 2 Preliminary Engineering Report	\$ 60,000
Total	\$135,000 (Lump Sum)
Task 3 Coordination	Hourly

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed.

Hourly tasks will be performed on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to our then-current rates.

Direct reimbursable expenses such as express delivery services, fees, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Payment will be due within 25 days of your receipt of the invoice. Due to the everchanging circumstances surrounding the COVID-19 Virus, situations may arise during the performance of this Agreement that affect availability of resources and staff of Kimley-Horn, the client, other consultants, and public agencies. There could be changes in anticipated delivery times, jurisdictional approvals, and project costs. Kimley-Horn will exercise reasonable efforts to overcome the challenges presented by current circumstances, but Kimley-Horn will not be liable to Client for any delays, expenses, losses, or damages of any kind arising out of the impact of the COVID-19 Virus.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to the City of Anna.

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

CITY OF ANNA



Todd Strouse, P.E.
Associate/Project Manager

By: _____
(Signature)



Jeff James, P.E.
Senior Vice President

(Print Name and Title)

(Date)

Attachment – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
- (c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
- (d) Arrange for access to the site and other property as required for the Consultant to provide its services.
- (e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
- (g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the rate of 12% per year beginning on the 25th day. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
- (d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
- (e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the

Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO THE CLIENT AND THE CONSULTANT, THE RISKS ARE ALLOCATED SUCH THAT, TO THE FULLEST EXTENT ALLOWED BY LAW, AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS AGREEMENT OR THE EXISTENCE OF APPLICABLE INSURANCE COVERAGE, THAT THE TOTAL LIABILITY, IN THE AGGREGATE, OF THE CONSULTANT AND THE CONSULTANT'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS TO THE CLIENT OR TO ANYONE CLAIMING BY, THROUGH OR UNDER THE CLIENT, FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF OR IN ANY WAY RELATED TO THE SERVICES UNDER THIS AGREEMENT FROM ANY CAUSES, INCLUDING BUT NOT LIMITED TO, THE NEGLIGENCE, PROFESSIONAL ERRORS OR OMISSIONS, STRICT LIABILITY OR BREACH OF CONTRACT OR ANY WARRANTY, EXPRESS OR IMPLIED, OF THE CONSULTANT OR THE CONSULTANT'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, SHALL NOT EXCEED TWICE THE TOTAL COMPENSATION RECEIVED BY THE CONSULTANT UNDER THIS AGREEMENT OR \$50,000, WHICHEVER IS GREATER. HIGHER LIMITS OF LIABILITY MAY BE NEGOTIATED FOR ADDITIONAL FEE. THIS SECTION 9 IS INTENDED SOLELY TO LIMIT THE REMEDIES AVAILABLE TO THE CLIENT OR THOSE CLAIMING BY OR THROUGH THE CLIENT, AND NOTHING IN THIS SECTION 9 SHALL REQUIRE THE CLIENT TO INDEMNIFY THE CONSULTANT.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** All requests for the Consultant to execute certificates, lender consents, or other third-party reliance letters must be submitted to the Consultant at least 14 days prior to the requested date of execution. The Consultant shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within two years of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal,

or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) Construction Phase Services.

(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) No Third-Party Beneficiaries; Assignment and Subcontracting. This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) Confidentiality. The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) Miscellaneous Provisions. This Agreement is to be governed by the law of the State of Texas. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



November 2018



Item No. 6.h.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Kevin Martin

AGENDA ITEM:

Approve Resolution approving extension of Agreements with Collin County for Animal Control Services regarding Sheltering. (Neighborhood Services Director Marc Marchand)

SUMMARY:

Extension of the Animal Shelter interlocal agreement with Collin County Animal Control Services. The Extension of agreement for a one (1) year period which shall be in effect from October 1, 2020 continuing through and including September 30, 2021.

FINANCIAL IMPACT:

\$25,244

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

This item supports the City of Anna Strategic plan, specifically advancing:

Goal 2: Anna - Great Place to Live

STAFF RECOMMENDATION:

Approve Resolution approving extension of Agreements with Collin County for use of an Animal Shelter.

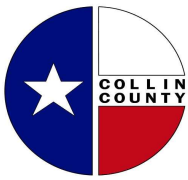
ATTACHMENTS:

1. Exhibit 1_Animal Sheltering Agreement
2. Animal Sheltering Resolution

APPROVALS:

Kevin Martin, Code Compliance Officer
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021



Contract Amendment

Fourteen (14)

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

Vendor: City of Anna
P.O. Box 776
Anna, TX 75409

Effective Date 10/1/2020
Contract No. 10097-09

Contract Interlocal Agreement for Facility Construction and Use of an Animal Shelter in Collin County

Awarded by Court Order No.: 2007-896-10-09
Amendment 13 Court Order No.: 2019-1050-11-11
Amendment 14 Court Order No.:

YOU ARE DIRECTED TO MAKE THE FOLLOWING AMENDMENT TO THIS CONTRACT

- ITEM #1: Extend agreement for the period of October 1, 2020 through September 30, 2021, with the option for either party to terminate the contract with ninety (90) days written notice.
- ITEM #2: Total amount for fiscal year 2021: **\$25,244.00**
- ITEM #3: Add Force Majeure to Terms and Conditions:
Force Majeure: No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; or national or regional emergency (each of the foregoing, a "Force Majeure Event"). A party whose performance is affected by a Force Majeure Event shall give notice to the other party, stating the period of time the occurrence is expected to continue and shall use diligent efforts to end the failure or delay and minimize the effects of such Force Majeure Event.

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

ACCEPTED BY:

(Print Name)
City of Anna
P.O. Box 776
Anna, TX 75409

SIGNATURE
TITLE:
DATE:

ACCEPTED AND AUTHORIZED BY
AUTHORITY OF COLLIN COUNTY
COMMISSIONERS' COURT

Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, Texas 75071

Michelle Charnoski
Purchasing Agent, CPPB
DATE:

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EXTENSION OF THE INTERLOCAL AGREEMENT FOR FACILITY CONSTRUCTION AND USE OF AN ANIMAL SHELTER IN COLLIN COUNTY

WHEREAS, the City Council of the City of Anna, Texas (the "City Council") finds that the Interlocal Agreement for Facility Construction and Use of Animal Shelter in Collin County (the "Agreement") should be extended through September 30, 2021 (the "Extension"); and

WHEREAS, the City Council approves an amendment to the Agreement including an additional fee in the amount of \$25,244.00 for the Extension and the addition of a Force Majeure clause to the terms and conditions;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval and Authorization of Agreement.

The City Council hereby approves the Extension attached hereto as Exhibit 1 to extend the Agreement and ratifies and approves the City Manager's execution of same. The City Manager is hereby authorized to execute all documents and to take all other actions necessary to finalize and enforce the Agreement and the Extension.

PASSED AND APPROVED by the City Council of the City of Anna, Texas on this 23rd day of March 2021.

APPROVED:

ATTEST:

Mayor Nate Pike

City Secretary Carrie Land



Item No. 7.a.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Alan Guard

AGENDA ITEM:

Consider/Discuss/Action on a Resolution accepting the FY 2020 audit report. (Finance Director Alan Guard)

SUMMARY:

The City currently is in the second year of a two to five year contract with the accounting firm Weaver and Tidwell, LLP to prepare the audit and Comprehensive Annual Financial Report (the Annual Report). A final copy of the Annual Report will be provided at the Council meeting. Weaver has drafted a letter to address Council attached as Exhibit 2. A Resolution to take action to accept the audit report is presented to Council.

FINANCIAL IMPACT:

NA

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

GOAL 4 - A HIGH PERFORMING, PROFESSIONAL CITY

STAFF RECOMMENDATION:

Staff recommends approval of the Resolution accepting the FY 2020 audit report.

ATTACHMENTS:

1. Exhibit 1 Anna 2020 Report - draft
2. Resolution Accepting the FY 2020 Audit Report

APPROVALS:

Alan Guard,
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021

INSERT COVER WP1200.17

Yellow highlight = obtain from client

Green highlight = we can complete

THE CITY OF **Anna**

City of Anna, Texas

Comprehensive Annual Financial Report For the Fiscal Year Ended September 30, 2020

Prepared by

The Finance Department

THE CITY OF **Anna**

City of Anna, Texas
Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2020
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City of Anna, Texas
Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2020
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Introductory Section

THE CITY OF **Anna**



March xx, 2021

To the Honorable Mayor and City Council, City Manager,
Neighbors of Anna:

The Comprehensive Annual Financial Report (Annual Report) of the City of Anna, Texas, for the fiscal year ended September 30, 2020 including the independent auditor's report, is hereby submitted in accordance with the provisions of Section 10.3 of the City Charter. Also, state law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with the generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by an independent firm of licensed public accountants. This report is published to fulfill those requirements for the fiscal year ended September 30, 2020.

This report is published to provide the Mayor and City Council, city staff, our neighbors, representatives of financial institutions, our bondholders and other interested parties with detailed information concerning the financial condition and activities of the City. Responsibility for the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. Because the cost of internal controls should not outweigh their benefits, the City of Anna's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute assurance, that the financial statements will be free from material misstatement.

The City of Anna's financial statements have been audited by Weaver and Tidwell, L.L.P., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended September 30, 2020, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first component of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis to accompany the basic financial statements. This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

Profile of the City

The City of Anna, incorporated in 1913, is located in north central Collin County on U.S. 75, State Highway 5, and State Highway 121, about 40 miles north of Dallas, and is one of the fastest growing cities in the Dallas/Fort Worth Metroplex. The City currently occupies a land area of approximately 15.96 square miles and services approximately 15,010 residents. The City of Anna is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing body.

The City of Anna operates under a home rule charter adopted in 2005, with a Council-Manager form of government. Policy-making and legislative authority are vested in the City Council consisting of the Mayor and six Council members. The City Council is responsible for, among other things, passing ordinances, resolutions, and regulations governing the City as well as adopting the budget which serves as the foundation for financial planning and control. The City Council appoints the City Manager, who has full responsibility for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the government and appointing the heads of the various departments. The City Council also appoints the City Attorney, City Secretary, and Municipal Judge. The Council is elected on a non-partisan basis. Council members serve three-year staggered terms.

The City of Anna provides a full range of services, including police and fire protection; municipal court; parks and recreation; water and sewer services; solid waste collection/disposal; and the construction and maintenance of streets and other infrastructure. In addition, the City of Anna is also financially accountable for a legally separate economic development corporation and community development corporation, which are reported separately with the City of Anna's financial statements. Additional information on these legally separate entities can be found in the Notes to the Financial Statements. The City currently has 102.5 budgeted full-time equivalent positions.

The annual budget serves as the foundation for the City of Anna's financial planning and control. All departments of the City of Anna are required to submit a budget that would maintain current services and new requests for appropriations separately to the City Manager. The City Manager and Budget Manager then use these requests as the starting point for developing a proposed budget. The City Manager and Budget Manager then presents a proposed budget to Council for review no later than August 15th. The Council is required to hold public hearings on the proposed budget and to adopt the final budget no later than September 20th.

The appropriated budget is prepared by fund and department (e.g., police). The City Manager may authorize transfers of appropriations within a department and between departments within a fund and within major line item categories. Increases or decreases of appropriations to a fund; however, require special approval of the City Council in the form of an Ordinance formally amending the adopted budget.

Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented as part of the basic financial statement for the governmental funds. For other governmental funds with appropriated annual budgets, this comparison is presented in the governmental fund subsection of the report.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Anna operates.

Local Economy

The City of Anna's economic outlook continues to improve due to the overall improvement in the economy and continued residential and commercial growth. This is evidenced by local economic indicators such as a significant increase in tax appraisal values, the increase in residential building permits, and continued sales tax growth. Residential construction activity remains strong in the City of Anna. In FY 2020, the City received 830 single family building permit applications. In addition, Starbucks, Whataburger, Chick-fil-A, Salsa Tex Mex, Sunrise Café, a surgery center, and a free-standing emergency room will be opening in the FY 2020.

The Anna Economic Development Corporation (EDC) works in cooperation with the Community Development Corporation to coordinate efforts that expand the city's business tax base with a focus on creating primary jobs within the City of Anna. The corporations have provided incentives that resulted in much of the retail development that has occurred in Anna since 2008. The EDC was instrumental in recruiting Brookshires Grocery Company, CVS pharmacy, McDonalds, and Walmart. The EDC owns and operates Inc-Cube, a small business incubator located in our downtown. The corporations cooperatively purchased an 85-acre tract of land at the northeast corner of State Highway 5 and the Collin County Outer Loop with the intent of developing a business park.

Anticipated growth is expected to continue for the north Collin County region. This has improved the overall connectivity and mobility to and within Anna, but also will bring continued growth and new development.

Long –Term Financial Planning

The City's fund balance/operating position concept continues to be an important factor in policy decisions. The City's Financial Policy states that the City's target unassigned fund balance is an amount equal or greater than 25% of annual general fund operating expenditures. The City's ending unassigned fund balance for fiscal year 2020 reflected a fund balance of 63% of total expenditures, well above the stated goal. These resources allow the City to avoid disruptions in services during economic downturns and to ensure that there will be adequate liquid resources to serve as a financial cushion against the potential shock of unanticipated events.

Major Initiatives

At the end of the 2019-2020 fiscal year, the City of Anna had a number of major projects in progress. The City Council and City staff continue to work to ensure completion of ongoing projects that will provide infrastructure improvements to the City of Anna. During 2019-2020, the City met with governmental partners including Collin County, TxDOT and the North Central Texas Council of Governments (NCTCOG) to review the City's transportation priorities and to discuss opportunities to partner on future projects. The City also continues to use developer incentives/agreements to improve other critical roadways within the City.

The City completed the process of selecting a Construction Manager at Risk (CMR) and moved forward with determining the maximum guaranteed price to construct a new municipal complex. These projects are funded from Certificate of Obligation bonds the City issued in the FY 2018. These City facilities are needed in order to continue to expand, provide quality services to the neighbors, and provide a more central location for staff to be located. The new municipal complex will include a City Hall with a Police Department and a stand-alone fire station.

In addition, the Public Works Department completed the Foster Crossing Waterline project in August of 2020, extending a 12-inch water main from the east side of State Highway 5 to Pecan Grove Phase 1. The City also began the preliminary engineering for Ferguson Parkway, has progressed the engineering design of Rosamond Parkway and engineering design for the Hurricane Creek Trunk Sewer. All of these key projects will improve and expand infrastructure to serve the growing needs of the community.

The Parks Department began several key projects during FY 2020. One major project was the restoration of the train depot which was relocated to Shirley Heritage Park. This was done in conjunction with the Anna Area Historical Preservation Society. In addition, a community build playground was constructed at Shirley Heritage Park, as well as a gazebo. In the upcoming year, the City will work to finalize the park by adding a locomotive to the park.

Another Park's project that was completed in FY 2020 was the construction of the City's first dog park. The dog park consists of open space, a steel fence, a pergola structure, benches, water fountains, and obstacle equipment for the dogs to utilize.

Additional information related to the capital improvement projects and funding for those improvements is located in the Five-Year Capital Improvements Plan located in the City's annual budget book.

Fund Accounting: The City's accounting system is organized and operated on a "fund basis." Each fund is a distinct, self-balancing entity. A description of the various major funds and fund types is contained in the Notes of the financial statements. A description of each individual non-major fund is contained at the beginning of its related combined financial statement.

Basis of Accounting: The City's accounting records for all governmental funds are maintained on the modified accrual basis of accounting. This method recognizes revenue when it is measurable and available and expenditures when goods or services are received. All proprietary funds are accounted for using the accrual basis of accounting; revenue is recognized when it is earned, and expenses are recognized when they are incurred.

Internal Control: Management of the City is responsible for establishing and maintaining an internal control structure. This structure is designed to provide reasonable, but not absolute, assurance that: (1) City assets are protected from loss, theft or misuse; and (2) City financial records and data are accurate and reliable. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived from it, and that the evaluation of cost and benefits requires estimates and judgments by management.

Budgetary Control: Each year, on or before September 20th, the City Council adopts an annual operating budget for the ensuing fiscal year. The operating budget includes anticipated revenues and expenditures for the General Fund, Special Revenue Funds, the Debt Service Fund, and Proprietary Funds. The budget is a planning device that defines the type, quality, and quantity of City goods and services that will be provided to our neighbors. The budget is also a control device that serves as a system of "checks and balances" between levels of City government. The budgetary system ensures that individual departments contain their expenditures within limitations set by the City management, and that City management contains expenditures for the entire City within limitations set by the City Council. After adoption, the City Manager may authorize transfers of appropriations within a department and between departments within a fund and within major line item categories. Increases or decreases of appropriations to a fund; however, require special approval of the City Council in the form of an Ordinance formally amending the adopted budget.

Awards and Acknowledgements

Awards – The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Anna for its Annual Report for the fiscal year ending September 30, 2019. This is the second year the City has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current Annual Report continues to meet the Certificate of Achievement Program's requirements. We will be submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements - The presentation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Finance Department and all department directors. We would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. We would also like to thank the Mayor and the City Council for their continued interest and support for maintaining the highest standards of professionalism in the management of the City of Anna financial operations.

Furthermore, the work of the independent auditors from Weaver and Tidwell, L.L.P., is greatly appreciated.

Respectfully submitted,

Alan Guard
Finance Director



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

**City of Anna
Texas**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2018

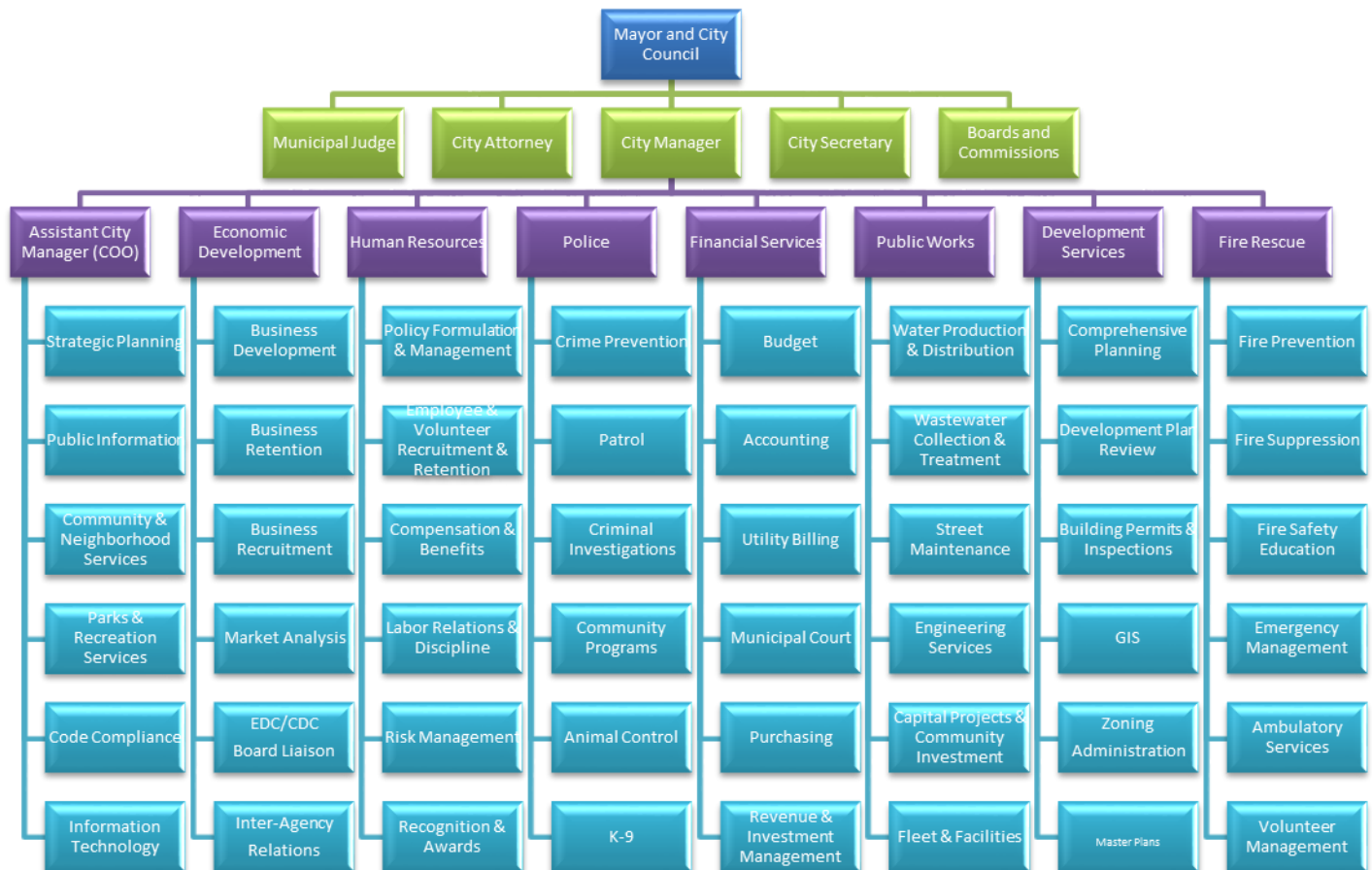
Christopher P. Morrell

Executive Director/CEO

City of Anna, Texas

Organizational Chart

September 30, 2020



City of Anna, Texas
Elected Officials and Management
September 30, 2020

City Council

Nate Pike	Mayor
Kevin Toten	Place 1
Josh Vollmer	Place 2 – Deputy Mayor Pro-Tem
Stan Carver II	Place 3
Randy Atchley	Place 4
Danny Ussery	Place 5
Lee Miller	Place 6 - Mayor Pro-Tem

Management

Jim Proce, ICMA-CM	City Manager
Ryan Henderson	Assistant City Manager
Clark McCoy	City Attorney
Carrie Land	City Secretary
Alan Guard	Finance Director
Terri Doby	Budget Manager
Dean Habel	Chief of Police
Ray Isom	Fire Chief
Greg Peters, PE	Director of Public Works
Ross Altobelli	Director of Development Services
Stephanie Beitelschies	Director of Human Resources
Joey Grisham	Economic Development Director
Marc Marchand	Director of Neighborhood Services

Financial Section

THE CITY OF **Anna**

Independent Auditor's Report

The Honorable Mayor
and Members of the City Council of the
City of Anna, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Anna, Texas (the City), as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

The Honorable Mayor
and Members of the City Council of the
City of Anna, Texas

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Anna, Texas, as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Required Supplementary Information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Introductory Section, Statistical Section and Combining and Individual Fund Statements and Schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Combining and Individual Fund Statements and Schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Combining and Individual Fund Statements and Schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory and Statistical Sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

The Honorable Mayor
and Members of the City Council of the
City of Anna, Texas

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March xx, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

(Firm Name)

Dallas, Texas
March xx, 2021

THE CITY OF **Anna**

Management's Discussion and Analysis

As management of the City of Anna, Texas (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information contained in this report.

Financial Highlights

- The City's total combined net position was \$119,600,973 at September 30, 2020. Of this, \$13,788,541 (unrestricted net position) may be used to meet the City's ongoing obligations to its citizens and creditors.
- The City had an overall increase in net position of \$27,547,223. The increase is primarily a result of \$13,181,867 of capital grants and contributions.
- On a government-wide basis, the City's total liabilities increased by \$1,322,691. The increase in liabilities is primarily a result of increased payables due to contractors for PID capital projects.
- At the close of the current fiscal year, the City's governmental funds reported combined fund balances of \$39,115,491, a decrease of \$6,928,920. This decrease is largely due to an increase in capital projects expenditures.
- As of the end of the year, the unassigned fund balance of the General Fund was \$6,421,607 or 63% of total General Fund expenditures.

Overview of the Financial Statements

The discussion and analysis provided here is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, deferred inflows of resources, deferred outflows of resources, liabilities, and net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other non-financial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered in order to assess the overall health of the City.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, culture and recreation, and economic development. The business-type activities of the City include water, sewer, and sanitation operations.

FUND FINANCIAL STATEMENTS

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and a fiduciary fund.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in assessing a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains twelve individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General Fund, Capital Projects Fund, Debt Service Fund, and PID Capital Projects Fund, which are all considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in a separate section of the report.

The City adopts an annual appropriated budget for its General Fund and Debt Service Fund.

Proprietary Funds

The City's proprietary fund is an enterprise funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses an enterprise fund to account for its water, sewer, and sanitation operations. All activities associated with providing such services are accounted for in this fund, including administration, operation, maintenance, debt service, capital improvements, meter maintenance, billing and collection. The City's intent is that costs of providing the services to the general public on a continuing basis is financed through user charges in a manner similar to a private enterprise.

Proprietary financial statements provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Utility Fund, which is considered to be a major fund of the City.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City has one fiduciary fund, the PID Agency Fund.

Component Units

The City maintains the accounting and financial statements for two component units. The Anna Economic Development Corporation and Anna Community Development Corporation are discretely presented component units.

Notes to Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The required RSI includes a budgetary comparison schedule for the General Fund, schedule of changes in the net pension liability and related ratios, schedule of employer contributions for the Texas Municipal Retirement System (TMRS), schedule of changes in the Total OPEB liability and related ratios, and schedule of OPEB contributions for TMRS. RSI can be found after the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted previously, net position may serve over time as a useful indicator of the City's financial position. For the City of Anna, net position was \$119,600,973 as of September 30, 2020, in the primary government.

The largest portion of the City's restricted net position, \$84,816,483, reflects its investments in capital assets (e.g., land, park improvements, buildings, furniture and fixtures, streets, drainage, machinery and equipment, etc.), less any debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

The following table reflects the condensed Statement of Net Position:

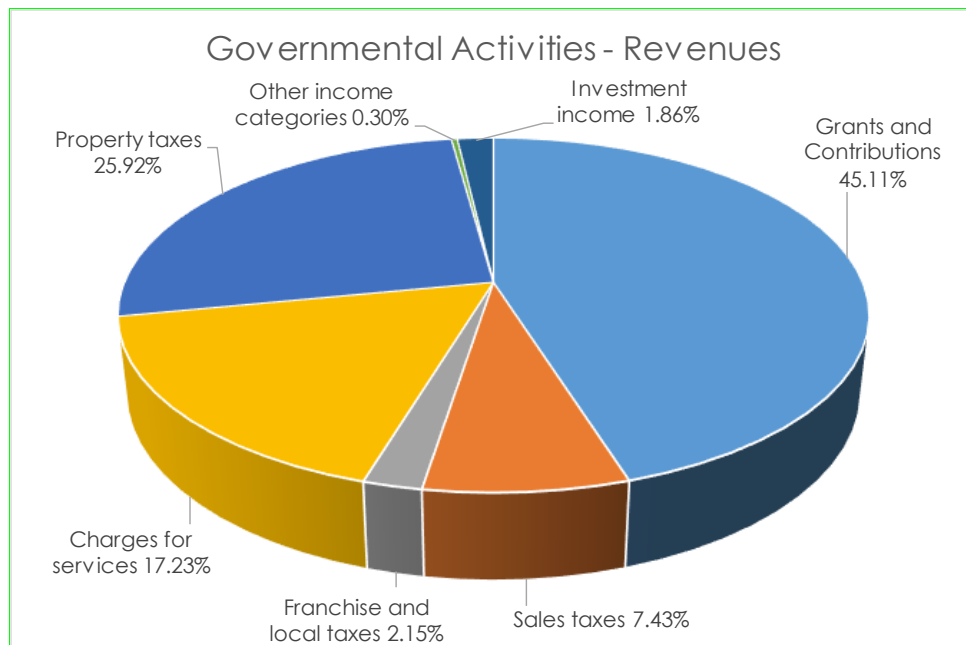
	Governmental Activities		Business-Type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Current and other assets	\$ 22,865,426	\$ 27,185,006	\$ 7,454,522	\$ 6,017,875	\$ 30,319,948	\$ 33,202,881
Restricted assets	21,495,917	21,056,952	13,578,283	9,638,637	35,074,200	30,695,589
Capital assets, net	62,282,553	40,208,990	56,968,521	51,614,559	119,251,074	91,823,549
Total assets	106,643,896	88,450,948	78,001,326	67,271,071	184,645,222	155,722,019
Deferred outflows of resources	799,800	654,679	316,144	327,114	1,115,944	981,793
Current liabilities	5,942,204	2,657,248	3,735,447	3,617,083	9,677,651	6,274,331
Noncurrent liabilities	35,188,753	35,916,425	20,956,999	22,308,956	56,145,752	58,225,381
Total liabilities	41,130,957	38,573,673	24,692,446	25,926,039	65,823,403	64,499,712
Deferred inflows of resources	265,350	113,902	71,440	36,448	336,790	150,350
Net position:						
Net investment in capital assets	49,605,921	33,525,898	35,210,562	28,632,597	84,816,483	62,158,495
Restricted	7,417,666	10,681,098	13,578,283	9,638,637	20,995,949	20,319,735
Unrestricted	9,023,802	6,211,056	4,764,739	3,364,464	13,788,541	9,575,520
Total net position	\$ 66,047,389	\$ 50,418,052	\$ 53,553,584	\$ 41,635,698	\$ 119,600,973	\$ 92,053,750

Statement of Activities:

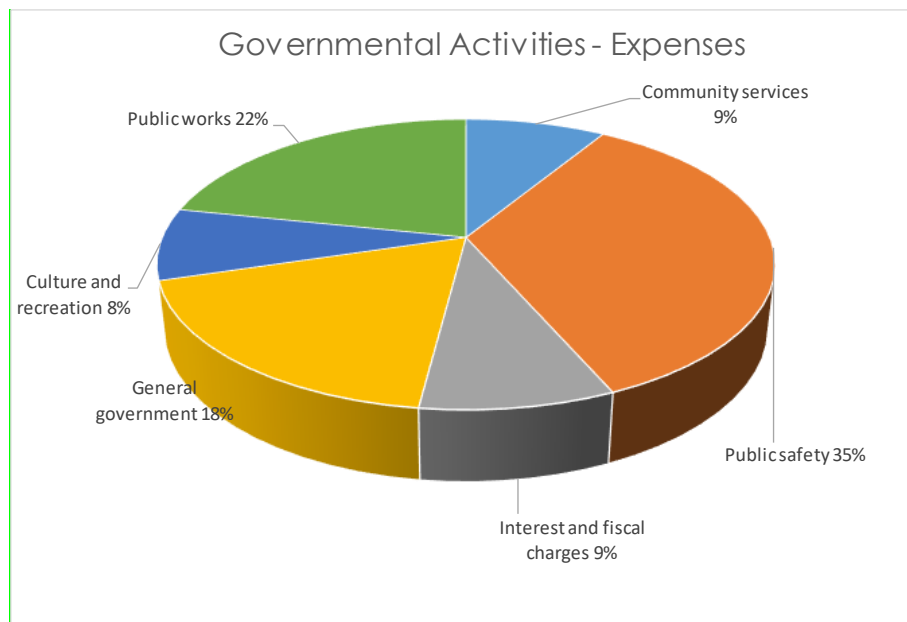
The following table provides a summary of the City's changes in net position:

	Governmental Activities		Business-type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	\$ 5,271,759	\$ 3,134,869	\$ 15,852,302	\$ 14,947,376	\$ 21,124,061	\$ 18,082,245
Operating grants and contributions	616,207	182,943	-	-	616,207	182,943
Capital grants and contributions	13,181,867	15,179,885	6,716,462	3,346,660	19,898,329	18,526,545
General revenues:						
Property taxes	7,929,530	6,728,848	-	-	7,929,530	6,728,848
Sales taxes	2,271,318	1,835,421	-	-	2,271,318	1,835,421
Franchise and local taxes	657,331	612,332	-	-	657,331	612,332
Investment income	568,920	1,044,444	175,248	276,200	744,168	1,320,644
Other revenue	70,560	84,132	-	-	70,560	84,132
Gain on sale of assets	20,111	135,910	-	-	20,111	135,910
Total revenues	30,587,603	28,938,784	22,744,012	18,570,236	53,331,615	47,509,020
Expenses:						
General government	2,669,302	1,954,083	-	-	2,669,302	1,954,083
Public safety	5,074,735	3,972,445	-	-	5,074,735	3,972,445
Culture and recreation	1,172,862	877,455	-	-	1,172,862	877,455
Public works	3,176,361	4,113,592	-	-	3,176,361	4,113,592
Community services	1,280,415	1,289,798	-	-	1,280,415	1,289,798
Interest and fiscal charges	1,258,204	2,420,375	-	-	1,258,204	2,420,375
Water, sewer, & sanitation	-	-	11,152,513	11,664,343	11,152,513	11,664,343
Total expenses	14,631,879	14,627,748	11,152,513	11,664,343	25,784,392	26,292,091
Change in net position before transfers	15,955,724	14,311,036	11,591,499	6,905,893	27,547,223	21,216,929
Transfers	(326,387)	(48,542)	326,387	48,542	-	-
Total transfers	(326,387)	(48,542)	326,387	48,542	-	-
Change in net position	15,629,337	14,262,494	11,917,886	6,954,435	27,547,223	21,216,929
Net position, beginning	50,418,052	36,155,558	41,635,698	34,681,263	92,053,750	70,836,821
Net position, ending	\$ 66,047,389	\$ 50,418,052	\$ 53,553,584	\$ 41,635,698	\$ 119,600,973	\$ 92,053,750

Graphic presentations of selected data from the summary tables are displayed below to assist in the analysis of the City's activities.



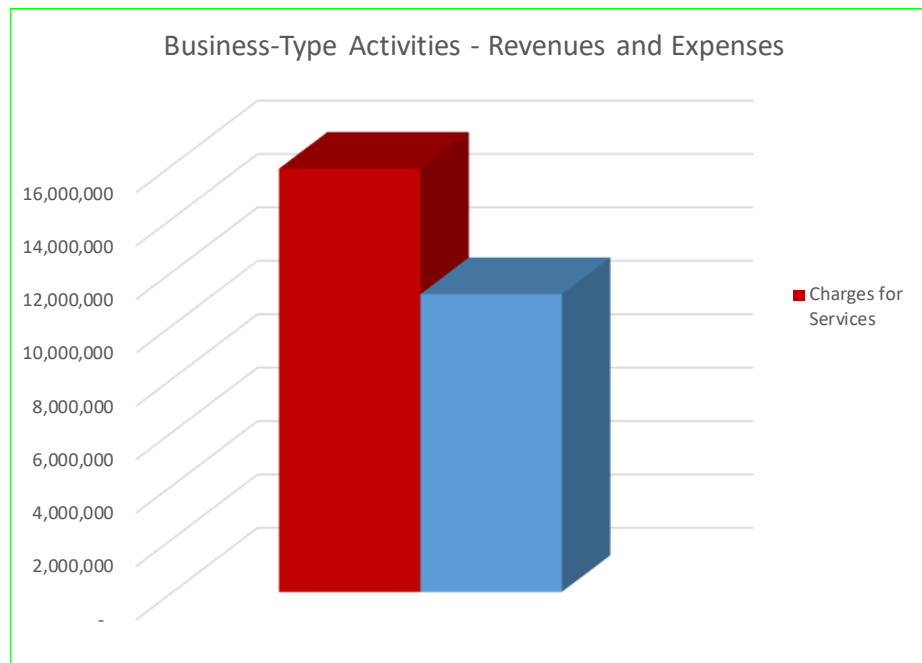
For the year ended September 30, 2020, revenues from governmental activities totaled \$30,587,603. Capital grants and contributions, property taxes, and charges for services are the City's largest revenue sources. Property taxes increased by \$1,200,682 or 18% when compared to 2019 due to an increase in overall assessed property values. Capital grants and contributions decreased by \$1,998,018 mainly due to a decrease in contributed capital relating to streets and drainage. The following graph shows the governmental function expenses of the City:



For the year ended September 30, 2020, expenses for governmental activities totaled \$14,631,879. This represents an increase of \$4,131 from the prior year. The City's largest increase was in public safety and totaled \$1,102,290 or 28%, due to costs associated with Covid-19 pandemic response.

Interest and fiscal charges decreased \$1,162,171, or 48%, due to decreased interest payments on bonds payable.

Business-type activities are shown comparing operating costs to revenues generated by related services.



For the year ended September 30, 2020, charges for services by business-type activities totaled \$15,852,302. This is an increase of \$904,926, or (6%), from the previous year. This increase in revenues is directly related to an increase in water (2.36%) and sewer rates (25.77%) and a normal year of rainfall, as opposed to the “wet” year experienced in FY 2019, when water consumption was less than anticipated. Expenses totaled \$11,152,513, which was a decrease of \$511,830, or 4% due to fewer inflow and infiltration issues the City has experienced than in previous years. The Public Works Department completed several I&I projects during FY 2020 to aid in resolving these issues. The City will continue to complete I&I projects in FY 2021 in order to minimize the amount of rainfall the City is treating through the City’s sewer system.

FINANCIAL ANALYSIS OF THE CITY’S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City’s governmental funds is to provide information of near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City’s net resources available for spending at the end of the year.

As of September 30, 2020, the General Fund reflected a total fund balance of \$6,445,516. Of this, \$13,279 is considered restricted for parks.. Unassigned fund balance totaled \$6,421,607 as of year-end. The General Fund saw a significant increase in property taxes when compared to the prior year. This directly relates to the addition of new properties to the tax roll, as well as an increase in property values.

The Capital Projects Fund had an ending fund balance of \$29,456,663 at year-end for a decrease of \$4,319,053 due to an increase in payments for current capital projects, primarily the new fire station and City Hall.

The Debt Service Fund had an ending fund balance of \$148,439 at year-end for an increase of \$58,562 due primarily to increase in property tax revenue.

The PID Capital Projects Fund had an ending fund balance of \$2,567,342 at year-end, a decrease of \$4,937,437 from the previous year. The decrease in fund balance was primarily due to increased capital projects in the current year.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

CAPITAL ASSETS

As of the end of the year, the City's governmental activities funds had invested \$62,282,533 in a variety of capital assets and infrastructure, net of accumulated depreciation. The City's business-type activities funds had invested \$56,968,521 in a variety of capital assets and infrastructure, net of accumulated depreciation.

Major capital asset events during the current year include the following:

- Street contributions of \$12,423,201 relating to paving and drainage.
- Water & Sewer improvements totaling \$7,046,055.
- Construction in progress for the Municipal Complex and Fire Station totaling \$6,368,363.

More detailed information about the City's capital assets is presented in Note 5 to the financial statements.

LONG-TERM DEBT

At September 30, 2020, the City had total bonds, contractual obligations, and capital leases outstanding of \$56,239,494. During the year, the City made payments on long-term debt totaling \$1,704,698. More detailed information about the City's long-term liabilities is presented in Note 6 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

The economy remains strong for the City of Anna and the North Texas region. The City continues to focus on economic development and working toward providing a balanced community. The City is taking a more proactive and aggressive approach to economic development with its business recruitment efforts, as well as continued development of residential housing options. In addition, the City continues to conservatively manage its budget. The fiscal year 2019-2020 budget reflects the commitment of the City Council and staff to focus on enhancing the quality of existing services to our neighbors and respond to our city's continuing growth and development, while maintaining a strong financial position.

Since property values stabilized in 2013 following the 2008-2011 housing recession, the City has continued to see healthy increases in the value of existing properties. For the tax year 2019, the City saw existing property values increase just over 10% and \$73,451,007 in new value was added to the tax roll. Again, for the 2020 tax year, the City saw existing property values increase just over 15% and \$170,065,263 in new value was added to the tax roll. We remain cautiously optimistic that we will experience modest, but slowing, appreciation in the value of existing properties and additional value will continue to be added to the tax roll, as a result of new residential and commercial construction in the near term. In FY 2020, Chick-fil-A, Whataburger, Starbucks, a surgery center and a free-standing emergency room was completed. However, the City will not see the full valuation increase reflected in the property tax appraised values until FY 2021 due to the values being set in January of each year.

In preparation of the passage of Senate Bill 2, the Texas Property Tax Reform and Transparency Act of 2020, the City Council held the FY 2020 tax rate of \$.591288 per \$100 in valuation. Senate Bill 2 compresses the capability of a local government to generate revenue and provide services by lowering the tax rate a city can adopt without a mandatory election. SB 2 will also change the way property tax rates are calculated, make changes to the appraisal process, and reduce the previously called “rollback rate” of 8% to a new rate of 3.5% now called “the voter-approval rate”. This tax rate is the maximum a City can set the tax rate above the “effective tax rate”, now known as the “no-new-revenue rate”, without voter approval. This bill will tremendously impact growing cities such as Anna into the future.

As the City begins to see the impact of the reduction of the amount of property tax a city can levy, sales tax will become increasingly important for growing communities. Sales tax was up approximately 22% in FY 2020 largely due to the continued growth of retail commercial property in the City. A conservative 1.30% increase over the FY 2020 estimated total of \$3.46 million was budgeted for sales tax for FY 2021. In FY 2020, Starbucks, Chick-fil-A, Whataburger, Salsa TexMex, and Sunrise Cafe opened. Along with Walmart and people staying close home during the pandemic, the City saw the full impact of the sales tax from these retail establishments in FY 2020 and expects to see strong performance in FY 2021.

The growth in both sales tax and taxable value of real property corresponds to a significant increase in residential growth and population over the past 36 months. According to the most recent population estimates published by the North Central Texas Council of Governments, the City of Anna population as of January 1, 2020 was 16,721. However, the population is believed to be well above this estimate due to the number of new utility accounts established and single-family permits which have been issued. The City made a significant effort to reach out to its neighbors to encourage them to complete the 2020 Census to receive a more accurate population count. As a result, Anna had a response rate in excess of 60%, higher than the DFW rate and overall Texas response rate. Reflecting the City's continued high growth in population will be key to attracting additional commercial and retail businesses the City lacks and needs in order to sustain the City into the future to provide the funding for expenditures needed in a rapidly growing community.

Furthermore, with the growth in population comes a proportional increase in demand for municipal services that are funded primarily by property taxes. As stated previously, in order to fund the FY 2021 budget, the City adopted a tax rate of \$0.583 per \$100 valuation which is lower than the tax rate adopted in FY 2019. When compared with other cities in our area, the City of Anna has one of lowest per-capita property tax levies.

Rapid population growth has also resulted in significant investment over the past 10 to 15 years in the City's water and sewer system. Currently the Water and Sewer Fund holds just over \$21.5 million in outstanding debt. The City has worked closely with our financial advisors, Hilltop Securities, to develop a sound debt management plan for the Water and Sewer Fund. Over the past several years, in order to appropriately manage this debt, the City and Hilltop Securities developed a plan to take advantage of call dates and pursue advance refunding of the City's outstanding debt. Every effort has been made to minimize the present value costs to the City.

The City of Anna, along with the cities of Melissa, Van Alstyne, and Howe, belongs to a strategic alliance called the Collin Grayson Municipal Alliance (CGMA). The alliance (CGMA) purchases treated surface water from the North Texas Municipal Water District (NTMWD) through a contract with the Greater Texoma Utility Authority (GTUA). The CMGA purchases a minimum take or pay (MT/P) allocation of water through GTUA from NTMWD. Currently, each city is responsible for the percentage of the total MT/P amount that corresponds to the total amount of water each city uses.

This treated surface water supplements the City's water supply especially during the summer months when water consumption is highest. As our population has grown and water demand has increased, we have been required to increasingly supplement our well water with treated surface water. As we have forecasted consumption and production of our wells, it appears that the CGMA as a group will likely exceed the MT/P allocation in FY 2021. When this happens, MT/P amount will reset at the new consumption level, and the City of Anna will be responsible for the cost of all the water we consume above the current MT/P amount.

Due to this continued increase in water cost, treatment and transportation cost, the growing needs for infrastructure improvements and additions, as well as staffing needs for a growing community, the City worked with a water rate consultant in FY 2020. As a result, the City Council has adopted the rate model and approved a rate increase for FY 2021, as well as a long-range rate plan and capital improvement model. Actual increases will have to be approved each year by City Council as part of the annual budget process.

The City of Anna's budget continues to be impacted by both moderately strong growth and conservative fiscal management. The 2020-2021 budget reflects the efforts of the governing body and city staff to address the need to provide services to support our growing community.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Anna's finances for all those with an interest in the City's finances. Questions concerning this report or requests for additional financial information should be directed to the City Finance Director, 101 S. Powell Parkway, Anna, Texas 75409.

THE CITY OF **Anna**

Basic Financial Statements

THE CITY OF **Anna**

City of Anna, Texas
Statement of Net Position
September 30, 2020

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	CDC	EDC
ASSETS					
Cash and cash equivalents	\$ 20,846,493	\$ 4,670,817	\$ 25,517,310	\$ 1,125,034	\$ 460,787
Investments	1,271,011	1,271,011	2,542,022	-	-
Receivables, net	734,292	1,500,990	2,235,282	349,713	87,571
Due from other governments	-	-	-	-	-
Prepays	13,630	-	13,630	-	-
Inventories	-	11,704	11,704	-	-
Restricted assets:					
Restricted cash and cash equivalents	17,316,313	12,752,140	30,068,453	-	-
Restricted investments	4,179,604	-	4,179,604	-	-
GTUA prepaid reserves	-	826,143	826,143	-	-
Capital assets:					
Non-depreciable	19,011,934	2,407,074	21,419,008	2,757,904	90,346
Net depreciable capital assets	43,270,619	54,561,447	97,832,066	-	227,123
Total assets	106,643,896	78,001,326	184,645,222	4,232,651	865,827
DEFERRED OUTFLOWS OF RESOURCES					
Deferred loss on bond refunding	-	100,814	100,814	-	-
Deferred outflows - pension	779,416	209,842	989,258	9,993	-
Deferred outflows - OPEB	20,384	5,488	25,872	261	-
Total deferred outflows of resources	799,800	316,144	1,115,944	10,254	-
LIABILITIES					
Accounts payable and other liabilities	4,663,966	1,287,163	5,951,129	37,527	449
Accrued salaries	158,370	37,612	195,982	2,835	-
Customer deposits	-	1,102,928	1,102,928	-	-
Unearned revenue	331,829	-	331,829	-	-
Due to other governments	-	5,540	5,540	-	-
Accrued interest payable	164,298	80,218	244,516	13,467	-
Noncurrent liabilities:					
Due within one year	623,741	1,221,986	1,845,727	226,223	-
Due in more than one year	35,188,753	20,956,999	56,145,752	2,659,689	-
Total liabilities	41,130,957	24,692,446	65,823,403	2,939,741	449
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows - pension	259,284	69,807	329,091	3,324	-
Deferred inflows - OPEB	6,066	1,633	7,699	78	-
Total deferred inflows of resources	265,350	71,440	336,790	3,402	-
NET POSITION					
Net investment in capital assets	49,605,921	35,210,562	84,816,483	(128,008)	317,469
Restricted for:					
Debt service	20,461	-	20,461	-	-
Water and sewer improvements	-	12,752,140	12,752,140	-	-
Capital projects	7,097,947	-	7,097,947	-	-
GTUA deposits	-	826,143	826,143	-	-
Culture and recreation	13,279	-	13,279	-	-
Public safety	285,979	-	285,979	-	-
Community and economic development	-	-	-	1,427,770	547,909
Unrestricted	9,023,802	4,764,739	13,788,541	-	-
TOTAL NET POSITION	\$ 66,047,389	\$ 53,553,584	\$ 119,600,973	\$ 1,299,762	\$ 865,378

The Notes to Financial Statements are an integral part of this statement.

City of Anna, Texas
Statement of Activities
For the Fiscal Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
PRIMARY GOVERNMENT				
Governmental activities:				
General government	\$ 2,669,302	\$ 304,993	\$ 74,800	\$ -
Culture and recreation	1,172,862	1,404,600	24,350	-
Community services	1,280,415	2,644,933	-	-
Public safety	5,074,735	21,648	517,057	-
Public works	3,176,361	895,585	-	13,181,867
Interest and fiscal charges	1,258,204	-	-	-
Total governmental activities	14,631,879	5,271,759	616,207	13,181,867
Business-type activities:				
Water and sewer	11,152,513	15,852,302	-	6,716,462
Total business-type activities	11,152,513	15,852,302	-	6,716,462
TOTAL PRIMARY GOVERNMENT	\$ 25,784,392	\$ 21,124,061	\$ 616,207	\$ 19,898,329
Component units				
Community Development Corporation	\$ 747,096	\$ -	\$ -	\$ -
Economic Development Corporation	166,694	-	-	-
Total component units	\$ 913,790	\$ -	\$ -	\$ -
General revenues:				
Property taxes				
Sales taxes				
Franchise and local taxes				
Investment income				
Miscellaneous revenue				
Gain on sale of capital assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning				
NET POSITION, ENDING				

The Notes to Financial Statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position			Component Units	
Primary Government			Community Development Corporation	Economic Development Corporation
Governmental Activities	Business-type Activities	Total		
\$ (2,289,509)	\$ -	\$ (2,289,509)		
256,088	-	256,088		
1,364,518	-	1,364,518		
(4,536,030)	-	(4,536,030)		
10,901,091	-	10,901,091		
(1,258,204)	-	(1,258,204)		
4,437,954	-	4,437,954		
-	11,416,251	11,416,251		
-	11,416,251	11,416,251		
4,437,954	11,416,251	15,854,205		
			\$ (747,096)	\$ -
			-	(166,694)
			(747,096)	(166,694)
7,929,530	-	7,929,530	-	-
2,271,318	-	2,271,318	1,362,791	-
657,331	-	657,331	-	-
568,920	175,248	744,168	11,771	6,922
70,560	-	70,560	-	10,243
20,111	-	20,111	-	-
(326,387)	326,387	-	-	-
11,191,383	501,635	11,693,018	1,374,562	17,165
15,629,337	11,917,886	27,547,223	627,466	(149,529)
50,418,052	41,635,698	92,053,750	672,296	1,014,907
\$ 66,047,389	\$ 53,553,584	\$ 119,600,973	\$ 1,299,762	\$ 865,378

City of Anna, Texas

Balance Sheet - Governmental Funds September 30, 2020

	General Fund	Capital Projects	Debt Service Fund	PID Capital Projects	Nonmajor Governmental	Total Governmental Funds
ASSETS						
Cash and cash equivalents	\$ 4,715,618	\$ 10,425,803	\$ 139,209	\$ -	\$ 5,565,863	\$ 20,846,493
Investments	1,271,011	-	-	-	-	1,271,011
Receivables, net	691,815	6,240	30,900	-	5,337	734,292
Due from other governments	-	-	-	-	-	-
Due from other funds	605,859	-	-	-	-	605,859
Prepays	10,630	-	-	-	3,000	13,630
Restricted cash	13,279	13,046,959	-	4,256,075	-	17,316,313
Restricted investments	-	4,179,604	-	-	-	4,179,604
TOTAL ASSETS	\$ 7,308,212	\$ 27,658,606	\$ 170,109	\$ 4,256,075	\$ 5,574,200	\$ 44,967,202
LIABILITIES						
Accounts payable and other liabilities	\$ 634,309	\$ 1,593,583	\$ -	\$ 1,688,733	\$ 425,787	\$ 4,342,412
Accrued liabilities	-	321,554	-	-	-	321,554
Accrued salaries	158,370	-	-	-	-	158,370
Unearned revenue	-	-	-	-	331,829	331,829
Due to other funds	-	605,859	-	-	-	605,859
Total liabilities	792,679	2,520,996	-	1,688,733	757,616	5,760,024
DEFERRED INFLOWS OF RESOURCES:						
Unavailable revenue - property taxes	70,017	-	21,670	-	-	91,687
Total deferred inflows of resources	70,017	-	21,670	-	-	91,687
FUND BALANCES						
Nonspendable						
Prepays	10,630	-	-	-	3,000	13,630
Restricted for:						
Culture and recreation	13,279	-	-	-	-	13,279
Debt service	-	-	148,439	-	-	148,439
Public safety	-	-	-	-	285,979	285,979
Capital projects	-	25,137,610	-	2,567,342	4,530,605	32,235,557
Unassigned	6,421,607	-	-	-	(3,000)	6,418,607
Total fund balances	6,445,516	25,137,610	148,439	2,567,342	4,816,584	39,115,491
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES	\$ 7,308,212	\$ 27,658,606	\$ 170,109	\$ 4,256,075	\$ 5,574,200	\$ 44,967,202

The Notes to Financial Statements are an integral part of this statement.

City of Anna, Texas

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position September 30, 2020

FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ 39,115,491
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore not reported in the governmental funds.

Capital assets - non-depreciable	19,011,934
Capital assets - net depreciable	43,270,619

Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the governmental funds.	91,687
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Deferred outflows or resources, represent a consumption of net position that applies to a future period(s) and is not recognized as an outflow of resources (expenditure).

Deferred outflows - pension	779,416
Deferred outflows - OPEB	20,384

Deferred inflows of resources, represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

Deferred inflows - pension	(259,284)
Deferred outflows - OPEB	(6,066)

Some liabilities, including bonds payable and accrued interest, are not reported as liabilities in the governmental funds.

Accrued interest payable	(164,298)
General obligation bonds	(1,815,000)
Certificates of Obligation	(30,620,000)
Combination tax and revenue refunding bonds	(425,000)
Unamortized premiums	(1,348,872)
Capital lease	(388,426)
Net pension liability	(865,730)
Total OPEB liability	(67,143)
Compensated absences	(282,323)

NET POSITION OF GOVERNMENTAL ACTIVITIES	\$ 66,047,389
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City of Anna, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds For the Fiscal Year Ended September 30, 2020

	General	Capital Projects	Debt Service Fund	PID Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES						
Property taxes	\$ 6,095,539	\$ -	\$ 1,873,923	\$ -	\$ -	\$ 7,969,462
Sales taxes	2,271,318	-	-	-	-	2,271,318
Charges for services	188,258	-	-	-	2,300,185	2,488,443
License and permits	2,683,906	-	-	-	-	2,683,906
Franchise and local taxes	657,331	-	-	-	-	657,331
Investment income	102,302	354,876	9,801	59,473	42,468	568,920
Other revenues	38,117	758,666	-	-	639,972	1,436,755
Intergovernmental	123,195	-	-	-	-	123,195
Fines and forfeitures	97,374	-	-	-	-	97,374
Contributions and donations	475	-	-	-	-	475
Total revenues	12,257,815	1,113,542	1,883,724	59,473	2,982,625	18,297,179
EXPENDITURES						
Current:						
General government	2,508,399	-	-	-	251,565	2,759,964
Culture and recreation	729,407	-	-	-	85,623	815,030
Community services	1,113,095	-	-	-	-	1,113,095
Public safety	4,767,242	-	-	-	60,516	4,827,758
Public works	833,484	8,246	-	-	16,000	857,730
Debt service:						
Principal	40,791	-	497,000	-	-	537,791
Interest and fiscal charges	16,568	-	1,328,162	-	-	1,344,730
Capital outlay	147,393	7,400,402	-	4,996,910	449,679	12,994,384
Total expenditures	10,156,379	7,408,648	1,825,162	4,996,910	863,383	25,250,482
Excess (deficiency) of revenues over (under) expenditures	2,101,436	(6,295,106)	58,562	(4,937,437)	2,119,242	(6,953,303)
OTHER FINANCING SOURCES (USES)						
Transfers in	-	1,976,053	-	-	3,553	1,979,606
Transfers out	(1,614,776)	-	-	-	(361,625)	(1,976,401)
Inception of capital lease	-	-	-	-	-	-
Proceeds from sale of capital assets	17,432	-	-	-	3,746	21,178
Total	(1,597,344)	1,976,053	-	-	(354,326)	24,383
Net change in fund balances	504,092	(4,319,053)	58,562	(4,937,437)	1,764,916	(6,928,920)
FUND BALANCES, BEGINNING OF YEAR	5,941,424	29,456,663	89,877	7,504,779	3,051,668	46,044,411
FUND BALANCES, END OF YEAR	<u>\$ 6,445,516</u>	<u>\$ 25,137,610</u>	<u>\$ 148,439</u>	<u>\$ 2,567,342</u>	<u>\$ 4,816,584</u>	<u>\$ 39,115,491</u>

The Notes to Financial Statements are an integral part of this statement.

City of Anna, Texas

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities September 30, 2020

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS **\$ (6,928,920)**

Amounts reported for governmental activities in the statement of activities
are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Capital contributions are only recognized on the statement of activities.

Capital outlay	12,994,384
Depreciation expense	(3,013,364)
Capital contributions	12,423,200
Transfer of capital assets to utility fund	(329,592)
Net effect of proceeds from the sale of capital assets and gains on disposal	(1,067)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Increase in compensated absences	(68,156)
Decrease in accrued interest	2,187

Changes to net pension liability and pension related deferred outflows and inflows of resources do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. 91,597

Changes to other postemployment benefits liability and related deferred outflows and inflows of resources do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. (10,176)

Various other reclassification and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. This includes the realization of changes in unavailable revenues from the prior year. (152,886)

The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas the amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Amortization of debt premium	84,339
Principal payments	497,000
Capital lease payments	40,791

CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES **\$ 15,629,337**

City of Anna, Texas
Statement of Net Position
Proprietary Fund
September 30, 2020

	<u>Utility Fund</u>
ASSETS	
Current assets	
Cash and cash equivalents	\$ 4,670,817
Certificate of deposit	1,271,011
Receivables, net	1,500,990
Inventories	<u>11,704</u>
Total current assets	7,454,522
Noncurrent assets	
Restricted cash and pooled investments	12,752,140
GTUA prepaid reserves	826,143
Capital assets	
Non-depreciable	2,407,074
Net depreciable capital assets	<u>54,561,447</u>
Total noncurrent assets	<u>70,546,804</u>
Total assets	78,001,326
DEFERRED OUTFLOWS OF RESOURCES	
Deferred charges on bond refunding	100,814
Deferred outflows - pension	209,842
Deferred outflows - OPEB	<u>5,488</u>
Total deferred outflows of resources	<u>316,144</u>

City of Anna, Texas

Statement of Net Position – Continued Proprietary Fund September 30, 2020

	<u>Utility Fund</u>
LIABILITIES	
Current liabilities	
Accounts payable	\$ 1,239,944
Salaries payable	37,612
Other liabilities	47,219
Bond interest payable	80,218
Due to other governments	5,540
Customer deposits	1,102,928
Revenue bonds payable - current	1,075,750
Capital lease payable - current	129,869
Compensated absences - current	16,367
Total current liabilities	3,735,447
Noncurrent liabilities	
Revenue bonds payable	19,685,906
Capital lease payable	967,248
Compensated absences	52,687
Net pension liability	233,081
Total OPEB liability	18,077
Total noncurrent liabilities	20,956,999
Total liabilities	24,692,446
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows - pension	69,807
Deferred inflows - OPEB	1,633
Total deferred inflows of resources	71,440
NET POSITION	
Net investment in capital assets	35,210,562
Restricted for:	
GTUA deposits	826,143
Water and sewer improvements	12,752,140
Unrestricted	4,764,739
TOTAL NET POSITION	<u><u>\$ 53,553,584</u></u>

City of Anna, Texas

Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Fund For the Fiscal Year Ended September 30, 2020

	Utility Fund
OPERATING REVENUES	
Water	\$ 4,973,527
Sewer	3,111,577
Sanitation	1,199,931
Service charges	1,214,231
Connection fees	380,752
Developer and impact fees	4,794,475
Miscellaneous	177,809
Total operating revenues	15,852,302
OPERATING EXPENSES	
Personnel services	1,841,722
Contracted services	4,744,833
Maintenance	699,536
Supplies	160,275
Utilities	397,519
Depreciation	2,253,267
Other expenses	190,830
Total operating expenses	10,287,982
Operating income	5,564,320
NONOPERATING REVENUES (EXPENSES)	
Investment income	175,248
Interest expense	(864,531)
Total nonoperating revenues (expenses)	(689,283)
Income before transfers and capital contributions	4,875,037
Transfers out	(3,205)
Contributed capital	7,046,054
Change in net position	11,917,886
Net position, beginning of year	41,635,698
NET POSITION, END OF YEAR	<u><u>\$ 53,553,584</u></u>

The Notes to Financial Statements are an integral part of this statement.

City of Anna, Texas

Statement of Cash Flows - Proprietary Fund For the Fiscal Year Ended September 30, 2020

	<u>Utility Fund</u>
OPERATING ACTIVITIES	
Receipts from customers and users	\$ 15,804,889
Payments to suppliers	(6,267,918)
Payments to employees	<u>(1,857,450)</u>
Net cash provided by operating activities	7,679,521
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Cash to GTUA reserve accounts	(630)
Cash paid for acquisition and construction of capital assets	(561,175)
Interest and fees paid on long-term debt	(924,978)
Principal payments on debt and capital leases	<u>(1,166,907)</u>
Net cash provided by capital and related financing activities	(2,653,690)
NONCAPITAL AND RELATED FINANCING ACTIVITIES	
Transfers to other funds	<u>(3,205)</u>
Net cash provided by noncapital financing activities	(3,205)
INVESTING ACTIVITIES	
Purchase of investment securities	626,937
Interest received	<u>175,248</u>
Net cash used by investing activities	<u>802,185</u>
Net increase in cash and cash equivalents	5,824,811
Cash and cash equivalents, beginning of year	<u>11,598,146</u>
Cash and cash equivalents, end of year	<u><u>\$ 17,422,957</u></u>
RECONCILIATION TO STATEMENT OF NET POSITION	
Cash and cash equivalents	\$ 4,670,817
Restricted cash and cash equivalents	<u>12,752,140</u>
	<u><u>\$ 17,422,957</u></u>

The Notes to Financial Statements are an integral part of this statement.

City of Anna, Texas

Statement of Cash Flows - Proprietary Fund – Continued For the Fiscal Year Ended September 30, 2020

	<u>Utility Fund</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	\$ 5,564,320
Adjustments to reconcile operating income to cash provided by operating activities:	
Depreciation expense	2,253,267
Changes in assets and liabilities	
Accounts receivable	(180,235)
Inventories	2,446
Deferred outflows - pension and OPEB	(5,832)
Deferred inflows - pension and OPEB	34,992
Net pension and total OPEB liability	(75,441)
Accounts payable	(77,371)
Salaries payable	9,418
Customer deposits	132,822
Accrued compensated absences	21,135
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 7,679,521</u>
NON-CASH CAPITAL ACTIVITIES	
Contributions of capital assets	<u>\$ 7,046,054</u>

City of Anna, Texas

Statement of Fiduciary Net Position

Agency Fund

September 30, 2020

	PID Agency Fund
ASSETS	
Cash and cash equivalents	<u>\$ 1,145,975</u>
Total assets	<u><u>\$ 1,145,975</u></u>
LIABILITIES	
Accounts payable	<u>\$ 1,145,975</u>
Total liabilities	<u><u>\$ 1,145,975</u></u>

The Notes to Financial Statements are an integral part of this statement.

THE CITY OF **Anna**

City of Anna, Texas

Notes to Financial Statements

Note 1. Summary of Significant Accounting Policies

A. Reporting Entity

The City of Anna, Texas (the "City") is a home rule charter city that operates under a Council-Manager form of government.

The City Council is the principal legislative body of the City. The City Manager is appointed by a majority vote of the City Council and is responsible to the Council for the administration of all the affairs of the City. The City Manager is responsible for the appointment and removal of department directors and employees, supervision and control of all City departments, and preparation of the annual budget.

The City provides the following services: public safety, ambulance, streets, sanitation, planning and zoning, and general administrative services. Other services include water, sewer, and sanitation operations.

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity. The component units listed below, although legally separate, are considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations, or functions in the City's financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Additionally, prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Discretely Presented Component Units

Some organizations are included as component units because of their fiscal dependency on the primary government. An organization is fiscally dependent on the primary government if it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without the approval by the primary government. The following entities were found to be component units of the City and are included in the basic financial statements:

Anna Economic Development Corporation

The Anna Economic Development Corporation (EDC) fund was incorporated in the state of Texas as a nonprofit industrial development corporation under Section 4B of the Development Corporation Act of 1979. The purpose of the EDC is to promote economic development within the City of Anna.

Anna Community Development Corporation

The Anna Community Development Corporation (CDC) fund was incorporated in the state of Texas as a nonprofit industrial development corporation under Section 4A of the Development Corporation Act of 1979. The purpose of the CDC is to promote community development within the City of Anna.

City of Anna, Texas

Notes to Financial Statements

The members of both the EDC and CDC's board of seven directors are appointed by the City Council. Both the EDC and CDC are fiscally dependent upon the City as the City Council approves their budgets and must approve any debt issuance. Adding the creation of the EDC and CDC to the resources currently available significantly increases the City's ability to assist community development and financing development projects beneficial to the City. All of the EDC and CDC funding can be used for direct assistance to prospects and continued development of infrastructure. The nature and significance of the relationship between the primary government and the organization is such that exclusion would cause the City's financial statements to be misleading or incomplete. Separate financial statements are not issued for the EDC or the CDC.

B. Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support.

C. Basis of Presentation – Government-wide Financial Statements

While government-wide and fund financial statements are presented separately, they are interrelated. The governmental activities column incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the City's enterprise funds. Separate financial statements are provided for governmental funds and proprietary funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the City's water and wastewater functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the City's funds. Separate statements for each fund category - governmental and proprietary - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

The *general fund* is used to account for and report all financial resources not accounted for and reported in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, public works, and culture and recreation. The general fund is always considered a major fund for reporting purposes.

The *capital projects fund* is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets. The capital projects fund is considered a major fund for reporting purposes.

City of Anna, Texas

Notes to Financial Statements

The *debt service fund* is used to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term obligations of governmental funds. The primary source of revenue for debt service is local property taxes. The debt service fund is considered a nonmajor fund for reporting purposes.

The *PID capital projects fund* is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets relating to the Hurricane Creeks PID.

Additionally, the City reports the following nonmajor governmental funds:

The City accounts for resources restricted to, or designated for, specific purposes in *Special Revenue Funds*. These funds consist of the roadway impact fee service area one and two, and road capital developer agreements fund, police seizure fund, park development fund, fire department capital improvement fund, grant fund, and other special revenue fund.

The City reports the following enterprise fund:

The *Utility Fund* is used to account for the provision of water, sewer, and solid waste collection services and wastewater treatment operations. Activities of the fund include administration, operations and maintenance of the water system, and billing and collection activities. The fund also accounts for the accumulation of resources for, and the payment of, long-term debt principal and interest. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure integrity of the fund.

The City reports the following fiduciary fund:

The *Public Improvement District (PID) Agency Fund* accounts for bond proceeds, assessments, and related debt associated with the issuance of bonds issued by the City as an agent for the Public Improvement District.

During the course of operations the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

City of Anna, Texas

Notes to Financial Statements

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

The City considers revenues available if they are collected within 60 days of the end of the current period. Property taxes, sales taxes, franchise taxes, and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Other receipts and other taxes become measurable and available when cash is received by the government and are recognized as revenue at that time. Generally, the effect of interfund activity has been eliminated from the government-wide financial statements.

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, balances in local government investment pools, and short-term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

The City maintains pooled cash and investment accounts. Each fund whose monies are deposited in the pooled cash and investment accounts has equity therein, and interest earned on the investment of these monies is allocated based upon relative equity at the previous month end.

2. Investments

Investments, with certain exceptions, are reported at fair value. The exceptions are investments in external investment pools and nonparticipating interest earning contracts, such as certificates of deposit, which are reported at amortized cost and a cost-based measure, respectively.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, Texas Government Code. In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. government, its agencies and instrumentalities
- Certificates of deposit that meet certain criteria
- Money market mutual funds that meet certain criteria
- Local government investment pools

City of Anna, Texas
Notes to Financial Statements

3. Receivables and Interfund Transactions

Transactions between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either “interfund receivables/payables” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds” in the fund financial statements. If the transactions are between the primary government and its component unit, these receivables and payables are classified as “due to/from component unit/primary government.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

4. Inventories and Prepaid Items

Inventories are valued at cost using the first-in/first-out (FIFO) method. The cost of such inventories is recorded as expenditures/expenses when the related liability is incurred, (i.e., the purchase method).

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

5. Capital Assets

Capital assets, which include land and improvements, construction in progress, buildings and improvements, machinery and equipment, infrastructure (e.g. roads, bridges, sidewalks, and similar items), and water and sewer systems are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000, and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Interest costs incurred during the construction phase of capital assets of business-type activities acquired with tax-exempt debt is included as part of the capitalized value of the assets constructed.

Land and improvements and construction in progress are not depreciated. Buildings and improvements, machinery and equipment, infrastructure, and water and sewer systems of the primary government are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Description</u>	<u>Estimated Useful Life</u>
Buildings	20 years
Water and sewer system	35 years
Equipment	3-20 years
Streets	20 years

City of Anna, Texas

Notes to Financial Statements

6. **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has the following items that qualify for reporting in this category:

In the government-wide and proprietary fund statements of net position:

- A deferred charge on refunding bonds results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.
- Deferred outflows related to net pension and other postemployment benefit liabilities result from differences in projected and actual earnings on plan investments, expected and actual economic experience, changes in actuarial assumptions and other inputs, and contributions made subsequent to the measurement date of each plan. These activities are amortized over the weighted average remaining service life of all participants in the respective qualified pension and OPEB plan, except for projected and actual earnings differences on investments, which are amortized on a closed basis over a 5-year period, and contributions made subsequent to the measurement date of each plan, which are recognized in the subsequent fiscal year.

In addition to liabilities, the statement of financial position (or balance sheet) will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position (or fund balance) that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has the following items that qualify for reporting in this category:

In the governmental funds balance sheet:

- Unavailable revenues from property taxes and grants are deferred and recognized as an inflow of resources in the period that the amounts become available.

In the government-wide and proprietary fund statements of net position:

- Deferred inflows related to net pension and other postemployment benefit liabilities results from differences in projected and actual earnings on plan investments, expected and actual economic experience, changes in actuarial assumptions and other inputs. These activities are amortized over the weighted average remaining service life of all participants in the respective qualified pension plan, except for projected and actual earnings differences on investments, which are amortized on a closed basis over a 5-year period.

7. **Compensated Absences**

The City maintains formal programs for vacation and sick leave. Eligible employees are granted vacation pay benefits in varying amounts to specified maximums depending on tenure with the City. The City's personnel policy permits its eligible employees to accumulate earned but unused vacation pay benefits.

There is no liability for unpaid accumulated sick leave as the City will not pay any unused amounts when employees separate from service with the City.

The estimated amount of accrued vacation and sick pay benefits that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it upon maturity. Amounts of accrued vacation pay benefits that are not expected to be liquidated with expendable available financial resources are maintained separately and represent a reconciling item between the fund and government-wide presentations.

City of Anna, Texas

Notes to Financial Statements

8. Long-Term Obligations

The government-wide financial statements and proprietary fund type fund financial statements report long-term debt and other long-term liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premiums or discounts.

The fund financial statements report bond premiums and discounts during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated in the debt service fund for payment early in the following year. For other long-term obligations, only that portion expected to be paid from expendable available financial resources is reported as a fund liability of a governmental fund. Long-term liabilities expected to be paid from proprietary fund operations are accounted for in those funds.

Assets acquired under the terms of a capital lease are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the applicable fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

9. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS's Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Other Postemployment Benefits (OPEB)

The City offers one OPEB plan, a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund ("SDBF") administered by TMRS. Total OPEB liability, deferred outflows of resources and deferred inflows of resources related to total OPEB liability, and total OPEB expense have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

11. Net Position Flow Assumptions

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

City of Anna, Texas

Notes to Financial Statements

12. Fund Balance Flow Assumptions

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

13. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The City reports the following classifications of fund balance:

Nonspendable fund balance – includes amounts that are not in spendable form or are legally or contractually required to be maintained intact.

Restricted fund balance – includes amounts that have external constraints imposed upon the use of the resources by creditors, grantors, contributors, laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

Committed fund balance - includes amounts that can be used only for the specific purposes pursuant to constraints imposed by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by approval of a resolution prior to the end of the fiscal year, commit fund balance. Once approved, the limitation imposed by the resolution remains in place until a similar action is taken (the approval of another resolution) to remove or revise the limitation.

Assigned fund balance – includes amounts that are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council has, by resolution, authorized the City's Finance Director to assign fund balance to a specific purpose as approved by the City's fund balance policy. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance – the residual classification for the government's General Fund and includes all spendable amounts not contained in the other classifications, and other funds that have total negative fund balances.

14. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and deferred outflows and inflows of resources, and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

City of Anna, Texas

Notes to Financial Statements

G. Revenues and Expenditures/Expenses

1. Program Revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property taxes are levied by October 1 on the assessed value listed as of the prior January 1 for all real and business personal property in conformity with Subtitle E, Texas Property Tax Code. Taxes are due on receipt of the tax bill and are delinquent if not paid before February 1 of the year following the year in which imposed. Penalties are calculated after February 1 up to the date collected by the government at the rate of 6% for the first month and increased 1% per month up to a total of 12%. Interest is calculated after February 1 at the rate of 1% per month up to the date collected by the government. Under state law, property taxes levied on real property constitute a lien on the real property which cannot be forgiven without specific approval of the State Legislature. The lien expires at the end of twenty years. Taxes levied on personal property can be deemed uncollectible by the City.

3. Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the utility fund is charges to customers for sales and services. The utility fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the utility fund includes the operating cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Note 2. Stewardship, Compliance and Accountability

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) for the General, Debt Service, and Utility Fund. The original budget is adopted by the City Council prior to the beginning of the year. The legal level of control is defined at the fund level. No funds can be transferred or added to a budgeted fund without Council approval. Appropriations lapse at the end of the year.

City of Anna, Texas
Notes to Financial Statements

Note 3. Deposits and Investments

Deposits – State statutes require that all deposits be fully collateralized by U.S. Government obligations or obligations of Texas and its agencies that have a market value of not less than the principal amount of the deposits. The City's demand deposits and certificates of deposit were fully insured or collateralized at September 30, 2020, with collateral required by state statutes. At year-end, the carrying amount of the City's deposits (including component units and fiduciary funds) was \$30,519,782 and the bank balance was \$30,516,515. Of the bank balance, federal depository insurance covered \$250,000 and the remainder was covered by collateral held by the pledging financial institution's agent in the City's name.

Cash and cash equivalents as of September 30, 2020 consist of and are classified in the accompanying financial statements as follows:

Statement of net position:

Primary government:	
Cash and cash equivalents	\$ 25,517,310
Restricted cash and cash equivalents	<u>30,068,453</u>
Total primary government	55,585,763
Fiduciary Fund:	
Cash and cash equivalents	1,145,975
Component units:	
Cash and cash equivalents	<u>1,585,821</u>
Total cash and investments	<u>\$ 58,317,559</u>
Cash on hand	\$ 2,000
Deposits with financial institution	30,519,782
Investment pools / money market	<u>27,795,777</u>
Total cash and investments	<u>\$ 58,317,559</u>

As of September 30, 2020, the City had the following investments:

	Value	Weighted Average Maturity (Years)
Certificates of deposit	\$ 6,721,626	0.8950
TexPool	27,584,409	0.1040
Money market accounts	<u>211,368</u>	0.0767
Total	<u>\$ 34,517,403</u>	

City of Anna, Texas

Notes to Financial Statements

Interest rate risk

Interest rate risk is the risk that changes in interest rates may adversely affect the value of an investment. The City structures its investment portfolio so that securities mature to meet cash requirements for ongoing operations, and monitors interest rate risk using weighted average maturity analysis. In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting the weighted average maturity of its investment portfolio as a whole to no more than 365 days.

Credit risk

The City's policy requires that investments are limited to only certain instruments that are authorized by the Public Funds Investment Act. Further specifications are that external investment pools must be rated no lower than "AAA" or an equivalent rating by at least one nationally recognized rating service, United States Treasury and agency investments are guaranteed (either express or implied) and backed by the full faith and credit of the United States or its respective agencies, and certificates of deposit are guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) or fully collateralized under an approved pledge agreement.

As of September 30, 2020, the City's investment in TexPool was rated "AAAm" by Standard & Poor's. The certificates of deposit are unrated but were fully collateralized.

Custodial credit risk – deposits

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned. The City's investment policy requires funds on deposit at the depository bank to be collateralized by securities, to the extent the deposits exceed FDIC coverage. As of September 30, 2020, the combined values of pledged securities and FDIC coverage exceeded bank balances for the City.

Custodial credit risk – investments

For an investment, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that custody of securities is maintained at financial institutions, avoiding physical possession, and that securities owned by the City shall be held in the City's account.

Concentration of credit risk

The risk is the risk of loss attributed to the magnitude of a City's investment in a single issuer. The City's investment policy specifies undue concentrations of assets in a specific maturity sector shall be avoided.

The City's investments are stated at fair value, with certain exceptions described below. The City categorizes its fair value measurements within the fair value hierarchy established by GASB Statement No. 72, *Fair Value Measurement and Application*, which provides a framework for measuring fair value and establishes a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities.

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs, other than quoted prices within Level 1, that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

City of Anna, Texas

Notes to Financial Statements

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

Certain investments are not required to be measured at fair value; these include its investment in the TexPool external investment pool, which is measured at amortized cost and is included in cash equivalents, and its investments in certificates of deposit, which are measured based on cost. These instruments are exempt from categorization within the fair value hierarchy.

TexPool

TexPool is a local government investment pool, duly chartered and overseen by the State Comptroller's Office, and administered and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. TexPool's investment portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; and AAA-rated money market mutual funds. The pool's investments are highly rated by nationally recognized statistical rating organizations, have no more than five percent concentrated in one issuer (excluding U.S. government securities), and are sufficiently liquid to meet reasonably foreseeable redemptions.

TexPool transacts at a net asset value of \$1.00 per share, and maintains a weighted average maturity of 60 days or less and a weighted average life of 120 days or less. TexPool has a redemption notice period of one day and investors may redeem daily. TexPool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

Note 4. Receivables

The following comprise receivable balances of the primary government as of September 30, 2020:

	General	Capital Projects	Debt Service Fund	Nonmajor Governmental	Utility Fund
Property taxes	\$ 70,017	\$ -	\$ 21,670	\$ -	\$ -
Sales taxes	430,672	-	-	-	10,092
Accounts	189,284	-	-	5,337	1,791,101
Interest	1,842	6,215	-	-	16,221
Other	-	25	9,230	-	-
Less: Allowance	-	-	-	-	(316,424)
Totals	\$ 691,815	\$ 6,240	\$ 30,900	\$ 5,337	\$ 1,500,990

City of Anna, Texas

Notes to Financial Statements

Note 5. Capital Assets

The following is a summary of changes in capital assets for governmental activities for the year ended September 30, 2020:

	Beginning Balance	Additions	Dispositions	Adjustments / Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 3,974,343	\$ 4,000	\$ -	\$ -	\$ 3,978,343
Construction in progress	3,399,943	12,536,677	-	(903,029)	15,033,591
Total capital assets, not being depreciated	7,374,286	12,540,677	-	(903,029)	19,011,934
Depreciable assets:					
Park improvements	5,933,835	-	-	123,704	6,057,539
Buildings	1,542,758	-	-	-	1,542,758
Furniture and fixtures	33,911	-	-	-	33,911
Streets and drainage	38,947,127	12,423,200	-	449,733	51,820,060
Machinery and equipment	3,825,082	453,709	(40,066)	-	4,238,725
Total depreciable assets	50,282,713	12,876,909	(40,066)	573,437	63,692,993
Less accumulated depreciation for:					
Park improvements	2,337,620	300,175	-	-	2,637,795
Buildings	576,483	82,499	-	-	658,982
Furniture and fixtures	27,079	707	-	-	27,786
Streets and drainage	12,210,494	1,951,204	-	-	14,161,698
Machinery and equipment	2,296,333	678,779	(38,999)	-	2,936,113
Total accumulated depreciation	17,448,009	3,013,364	(38,999)	-	20,422,374
Total depreciable assets, net	32,834,704	9,863,545	(1,067)	573,437	43,270,619
Governmental activities capital assets, net	\$ 40,208,990	\$ 22,404,222	\$ (1,067)	\$ (329,592)	\$ 62,282,553

Depreciation expense was charged to governmental functions as follows:

Governmental activities:	
General government	\$ 31,519
Culture and recreation	363,227
Community services	1,615
Public safety	293,847
Public works	2,323,156
Total governmental activities depreciation expense	\$ 3,013,364

City of Anna, Texas
Notes to Financial Statements

The following is a summary of changes in capital assets for business-type activities for the year ended September 30, 2020:

	Beginning Balance	Additions	Dispositions	Adjustments / Transfers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Land	\$ 1,056,627	\$ 166,116	\$ -	\$ -	\$ 1,222,743
Construction in progress	1,057,269	395,057	-	(267,995)	1,184,331
Total capital assets, not being depreciated	2,113,896	561,173	-	(267,995)	2,407,074
Depreciable assets:					
Furniture and fixtures	5,620	-	-	-	5,620
Buildings and improvements	486,244	-	-	-	486,244
Machinery and equipment	1,929,005	-	-	-	1,929,005
Water treatment system	14,943,500	3,814,510	-	88,611	18,846,621
GTUA water improvements	17,189,179	-	-	-	17,189,179
GTUA sewer improvements	939,796	-	-	-	939,796
Water and sewer system	31,455,136	2,901,954	-	508,976	34,866,066
Total depreciable assets	66,948,480	6,716,464	-	597,587	74,262,531
Less accumulated depreciation for:					
Furniture and fixtures	5,620	-	-	-	5,620
Buildings and improvements	218,323	23,567	-	-	241,890
Machinery and equipment	1,408,963	183,328	-	-	1,592,291
Water treatment system	3,363,787	1,055,282	-	-	4,419,069
GTUA water improvements	5,093,522	489,202	-	-	5,582,724
GTUA sewer improvements	264,037	26,851	-	-	290,888
Water and sewer system	7,093,565	475,037	-	-	7,568,602
Total accumulated depreciation	17,447,817	2,253,267	-	-	19,701,084
Total depreciable assets, net	49,500,663	4,463,197	-	597,587	54,561,447
Business-type activities capital assets, net	\$ 51,614,559	\$ 5,024,370	\$ -	\$ 329,592	\$ 56,968,521

Depreciation expense was charged to business-type functions as follows:

Water and sewer	<u>\$ 2,253,267</u>
Total business-type activities depreciation expense	<u><u>\$ 2,253,267</u></u>

City of Anna, Texas

Notes to Financial Statements

The following is a summary of changes in capital assets for component units for the year ended September 30, 2020:

	Beginning Balance	Additions	Dispositions	Ending Balance
Community Development Corporation:				
Capital assets, not being depreciated:				
Land	\$ 2,757,904	\$ -	\$ -	\$ 2,757,904
Total capital assets, not being depreciated	2,757,904	-	-	2,757,904
Community Development Corporation capital assets, net	\$ 2,757,904	\$ -	\$ -	\$ 2,757,904
	Beginning Balance	Additions	Dispositions	Ending Balance
Economic Development Corporation:				
Capital assets, not being depreciated:				
Land	\$ 90,346	\$ -	\$ -	\$ 90,346
Total capital assets, not being depreciated	90,346	-	-	90,346
Depreciable assets:				
Buildings and improvements	366,589	-	-	366,589
Furniture and fixtures	13,871	-	-	13,871
Total depreciable assets	380,460	-	-	380,460
Less accumulated depreciation for:				
Buildings and improvements	129,833	18,329	-	148,162
Furniture and fixtures	3,789	1,386	-	5,175
Total accumulated depreciation	133,622	19,715	-	153,337
Total depreciable assets, net	246,838	(19,715)	-	227,123
Economic Development Corporation capital assets, net	\$ 337,184	\$ (19,715)	\$ -	\$ 317,469

Remaining commitments under related construction contracts for general government and utility construction projects at year end were as follows:

Projects	Opinion Unit	Approved Construction Budget	Stored and Completed To Date	Remaining Commitment
City Hall Municipal Complex	General government	\$ 29,418,157	\$ 7,940,368	\$ 21,477,789
Rosamund Parkway Ext	General government	796,500	424,571	371,929
Ferguson Parkway Design	General government	251,780	207,638	44,142
Hackberry Dr Reconstruction	General government	75,410	33,224	42,186
Sherley Park	General government	769,000	372,801	396,199
Foster Crossing Road	General government	796,665	80,876	715,789
PID-VHC-MIA	General government	2,408,234	1,395,801	1,012,433
PID-VHC-IA#1	General government	6,474,557	4,578,313	1,896,245
East Fork Regional Sewer	Utility Fund	1,171,373	757,482	413,891
US75 Util Relo Design CR371 to Mantua	Utility Fund	69,500	37,991	31,509
E/W Collector Water Line	Utility Fund	385,013	377,304	7,709
Oak Ridge Sewer	Utility Fund	63,730	11,554	52,176
Total		\$ 42,679,919	\$ 16,217,924	\$ 26,461,995

The remaining commitments above will be primarily financed through completion of construction with the resources of the capital projects funds, supplemented by the general fund and issuance of debt, as needed.

City of Anna, Texas
Notes to Financial Statements

Note 6. Long-term Liabilities

The following is a summary of changes in the City's total long-term liabilities for the year ended September 30, 2020. In general, the City uses the general and debt service funds to liquidate governmental long-term liabilities.

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Governmental activities:					
Bonds, notes and other payables:					
General obligation bonds	\$ 1,922,000	\$ -	\$ (107,000)	\$ 1,815,000	\$ 259,000
Certificates of obligation	30,820,000	-	(200,000)	30,620,000	195,000
Combination tax and revenue refunding bonds	615,000	-	(190,000)	425,000	50,000
Capital lease payable	429,217	-	(40,791)	388,426	42,366
Unamortized premiums	1,433,211	-	(84,339)	1,348,872	-
Total bonds, notes and other payables, net	35,219,428	-	(622,130)	34,597,298	546,366
Other liabilities:					
Compensated absences	214,167	200,606	(132,450)	282,323	77,375
Net pension liability	977,249	1,523,416	(1,634,935)	865,730	-
Other postemployment benefit liability	43,372	24,921	(1,150)	67,143	-
Total governmental activities	\$ 36,454,216	\$ 1,748,943	\$ (2,390,665)	\$ 35,812,494	\$ 623,741
	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Business-type activities:					
Bonds, notes and other payables:					
Contract revenue bonds	\$ 3,446,667	\$ -	\$ (289,584)	\$ 3,157,083	\$ 298,750
TWDB participation agreement	2,168,750	-	-	2,168,750	-
Combination tax and revenue certificates of obligation	7,695,000	-	(160,000)	7,535,000	170,000
Combination tax and revenue refunding bonds	8,122,000	-	(590,000)	7,532,000	607,000
Capital leases	1,094,571	-	(127,323)	967,248	129,869
Unamortized premiums (discounts)	571,023	-	(72,331)	498,692	-
Total bonds, notes and other payables, net	23,098,011	-	(1,239,238)	21,858,773	1,205,619
Other liabilities:					
Compensated absences	47,919	52,231	(31,096)	69,054	16,367
Net pension liability	312,720	360,536	(440,175)	233,081	-
Other postemployment benefit liability	13,879	4,507	(309)	18,077	-
Total business-type activities	\$ 23,472,529	\$ 417,274	\$ (1,710,818)	\$ 22,178,985	\$ 1,221,986
	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Component Units - CDC:					
Bonds, notes and other payables:					
Sales tax revenue bonds	\$ 3,085,000	\$ -	\$ (215,000)	\$ 2,870,000	\$ 225,000
Other liabilities:					
Compensated absences	-	3,952	-	3,952	1,223
Net pension liability	13,030	19,030	(20,961)	11,099	-
Other postemployment benefit liability	578	298	(15)	861	-
Total component units	\$ 3,098,608	\$ 23,280	\$ (235,976)	\$ 2,885,912	\$ 226,223

City of Anna, Texas

Notes to Financial Statements

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the governmental funds. The governmental activities compensated absences, OPEB liability, and net pension liability are generally liquidated by the general fund. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

Long-term debt at year end was comprised of the following debt issues:

Description	Interest Rates	Balance
Governmental activities:		
General obligation refunding bonds		
Series 2014B	0.30 - 2.40 %	\$ 1,228,000
Series 2016	1.90 - 4.50 %	587,000
Total general obligation bonds		1,815,000
Certificates of obligation		
Series 2018	3.00 - 4.00 %	30,620,000
Total certificates of obligation		30,620,000
Combination tax and revenue refunding bonds		
Series 2017	2.00 - 4.00 %	425,000
Total certificates of obligation		425,000
Total governmental activities long-term debt		\$ 32,860,000
Business-type activities:		
Contract revenue and revenue refunding bonds		
Series 2006 GTUA Contract Revenue Bonds (12 & 15)	2.95 - 3.75 %	\$ 805,000
2007 GTUA Contract	2.95 - 4.10 %	1,155,000
CGMA Pipeline Project Phase I	2.29 - 5.74 %	334,583
CGMA Pipeline Project Phase III	2.67 - 5.62 %	862,500
Total contract revenue and revenue refunding bonds		3,157,083
TWDB state participation agreement		
CGMA Pipeline Project Phase II	5.68 - 5.83 %	2,168,750
Total TWDB state participation agreement		2,168,750
Combination tax & revenue certificates of obligation		
Series 2012	1.50 - 2.50 %	3,720,000
Series 2014	2.00 - 2.65 %	3,815,000
Total combination tax & revenue certificates of obligation		7,535,000
Combination tax and revenue refunding bonds		
Series 2014A	2.11%	1,832,000
Series 2017	2.00 - 4.00 %	5,700,000
Total combination tax and revenue refunding bonds		7,532,000
Capital Leases		
2017 AMI Meters	2.00%	967,248
Total capital leases		967,248
Total business-type activities long-term debt		\$ 21,360,081
Component units:		
Sales Tax Revenue Bonds		
CDC - Sales Tax Revenue Bonds - Series 2012B	3.30%	\$ 1,380,000
CDC - Sales Tax Revenue Bonds - Series 2016	1.9% - 4.5%	1,490,000
Total CDC long-term debt		\$ 2,870,000

City of Anna, Texas
Notes to Financial Statements

The annual requirements to amortize general obligation bonds, certificates of obligation outstanding, and sales tax revenue bonds at year end were as follows:

Year Ending September 30,	Governmental Activities					
	GO Bonds		CO Bonds		Combination Tax and Revenue	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 259,000	\$ 35,538	\$ 195,000	\$ 1,256,625	\$ 50,000	\$ 16,000
2022	265,000	30,689	215,000	1,250,475	40,000	15,000
2023	285,000	25,189	215,000	1,242,950	35,000	14,200
2024	286,000	19,112	235,000	1,233,950	35,000	13,400
2025	306,000	12,556	240,000	1,224,450	25,000	12,700
2026-2030	414,000	6,583	2,970,000	5,833,000	240,000	12,000
2031-2035	-	-	6,340,000	4,702,825	-	-
2036-2040	-	-	7,125,000	3,316,700	-	-
2041-2045	-	-	7,680,000	1,873,400	-	-
2046-2048	-	-	5,405,000	33,100	-	-
Totals	\$ 1,815,000	\$ 129,667	\$ 30,620,000	\$ 21,967,475	\$ 425,000	\$ 83,300

Year Ending September 30,	Business-type Activities					
	Contract Revenue Bonds		TWDB State Participation Agreement		Combination Tax and Revenue Certificates of Obligation	
	Principal	Interest	Principal	Interest	Principal	Interest
2021	\$ 298,750	\$ 141,400	\$ -	\$ 125,206	\$ 170,000	\$ 223,388
2022	306,250	129,433	-	125,206	170,000	219,588
2023	320,000	117,005	-	125,206	175,000	215,300
2024	332,500	103,924	-	125,206	210,000	210,000
2025	355,000	89,875	-	125,206	245,000	203,663
2026-2030	681,667	597,395	532,500	568,632	3,525,000	760,351
2031-2035	763,750	113,478	703,750	397,281	3,040,000	167,011
2036-2040	103,750	2,915	932,500	168,884	-	-
Totals	\$ 3,161,667	\$ 1,295,425	\$ 2,168,750	\$ 1,760,827	\$ 7,535,000	\$ 1,999,301

Year Ending September 30,	Combination Tax and Revenue	
	Principal	Interest
2021	\$ 607,000	\$ 276,714
2022	635,000	255,300
2023	654,000	232,313
2024	649,000	208,528
2025	645,000	184,452
2026-2030	2,412,000	643,376
2031-2033	1,930,000	116,600
Totals	\$ 7,532,000	\$ 1,917,283

City of Anna, Texas
Notes to Financial Statements

September 30,	Principal	Interest
2021	\$ 225,000	\$ 104,250
2022	160,000	167,463
2023	100,000	226,660
2024	115,000	211,080
2025	135,000	194,238
2026-2030	955,000	679,969
2031-2035	905,000	171,744
2036-2037	275,000	12,488
Totals	\$ 2,870,000	\$ 1,767,892

Contractual Obligations with Greater Texoma Utility Authority

Under the terms of long term water supply and sewer service contracts between the City and Greater Texoma Utility Authority (GTUA), the City recognizes that GTUA has an undivided ownership interest in the City's water system and sewer collection and treatment facility equivalent to the percentage of the total cost of the facility provided by GTUA through the issuance of GTUA bonds.

The City has a contractual obligation to make payments specified by the contract to GTUA to pay the principal and interest on the bonds, maintain a Reserve Fund for the security and payment of bonds similarly secured, pay the administrative and overhead expenses of GTUA directly attributable to the bonds, and pay any extraordinary expenses incurred by GTUA in connection with the bonds. Under terms of the contracts the City's obligation to make payments to GTUA, as well as GTUA's ownership interest in the facilities terminates, when all of GTUA's bonds issued in connection with construction of the facilities have been paid in full, are retired, and are no longer outstanding.

Collin Grayson Municipal Alliance Transmission Water Pipeline

In 2004, the City, along with the City of Van Alstyne, Howe, and Melissa, formed a group called the Collin Grayson Municipal Alliance ("CGMA"). CGMA entered into a long-term contractual obligation with GTUA for the purpose of providing funds for the construction of a transmission water pipeline that will provide water to CGMA cities. The cost of the pipeline is being funded in four phases.

Each CMGA city was required to make payments to GTUA in an amount equivalent to 25% of the total obligation to cover their portion of the cost of the obligation until the pipeline project was completed. As water continues to flow to each CGMA city, the City shall be charged it's percentage or fraction share of debt service on the obligation based upon the amount of water to be paid by the City under its water contract (i.e. the greater of its minimum take-or-pay amount or the actual amount of water taken) divided by the total amount of water to be paid by all CGMA cities. The sum of the four (4) fractional amounts shall always equal 100% of the debt service on the contractual obligation with GTUA. The billing rates for each City will be calculated to provide funds necessary to cover the contractual obligation, interest, repairs, maintenance, and production costs.

At the end of the contractual obligation with GTUA, the City will own an undivided interest in the transmission water pipeline based on the percentage of water it utilized and paid for during the contract term. The contract will expire and the transfer of ownership will occur during the fiscal year ended September 30, 2040, as long as no new debt is issued.

City of Anna, Texas

Notes to Financial Statements

Capital Leases

On October 9, 2018, the City entered into a new lease agreement as lessee for financing the acquisition of a fire apparatus which is payable from the general fund. This lease agreement qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of their future minimum lease payments as of the inception date.

On November 28, 2016, the City entered into a capital lease to finance the acquisition of water meters which is payable from the utility fund.

The assets acquired through the capital leases as of September 30, 2020 are as follows:

	Governmental Activities	Business-type Activities
Assets:		
Fire apparatus	\$ 485,068	\$ -
Water meters	-	1,340,010
Less: Accumulated depreciation	<u>(86,914)</u>	<u>(400,003)</u>
Total	<u>\$ 398,154</u>	<u>\$ 940,007</u>

The future minimum lease obligations and the net present value of these minimum lease payments as of September 30, 2020 are as follows:

Year Ending September 30,	Governmental Activities	Business-type Activities
2021	\$ 57,359	\$ 149,179
2022	57,359	149,179
2023	57,359	149,179
2024	57,359	149,179
2025	57,359	149,179
2026-2028	<u>172,077</u>	<u>298,356</u>
Total minimum future lease payments	458,872	1,044,251
Less: amount representing interest	<u>(70,446)</u>	<u>(77,003)</u>
Present value of minimum lease payments	<u>\$ 388,426</u>	<u>\$ 967,248</u>

City of Anna, Texas
Notes to Financial Statements

Note 7. Interfund Balances and Activity

1. Interfund Receivables and Payables

Interfund receivables and payables of the various funds at September 30, 2020 were as follows:

	Interfund Receivables	Interfund Payables
General Fund	\$ 605,859	\$ -
Capital Projects Fund	-	605,859
Totals	<u>\$ 605,859</u>	<u>\$ 605,859</u>

Interfund balances consist of short-term lending/borrowing arrangements that have resulted primarily from expenditures that are paid by one fund and then charged back to the appropriate other fund. Additionally, some lending/borrowing may occur between two or more governmental funds due to earned revenues not being received from outside agencies until the subsequent year.

2. Interfund Transfers

Transfers between funds during the year were as follows:

Transfers Out	Transfers In	Amounts
General Fund	Capital Projects Fund	\$ 1,611,223
General Fund	Nonmajor Funds	3,553
Utility Fund	Capital Projects Fund	3,205
Nonmajor Funds	Capital Projects Fund	361,625
Totals		<u>\$ 1,979,606</u>

Transfers to the special revenue fund were for year-end budgeted transfers to the grant fund. Transfers to the capital project fund were for the road project.

Note 8. Other Information

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City participates along with approximately 2,800 other entities in the Texas Municipal League's Intergovernmental Risk Pools (the "Pool"). The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three years.

City of Anna, Texas
Notes to Financial Statements

Note 9. Defined Benefit Pension Plan

Plan Description

The City participates in one of 888 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven payments options. Members may also choose to receive a portion of their benefit as a partial lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by City were as follows:

	2019	2018
Employee deposit rate	7.00%	7.00%
Matching ratio (City to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service requirement eligibility (expressed as age/years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity increase (to retirees)	70% of CPI Repeating	70% of CPI Repeating

Employees Covered by Benefit Terms

At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	13
Inactive employees entitled to but not yet receiving benefits	47
Active employees	89
Total	149

City of Anna, Texas

Notes to Financial Statements

Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 14.67% and 14.09% in calendar years 2019 and 2020, respectively. The City's contributions to TMRS for the year ended September 30, 2020, were \$906,255, and were equal to the required contributions.

Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2019, and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Overall payroll growth	2.75% per year
Investment rate of return	6.75%, net of pension plan investment expense, including infla

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

City of Anna, Texas

Notes to Financial Statements

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, the actuary focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return (Arithmetic)
Global Equity	30.0%	5.30%
Core Fixed Income	10.0%	1.25%
Non-Core Fixed Income	20.0%	4.14%
Real Return	10.0%	3.85%
Real Estate	10.0%	4.00%
Absolute Return	10.0%	3.48%
Private Equity	10.0%	7.75%
Total	<u>100.0%</u>	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

City of Anna, Texas
Notes to Financial Statements

Changes in Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2018	\$ 7,690,204	\$ 6,387,205	\$ 1,302,999
Changes for the year:			
Service cost	1,008,055	-	1,008,055
Interest	546,834	-	546,834
Change of benefit terms	-	-	-
Difference between expected and actual experience	294,521	-	294,521
Changes of assumptions	47,825	-	47,825
Contributions - employer	-	747,632	(747,632)
Contributions - employee	-	356,743	(356,743)
Net investment income	-	991,697	(991,697)
Benefit payments, including refunds of employee contributions	(185,961)	(185,961)	-
Administrative expense	-	(5,580)	5,580
Other changes	-	(168)	168
Net changes	1,711,274	1,904,363	(193,089)
Balance at December 31, 2019	<u>\$ 9,401,478</u>	<u>\$ 8,291,568</u>	<u>\$ 1,109,910</u>

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the NPL of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Net pension liability	\$ 2,810,215	\$ 1,109,910	\$ (241,965)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City recognized pension expense of \$766,404.

City of Anna, Texas

Notes to Financial Statements

At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 254,946	\$ 94,631
Changes in actuarial assumptions	45,508	-
Difference between projected and actual investment earnings	-	237,784
Contributions subsequent to the measurement date	698,797	-
Totals	\$ 999,251	\$ 332,415

\$698,797 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the year ending September 30, 2021. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	
2020	\$ (51,977)
2021	(35,674)
2022	50,688
2023	(55,810)
2024	56,307
Thereafter	4,505
Totals	\$ (31,961)

Note 10. Other Postemployment Benefits Plan

Plan Description

Texas Municipal Retirement System (TMRS) administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1. The City has elected to participate in the SDBF for its active members including retirees. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded single-employer OPEB plan (i.e. no assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75) for City reporting.

Benefits Provided

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an other postemployment benefit (OPEB) and is a fixed amount of \$7,500.

City of Anna, Texas

Notes to Financial Statements

At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefits	9
Inactive employees entitled to but not yet receiving benefit	5
Active employees	<u>89</u>
Total	<u><u>103</u></u>

Contributions

The member city contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers.

Contributions are made monthly based on the covered payroll of employee members of the participating member city. The contractually required contribution rate is determined annually for each city. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the city.

There is a one-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect. The funding policy of this plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year.

The retiree portion of contribution rates to the SDBF for the City was 0.01% in calendar years 2019 and 2020. The City's contributions to the SDBF for the year ended September 30, 2020 were \$8,286, and were equal to the required contributions.

Total OPEB Liability

The City's Total OPEB Liability was measured as of December 31, 2019 and was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total OPEB Liability In the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.5% per year
Salary increases	3.5% to 11.5% including inflation
Discount rate	2.75%

Salary increases were based on a service-related table. Mortality rates for service retirees were based on the RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103% and projected on a fully generational basis with scale BB. Mortality rates for disabled retirees were based on the RP2000 Combined Mortality Table with Blue Collar Adjustment with male rates multiplied by 109% and female rates multiplied by 103%. Based on the size of the City, rates are multiplied by an additional factor of 100.0%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements.

City of Anna, Texas

Notes to Financial Statements

The actuarial assumptions used in the December 31, 2019 valuation were developed primarily from an actuarial experience study of the four-year period from December 31, 2014 through December 31, 2018. The post-mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013 valuation, TMRS adopted the Entry Age Normal Actuarial Cost Method.

The discount rate (2.75%) was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2019.

Changes in Total OPEB Liability

	Total OPEB Liability
Balance at December 31, 2018	\$ 57,829
Changes for the year:	
Service cost	9,173
Interest on Total OPEB Liability	2,306
Change of benefit terms	-
Difference between expected and actual experience	(964)
Changes of assumptions or other inputs	18,247
Benefit payments	(510)
Net changes	28,252
Balance at December 31, 2019	\$ 86,081

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability, calculated using the discount rate of 2.75%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (1.75%) or 1 percentage-point higher (3.75%) than the current rate:

1% Decrease in Discount Rate (1.75%)	Discount Rate (2.75%)	1% Increase in Discount Rate (3.75%)
\$ 108,849	\$ 86,081	\$ 68,961

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2020, the City recognized OPEB expense of \$13,030.

At September 30, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 3,652
Changes in actuarial assumptions and other inputs	19,686	4,125
Contributions made subsequent to the measurement date	6,447	-
Totals	\$ 26,133	\$ 7,777

City of Anna, Texas

Notes to Financial Statements

The \$6,447 reported as deferred outflows of resources resulting from contributions subsequent to the measurement date will reduce the Total OPEB liability during the year ending September 30, 2021. The other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31,		
2020	\$	1,551
2021		1,551
2022		1,551
2023		1,551
2024		1,551
Thereafter		4,154
Totals	\$	11,909

Note 11. Villages of Hurricane Creek Public Improvement District

On November 13, 2018, the City of Anna City Council approved Ordinance No. 2018-01-506 authorizing the creation of a Public Improvement District. The Hurricane Creek Public Improvement District consists of approximately 368.20 acres within the jurisdictions of the City. This district was created in accordance with Chapter 372.003 of the Texas Local Government Code, as amended.

On March 28, 2019 the City of Anna City Council approved the issuance and sale of two Special Assessment Revenue Bonds in the amounts of \$7,735,000 and \$3,535,000 known as Hurricane Creek Public Improvement District Improvement Area #1 Project and Hurricane Creeks Public Improvement District Improvement Major Improvement Area Project, respectively. These bonds were authorized in order to finance the projects benefiting the entire Hurricane Creek Public Improvement District including certain roadway, water, sewer, and drainage improvements.

Note 12. Coronavirus Pandemic

In March 2020, the World Health Organization declared the novel coronavirus ('COVID-19') a global pandemic and recommended containment and mitigation measures worldwide. This contagious disease outbreak, which has continued to spread, and any related adverse public health developments, has adversely affected public education, workforces, economies, and financial markets globally, potentially leading to economic downturn. It has also disrupted the normal operations of many businesses and organizations. It is not possible for management to predict the duration or magnitude of the adverse results of the outbreak and its disruptive effects on the City's operations and financial results at this time.

THE CITY OF **Anna**

Required Supplementary Information

City of Anna, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual General Fund For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Final Budget Positive (Negative)
REVENUES				
Property taxes	\$ 5,892,319	\$ 6,126,026	\$ 6,095,539	\$ (30,487)
Sales taxes	1,911,312	2,160,000	2,271,318	111,318
Charges for services	118,700	138,450	188,258	49,808
License and permits	1,272,750	1,685,200	2,683,906	998,706
Franchise and local taxes	646,600	601,600	657,331	55,731
Investment income	129,714	103,000	102,302	(698)
Other revenues	23,150	26,064	38,117	12,053
Intergovernmental	118,190	123,195	123,195	-
Fines and forfeitures	80,000	80,000	97,374	17,374
Contributions and donations	2,000	375	475	100
Total revenues	10,194,735	11,043,910	12,257,815	1,213,905
EXPENDITURES				
Current:				
General government	2,604,283	2,604,283	2,508,399	95,884
Culture and recreation	681,312	686,683	729,407	(42,724)
Community services	1,333,421	1,339,533	1,113,095	226,438
Public safety	4,488,241	4,634,911	4,767,242	(132,331)
Public works	624,924	851,372	833,484	17,888
Debt service				
Principal	40,791	40,791	40,791	-
Interest and fiscal charges	16,568	16,568	16,568	-
Capital outlay	293,648	67,200	147,393	(80,193)
Total expenditures	10,083,188	10,241,341	10,156,379	84,962
Excess (deficiency) of revenues over (under) expenditures	111,547	802,569	2,101,436	1,298,867
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of capital assets	40,000	17,432	17,432	-
Transfers out	(151,547)	(1,616,098)	(1,614,776)	1,322
Total other financing sources (uses)	(111,547)	(1,598,666)	(1,597,344)	1,322
Net change in fund balance	-	(796,097)	504,092	1,300,189
Beginning fund balance	5,941,424	5,941,424	5,941,424	-
ENDING FUND BALANCE	<u>\$ 5,941,424</u>	<u>\$ 5,145,327</u>	<u>\$ 6,445,516</u>	<u>\$ 1,300,189</u>

Notes to Schedule

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP)

City of Anna, Texas

Schedule of Changes in the Net Pension Liability and Related Ratios – TMRS Last Six Measurement Periods

	2019	2018	2017	2016	2015	2014
TOTAL PENSION LIABILITY						
Service cost	\$ 1,008,055	\$ 860,365	\$ 698,771	\$ 608,067	\$ 527,867	\$ 429,268
Interest	546,834	464,692	398,225	343,924	309,015	277,884
Changes of benefit terms	-	-	-	-	-	-
Differences between expected and actual experience	294,521	13,331	(9,109)	(60,518)	(110,141)	(173,824)
Change of assumptions	47,825	-	-	-	19,349	-
Benefit payments, including refunds of employee contributions	(185,961)	(204,657)	(163,326)	(101,394)	(109,637)	(166,160)
Net change in total pension liability	1,711,274	1,133,731	924,561	790,079	636,453	367,168
Total pension liability - beginning	7,690,204	6,556,473	5,631,912	4,841,833	4,205,380	3,838,212
TOTAL PENSION LIABILITY - ENDING (a)	<u>\$ 9,401,478</u>	<u>\$ 7,690,204</u>	<u>\$ 6,556,473</u>	<u>\$ 5,631,912</u>	<u>\$ 4,841,833</u>	<u>\$ 4,205,380</u>
PLAN FIDUCIARY NET POSITION						
Contributions - employer	\$ 747,632	\$ 618,080	\$ 516,066	\$ 442,230	\$ 386,733	\$ 270,279
Contributions - employee	356,743	298,589	249,306	217,388	194,478	170,293
Net investment income (loss)	991,697	(175,951)	641,130	257,535	4,915	165,488
Benefit payments, including refunds of employee contributions	(185,961)	(204,657)	(163,326)	(101,394)	(109,637)	(166,160)
Administrative expense	(5,580)	(3,389)	(3,315)	(2,902)	(2,992)	(1,727)
Other	(168)	(176)	(169)	(156)	(148)	(142)
Net change in plan fiduciary net position	1,904,363	532,496	1,239,692	812,701	473,349	438,031
Plan fiduciary net position - beginning	6,387,205	5,854,709	4,615,017	3,802,316	3,328,967	2,890,936
PLAN FIDUCIARY NET POSITION - ENDING (b)	<u>\$ 8,291,568</u>	<u>\$ 6,387,205</u>	<u>\$ 5,854,709</u>	<u>\$ 4,615,017</u>	<u>\$ 3,802,316</u>	<u>\$ 3,328,967</u>
NET PENSION LIABILITY - ENDING (a)-(b)	<u>\$ 1,109,910</u>	<u>\$ 1,302,999</u>	<u>\$ 701,764</u>	<u>\$ 1,016,895</u>	<u>\$ 1,039,517</u>	<u>\$ 876,413</u>
Plan fiduciary net position as a percentage of total pension liability	88%	83%	89%	82%	79%	79%
Covered payroll	\$ 5,096,334	\$ 4,265,561	\$ 3,561,515	\$ 1,194,348	\$ 2,778,260	\$ 2,432,756
Net pension liability as a percentage of covered payroll	22%	31%	20%	85%	37%	36%

Notes to Schedule

1. This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.

City of Anna, Texas

Schedule of Employer Contributions to Pension Plan - TMRS Last Five Six Years

	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 906,255	\$ 701,932	\$ 592,188	\$ 490,248	\$ 444,631	\$ 353,170
Contributions in relation to the actuarially determined contribution	906,255	701,932	592,188	490,248	444,631	353,170
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Covered payroll	\$ 6,373,692	\$ 4,798,511	\$ 4,086,822	\$ 3,396,686	\$ 3,140,567	\$ 2,881,090
Contributions as a percentage of covered payroll	14.22%	14.63%	14.49%	14.43%	14.16%	12.26%

Notes to Schedule

1. This schedule is presented to illustrate the requirement to show information for ten years. However, until a full ten-year trend is compiled, only available information is shown.
2. GASB 68, paragraph 81.2.b requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

City of Anna, Texas

Schedule of Changes in Total OPEB Liability and Related Ratios – TMRS Last Three Measurement Periods

	2019	2018	2017
TOTAL OPEB LIABILITY			
Service cost	\$ 9,173	\$ 8,958	\$ 6,767
Interest (on the Total OPEB Liability)	2,306	1,996	1,716
Change of benefit terms	-	-	-
Differences between expected and actual experience	(964)	(3,622)	-
Changes in assumptions or other inputs	18,247	(5,341)	5,334
Benefit payments	(510)	-	-
Net change in total OPEB liability	28,252	1,991	13,817
Total OPEB liability - beginning	57,829	55,838	42,021
TOTAL OPEB LIABILITY - ENDING (a)	\$ 86,081	\$ 57,829	\$ 55,838
Covered payroll	\$ 5,096,334	\$ 4,265,563	\$ 3,561,515
Total OPEB liability as a percentage of covered payroll	1.69%	1.36%	1.57%

Notes to Schedule

1. This schedule is presented to illustrate the requirement to show information for 10 years. However, recalculations of prior years are not reported in accordance with the standards of GASB 74/75 and should not be shown here. Therefore, only years for which the new GASB statements have been implemented have been shown and ultimately ten years will be presented.

City of Anna, Texas

Schedule of OPEB Contributions - TMRS

Last Three Fiscal Years

	2020	2019	2018
Actuarially determined contribution	\$ 8,286	\$ 6,238	\$ 4,496
Contributions in relation to the actuarially determined contribution	8,286	6,238	4,496
Contribution deficiency (excess)	\$ -	\$ -	\$ -
Covered payroll	6,373,692	4,798,511	4,086,822
Contributions as a percentage of covered payroll	0.13%	0.13%	0.11%

Notes to Schedule

1. This schedule is presented to illustrate the requirement to show for 10 years. However, recalculations of prior years are not reported in accordance with the standards of GASB 74/75 and should not be shown here. Therefore, only years for which the new GASB statements have been implemented will be shown and ultimately ten years will be presented.
2. GASB 75 paragraph 57 requires that the data in this schedule be presented as of the City's fiscal year as opposed to the time period covered by the measurement date.

Combining and Individual Fund Financial Statements and Schedule

THE CITY OF **Anna**

Nonmajor Governmental Funds

Special Revenue Funds

Roadway Impact Fee Service Area 1

Accounts for revenue and expenditures from developer impact fees for future strategic roadway improvements for service area 1.

Roadway Impact Fee Service Area 2

Accounts for revenue and expenditures from developer impact fees for future strategic roadway improvements for service area 2.

Road Capital Development Agreement Fund

Accounts for negotiated developer agreements for road and street impact fees.

Police Seizure Fund

Accounts for revenues generated from property seized in connection with illegal activity once the property is forfeited after prosecution that can only be used in accordance with applicable state and federal laws.

Park Development Fund

Accounts for park development fees from developer agreements or the subdivision ordinance in support of the City's parks master plan.

Fire Department Capital Improvement Fund

Accounts for voluntary fees negotiated with developers in support of the Anna Fire Department for fire capital projects.

Grant Fund

Accounts for proceeds and expenditures relating to all grants.

Other Special Revenue Fund

Accounts for all other miscellaneous restricted funds not described in other special revenue funds.

City of Anna, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2020

	Roadway Impact Fee SVC Area 1	Roadway Impact Fee SVC Area 2	Road Capital Dev. Agr. Fund	Police Seizure Fund	Park Development Fund
ASSETS					
Cash and cash equivalents	\$ 842,820	\$ 897,861	\$ 867,262	\$ 9,556	\$ 2,338,393
Receivables, net	-	-	-	-	-
Due from other governments	-	-	-	-	-
Prepays	-	-	-	-	-
Total assets	<u>\$ 842,820</u>	<u>\$ 897,861</u>	<u>\$ 867,262</u>	<u>\$ 9,556</u>	<u>\$ 2,338,393</u>
LIABILITIES					
Accounts payable and other liabilities	\$ -	\$ -	\$ 399,479	\$ -	\$ 16,252
Unearned revenue	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>399,479</u>	<u>-</u>	<u>16,252</u>
FUND BALANCES					
Nonspendable	-	-	-	-	-
Restricted for:					
Public safety	-	-	-	9,556	-
Capital projects	842,820	897,861	467,783	-	2,322,141
Unassigned	-	-	-	-	-
Total fund balances	<u>842,820</u>	<u>897,861</u>	<u>467,783</u>	<u>9,556</u>	<u>2,322,141</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 842,820</u>	<u>\$ 897,861</u>	<u>\$ 867,262</u>	<u>\$ 9,556</u>	<u>\$ 2,338,393</u>

Fire Dept. Capital Impr. Fund	Grant Fund	Other Special Revenue Fund	Total Nonmajor Governmental Funds
\$ 132,332	\$ 338,885	\$ 138,754	\$ 5,565,863
-	-	5,337	5,337
-	-	-	-
-	3,000	-	3,000
<u>\$ 132,332</u>	<u>\$ 341,885</u>	<u>\$ 144,091</u>	<u>\$ 5,574,200</u>
\$ -	\$ 10,056	\$ -	\$ 425,787
-	331,829	-	331,829
-	341,885	-	757,616
-	3,000	-	3,000
132,332	-	144,091	285,979
-	-	-	4,530,605
-	(3,000)	-	(3,000)
<u>132,332</u>	<u>-</u>	<u>144,091</u>	<u>4,816,584</u>
<u>\$ 132,332</u>	<u>\$ 341,885</u>	<u>\$ 144,091</u>	<u>\$ 5,574,200</u>

City of Anna, Texas

Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended September 30, 2020

	Roadway Impact Fee SVC Area 1	Roadway Impact Fee SVC Area 2	Road Capital Dev. Agr. Fund	Police Seizure Fund	Park Development Fund
REVENUES					
Charges for services	\$ 449,508	\$ 363,177	\$ -	\$ -	\$ 1,404,600
Investment income	9,418	6,893	6,039	90	16,404
Other revenue	-	-	-	7,650	24,350
Total revenues	458,926	370,070	6,039	7,740	1,445,354
EXPENDITURES					
Current:					
General government	-	-	-	-	-
Culture and recreation	-	-	-	-	85,623
Public safety	-	-	-	1,042	-
Public works	8,000	8,000	-	-	-
Interest and fiscal charges	-	-	-	-	-
Capital outlay	14,578	-	-	4,000	230,546
Total expenditures	22,578	8,000	-	5,042	316,169
Excess (deficiency) of revenues over (under) expenditures	436,348	362,070	6,039	2,698	1,129,185
OTHER FINANCING SOURCES (USES)					
Transfers in	-	-	-	-	-
Transfers out	(361,625)	-	-	-	-
Proceeds from sale of capital assets	-	-	-	3,746	-
Total other financing (uses)	(361,625)	-	-	3,746	-
Net change in fund balances	74,723	362,070	6,039	6,444	1,129,185
Fund balances, beginning of year	768,097	535,791	461,744	3,112	1,192,956
FUND BALANCES, END OF YEAR	<u>\$ 842,820</u>	<u>\$ 897,861</u>	<u>\$ 467,783</u>	<u>\$ 9,556</u>	<u>\$ 2,322,141</u>

Fire Dept. Capital Impr. Fund	Grant Fund	Other Special Revenue Fund	Total Nonmajor Governmental Funds
\$ 82,900	\$ -	\$ -	\$ 2,300,185
858	1,545	1,221	42,468
-	581,143	26,829	639,972
83,758	582,688	28,050	2,982,625
-	251,565	-	251,565
-	-	-	85,623
-	49,049	10,425	60,516
-	-	-	16,000
-	-	-	-
26,446	174,109	-	449,679
26,446	474,723	10,425	863,383
57,312	107,965	17,625	2,119,242
-	3,553	-	3,553
-	-	-	(361,625)
-	-	-	3,746
-	3,553	-	(354,326)
57,312	111,518	17,625	1,764,916
75,020	(111,518)	126,466	3,051,668
<u>\$ 132,332</u>	<u>\$ -</u>	<u>\$ 144,091</u>	<u>\$ 4,816,584</u>

City of Anna, Texas

Balance Sheet

Community Development Corporation

September 30, 2020

	Anna Community Development Corporation
ASSETS	
Cash and cash equivalents	\$ 1,125,034
Receivables, net	<u>349,713</u>
TOTAL ASSETS	<u><u>\$ 1,474,747</u></u>
LIABILITIES	
Accounts payable	\$ 37,527
Accrued salaries	<u>2,835</u>
Total liabilities	40,362
DEFERRED INFLOWS OF RESOURCES	
Local business loans	<u>41,310</u>
Total deferred inflows of resources	41,310
FUND BALANCES	
Restricted for:	
Community Development	<u>1,393,075</u>
Total fund balances	<u>1,393,075</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u><u>\$ 1,474,747</u></u>

City of Anna, Texas

Reconciliation of Governmental Funds Balance Sheet to the Statement of Net Position Community Development Corporation September 30, 2020

FUND BALANCES - TOTAL GOVERNMENTAL FUNDS

\$ 1,393,075

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and,
therefore, are not reported in the funds.

2,757,904

The following deferred outflows of resources and deferred inflows of resources
are not reported in governmental funds:

Deferred outflows of resources - OPEB	261
Deferred outflows of resources - pension	9,993
Deferred inflows of resources - OPEB	(78)
Deferred inflows of resources - pension	(3,324)

Long-term liabilities, including bonds payable, are not due and payable in the
current period and, therefore, are not reported in the fund financial statements.

Long-term liabilities consist of:

Sales tax revenue bonds	(2,870,000)
Compensated absences	(3,952)
Accrued interest	(13,467)
Total OPEB liability	(861)
Net pension liability	(11,099)

Unavailable revenues are removed for the statement of net position.

41,310

NET POSITION OF GOVERNMENTAL ACTIVITIES

\$ 1,299,762

City of Anna, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balances Community Development Corporation For the Year Ended September 30, 2020

	Anna Community Development Corporation
REVENUES	
Sales taxes	\$ 1,362,791
Investment income	<u>11,771</u>
Total revenues	1,374,562
EXPENDITURES	
Current:	
Community and economic development	634,317
Debt service:	
Principal retirement	215,000
Interest and fiscal charges	<u>110,901</u>
Total expenditures	<u>960,218</u>
Excess (deficiency) of revenues over (under) expenditures	<u>414,344</u>
Net change in fund balances	414,344
Fund balance, beginning of year	<u>978,731</u>
Fund balance, end of year	<u><u>\$ 1,393,075</u></u>

City of Anna, Texas

Reconciliation of the Statement of Revenues, Expenditures, and Changes
in Fund Balances of Governmental Funds to the Statement of Activities
Community Development Corporation
For the Year Ended September 30, 2020

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ 414,344
Amounts reported for governmental activities in the statement of activities are different because:	
Current year long-term debt principal payments on tax notes payable are expenditures in the fund financial statements but are shown as reductions in long-term debt in the government-wide financial statements.	215,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Decrease in accrued interest:	785
Increase in accrued compensated absences:	(3,952)
Decrease in net pension liability and related deferred inflows and outflows:	1,399
Increase in total OPEB liability and related deferred inflows and outflows:	(110)
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 627,466</u>

City of Anna, Texas

Balance Sheet

Economic Development Corporation

September 30, 2020

	Anna Economic Development Corporation
ASSETS	
Cash and cash equivalents	\$ 460,787
Receivables, net	<u>87,571</u>
TOTAL ASSETS	<u><u>\$ 548,358</u></u>
LIABILITIES	
Accounts payable	<u>\$ 449</u>
Total liabilities	449
DEFERRED INFLOWS OF RESOURCES	
Unavailable revenue:	
Local business loans	<u>87,527</u>
Total deferred inflows of resources	87,527
FUND BALANCES	
Restricted for:	
Economic Development	<u>460,382</u>
Total fund balances	<u>460,382</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u><u>\$ 548,358</u></u>

City of Anna, Texas

Reconciliation of Governmental Fund Balance Sheet
to the Statement of Net Position
Economic Development Corporation
September 30, 2020

FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$	460,382
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		317,469
Unavailable revenues are not included in the government-wide financial statements.		<u>87,527</u>
NET POSITION OF GOVERNMENTAL ACTIVITIES	\$	<u><u>865,378</u></u>

City of Anna, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balance Economic Development Corporation For the Year Ended September 30, 2020

	Anna Economic Development Corporation
REVENUES	
Charges for services	\$ 10,243
Investment income	6,922
Miscellaneous income	1,500
Total revenues	18,665
EXPENDITURES	
Current:	
Community and economic development	146,979
Total expenditures	146,979
Excess (deficiency) of revenues over (under) expenditures	(128,314)
Net change in fund balances	(128,314)
Fund balance, beginning of year	588,696
Fund balance, end of year	\$ 460,382

City of Anna, Texas

Reconciliation of the Statement of Revenues, Expenditures, and Changes
in Fund Balance of the Governmental Fund to the Statement of Activities
Economic Development Corporation
For the Year Ended September 30, 2020

NET CHANGE IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS	\$ (128,314)
Amounts reported for governmental activities in the statement of activities are different because:	
Depreciation is not recognized as an expense in governmental funds since it does not require the use of current financial resources	(19,715)
Various other reclassification and eliminations are necessary to convert from the modified accrual basis of accounting to accrual basis of accounting. This includes the change in unavailable revenue from the prior year	<u>(1,500)</u>
CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES	<u><u>\$ (149,529)</u></u>

City of Anna, Texas

Schedule of Revenues, Expenditures, and Changes In Fund Balances – Budget and Actual Community Development Corporation For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Final Budget Positive (Negative)
REVENUES				
Sales and use tax	\$ 1,137,630	\$ 1,300,000	\$ 1,362,791	\$ 62,791
Investment income	11,140	11,140	11,771	631
Total revenues	1,148,770	1,311,140	1,374,562	63,422
EXPENDITURES				
Current:				
Community and economic development	822,894	822,894	634,317	188,577
Debt Service:				
Principal retirement	215,000	215,000	215,000	-
Interest and fiscal charges	110,876	110,876	110,901	(25)
Total expenditures	1,148,770	1,148,770	960,218	188,552
Excess (deficiency) of revenues over (under) expenditures	-	162,370	414,344	251,974
Net change in fund balance	-	162,370	414,344	251,974
Fund balances, beginning of year	978,731	978,731	978,731	-
FUND BALANCES, END OF YEAR	\$ 978,731	\$ 1,141,101	\$ 1,393,075	\$ 251,974

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP)

City of Anna, Texas

Statement of Revenues, Expenditures, and Changes In Fund Balances – Budget and Actual Economic Development Corporation For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Final Budget Positive (Negative)
REVENUES				
Charges for services - rentals	\$ 10,776	\$ 12,000	\$ 10,243	\$ (1,757)
Investment income	3,996	6,000	6,922	922
Other income	3,000	1,500	1,500	-
Total revenues	17,772	19,500	18,665	(835)
EXPENDITURES				
Current:				
Community and economic development	75,730	225,730	146,979	78,751
Total expenditures	75,730	225,730	146,979	78,751
Excess (deficiency) of revenues over (under) expenditures	(57,958)	(206,230)	(128,314)	77,916
Net change in fund balance	(57,958)	(206,230)	(128,314)	77,916
Fund balances, beginning of year	588,696	588,696	588,696	-
FUND BALANCES, END OF YEAR	\$ 530,738	\$ 382,466	\$ 460,382	\$ 77,916

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP)

City of Anna, Texas

Statement of Revenues, Expenditures, and Changes In Fund Balances – Budget and Actual Debt Service Fund For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Final Budget Positive (Negative)
REVENUES				
Property taxes	\$ 1,823,632	\$ 1,823,632	\$ 1,873,923	\$ 50,291
Investment income	15,882	11,000	9,801	(1,199)
Total revenues	1,839,514	1,834,632	1,883,724	49,092
EXPENDITURES				
Principal retirement	497,000	497,000	497,000	-
Interest and fiscal charges	1,328,632	1,328,632	1,328,162	470
Total expenditures	1,825,632	1,825,632	1,825,162	470
Excess (deficiency) of revenues over (under) expenditures	13,882	9,000	58,562	49,562
Net change in fund balances	13,882	9,000	58,562	49,562
Fund balances, beginning of year	89,877	89,877	89,877	-
FUND BALANCES, END OF YEAR	\$ 103,759	\$ 98,877	\$ 148,439	\$ 49,562

Agency Funds

PID Agency Fund

To account for bond proceeds, assessments, and related debt associated with bonds issued by the City as an agent for the Hurricane Creek public improvement district.

City of Anna, Texas

Statement of Changes in Assets and Liabilities

PID Agency Fund

For the Year Ended September 30, 2020

	Balance at Beginning of Year	Additions	Deletions	Balance at End of Year
ASSETS				
Restricted cash and cash equivalents	\$ 1,799,220	\$ 14,211	\$ (667,456)	\$ 1,145,975
Total assets	<u>\$ 1,799,220</u>	<u>\$ 14,211</u>	<u>\$ (667,456)</u>	<u>\$ 1,145,975</u>
LIABILITIES				
Liability to bond holders	\$ 1,799,220	\$ 14,211	\$ (667,456)	\$ 1,145,975
Total liabilities	<u>\$ 1,799,220</u>	<u>\$ 14,211</u>	<u>\$ (667,456)</u>	<u>\$ 1,145,975</u>

Statistical Section

THE CITY OF **Anna**

Statistical Section (Unaudited)

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and Required Supplementary Information says about the City's overall financial health.

Tables

Financial Trends

1, 2, 3 & 4

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity

5, 6, 7 & 8

These schedules contain information to help the reader assess the City's most significant local revenue source, property tax.

Debt Capacity

9, 10, 11 & 12

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information

13 & 14

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information

15, 16 & 17

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

City of Anna, Texas
Net Position by Component
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

Table 1

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
GOVERNMENTAL ACTIVITIES										
Net investment in capital assets	\$ 49,605,921	\$ 33,525,898	\$ 29,892,142	\$ 20,398,968	\$ 13,466,866	\$ 13,288,789	\$ 12,463,939	\$ 11,698,639	\$ 10,749,210	\$ 11,048,398
Restricted	7,417,666	10,681,098	469,607	1,489,057	1,550,067	1,781,301	1,265,399	983,464	444,340	156,274
Unrestricted	9,023,802	6,211,056	5,793,809	3,844,285	3,052,331	2,073,139	2,272,911	2,427,826	2,338,621	2,636,598
TOTAL GOVERNMENTAL ACTIVITIES NET POSITION	\$ 66,047,389	\$ 50,418,052	\$ 36,155,558	\$ 25,732,310	\$ 18,069,264	\$ 17,143,229	\$ 16,002,249	\$ 15,109,929	\$ 13,532,171	\$ 13,841,270
BUSINESS-TYPE ACTIVITIES										
Net investment in capital assets	\$ 35,210,562	\$ 28,632,597	\$ 25,064,065	\$ 17,356,378	\$ 12,878,858	\$ 9,150,846	\$ 7,161,432	\$ 9,228,796	\$ 11,584,537	\$ 11,657,252
Restricted	13,578,283	9,638,637	6,761,991	6,407,402	7,349,941	10,029,856	11,632,410	8,358,837	3,809,923	3,260,968
Unrestricted (deficit)	4,764,739	3,364,464	2,855,207	2,930,232	762,189	595,738	642,688	1,470,698	1,233,119	1,352,162
TOTAL BUSINESS-TYPE ACTIVITIES NET POSITION	\$ 53,553,584	\$ 41,635,698	\$ 34,681,263	\$ 26,694,012	\$ 20,990,988	\$ 19,776,440	\$ 19,436,530	\$ 19,058,331	\$ 16,627,579	\$ 16,270,382
PRIMARY GOVERNMENT										
Net investment in capital assets	\$ 84,816,483	\$ 62,158,495	\$ 54,956,207	\$ 37,755,346	\$ 26,345,724	\$ 22,439,635	\$ 19,625,371	\$ 20,927,435	\$ 22,333,747	\$ 22,705,650
Restricted	20,995,949	20,319,735	7,231,598	7,896,459	8,900,008	11,811,157	12,897,809	9,342,301	4,254,263	3,417,242
Unrestricted	13,788,541	9,575,520	8,649,016	6,774,517	3,814,520	2,668,877	2,915,599	3,898,524	3,571,740	3,988,760
TOTAL PRIMARY GOVERNMENT NET POSITION	\$ 119,600,973	\$ 92,053,750	\$ 70,836,821	\$ 52,426,322	\$ 39,060,252	\$ 36,919,669	\$ 35,438,779	\$ 34,168,260	\$ 30,159,750	\$ 30,111,652

Source: Comprehensive Annual Financial Report

City of Anna, Texas
Changes in Net Position
Last Ten Fiscal Years (Unaudited)
(accrual basis of accounting)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
EXPENSES										
Governmental activities:										
General government	\$ 2,669,302	\$ 1,954,083	\$ 1,758,159	\$ 1,405,085	\$ 1,393,256	\$ 1,058,719	\$ 963,243	\$ 885,833	\$ 1,047,147	\$ 979,107
Culture and recreation	1,172,862	877,455	799,378	665,430	584,676	573,249	432,133	303,607	290,907	264,779
Community services	1,280,415	1,289,798	810,369	904,227	690,842	558,541	619,465	560,983	530,649	412,775
Public safety	5,074,735	3,972,445	3,730,871	3,062,333	2,727,997	2,511,931	2,272,660	2,278,515	1,841,980	1,802,720
Public works	3,176,361	4,113,592	2,013,096	1,502,775	1,261,514	1,053,123	954,932	940,941	888,763	853,980
Interest on long-term debt	1,258,204	2,420,375	670,789	132,433	174,446	316,079	258,663	270,057	196,169	208,551
Total governmental activities expenses	14,631,879	14,627,748	9,782,662	7,672,283	6,832,731	6,071,642	5,501,096	5,239,936	4,795,615	4,521,912
Business-type activities:										
Water and sewer	11,152,513	11,664,343	8,893,526	7,443,593	7,371,352	6,487,099	5,453,831	5,307,272	4,928,084	4,400,065
Total business-type activities expenses	11,152,513	11,664,343	8,893,526	7,443,593	7,371,352	6,487,099	5,453,831	5,307,272	4,928,084	4,400,065
TOTAL PRIMARY GOVERNMENT EXPENSES	\$ 25,784,392	\$ 26,292,091	\$ 18,676,188	\$ 15,115,876	\$ 14,204,083	\$ 12,558,741	\$ 10,954,927	\$ 10,547,208	\$ 9,723,699	\$ 8,921,977
PROGRAM REVENUES										
Governmental activities:										
Charges for services:										
General government	\$ 304,993	\$ 236,673	\$ 90,890	\$ 136,465	\$ 48,181	\$ 30,000	\$ 30,000	\$ 20,839	\$ 97,951	\$ 99,065
Culture and recreation	1,404,600	900,150	315,933	553,511	117,990	63,265	71,905	63,421	10,295	9,798
Community services	2,644,933	1,314,178	873,397	1,173,516	236,694	748,212	772,501	839,349	743,906	278,051
Public safety	21,648	16,995	94,244	49,950	768,988	218,973	183,533	194,379	69,200	84,134
Public works	895,585	666,873	641,119	382,390	129,914	-	-	-	-	-
Operating grants and contributions	616,207	182,943	4,225	351,482	333,948	15,053	11,525	10,531	76,729	52,548
Capital grants and contributions	13,181,867	15,179,885	9,338,204	6,489,958	-	1,417,514	783,182	2,665,841	382,003	648,296
Total governmental activities program revenues	19,069,833	18,497,697	11,358,012	9,137,272	1,635,715	2,493,017	1,852,646	3,794,360	1,380,084	1,171,892
Business-type activities:										
Charges for services:										
Water and sewer	15,852,302	14,947,376	11,416,192	9,805,662	7,523,193	6,194,327	5,980,176	5,573,401	4,880,931	4,329,000
Capital grants and contributions	6,716,462	3,346,660	5,348,481	3,298,737	776,416	755,508	486,155	484,704	-	1,233,559
Total business-type activities program revenues	22,568,764	18,294,036	16,764,673	13,104,399	8,299,609	6,949,835	6,466,331	6,058,105	4,880,931	5,562,559
TOTAL PRIMARY GOVERNMENT PROGRAM REVENUES	\$ 41,638,597	\$ 36,791,733	\$ 28,122,685	\$ 22,241,671	\$ 9,935,324	\$ 9,442,852	\$ 8,318,977	\$ 9,852,465	\$ 6,261,015	\$ 6,734,451

Source: Comprehensive Annual Financial Report

City of Anna, Texas

Changes in Net Position – Continued Last Ten Fiscal Years (Unaudited) (accrual basis of accounting)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
NET (EXPENSE) REVENUE										
Governmental activities	\$ 4,437,954	\$ 3,869,949	\$ 1,575,350	\$ 1,464,989	\$ (5,197,016)	\$ (3,578,625)	\$ (3,648,450)	\$ (1,445,576)	\$ (3,415,531)	\$ (3,350,020)
Business-type activities	11,416,251	6,629,693	7,871,147	5,660,806	928,257	462,736	1,012,500	750,833	(47,153)	1,162,494
TOTAL PRIMARY GOVERNMENT NET EXPENSE	\$ 15,854,205	\$ 10,499,642	\$ 9,446,497	\$ 7,125,795	\$ (4,268,759)	\$ (3,115,889)	\$ (2,635,950)	\$ (694,743)	\$ (3,462,684)	\$ (2,187,526)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION										
Governmental activities:										
Taxes:										
Property taxes	\$ 7,929,530	\$ 6,728,848	\$ 5,579,490	\$ 4,619,461	\$ 3,973,028	\$ 3,322,054	\$ 2,807,140	\$ 2,483,857	\$ 2,392,504	\$ 2,418,445
Sales taxes	2,271,318	1,835,421	1,502,079	1,203,749	1,542,309	1,473,097	1,350,896	1,149,297	522,840	537,544
Franchise taxes	657,331	612,332	573,517	505,571	447,498	450,799	416,175	353,482	363,970	333,936
Investment earnings	568,920	1,044,444	327,200	26,199	31,816	23,685	22,295	39,256	25,939	26,484
Gain on sale of capital assets	20,111	135,910	276,970	-	-	39,160	11,960	-	3,339	-
Miscellaneous	70,560	84,132	314,750	241,719	166,773	316,688	140,596	39,399	162,422	135,518
Intergovernmental	-	-	142,273	-	-	-	-	-	-	-
Transfers	(326,387)	(48,542)	159,500	-	108,556	(649)	279,707	(1,489,156)	(364,582)	(59,138)
Total governmental activities	11,191,383	10,392,545	8,875,779	6,596,699	6,269,980	5,624,834	5,028,769	2,576,135	3,106,432	3,392,789
Business-type activities:										
Investment earnings	175,248	276,200	136,261	63,607	69,608	77,064	73,451	34,636	34,450	51,375
Gain on sale of capital assets	-	-	-	-	-	-	-	-	5,318	-
Miscellaneous	-	-	148,148	69,610	29,193	-	-	156,127	-	185,569
Transfers	326,387	48,542	(159,500)	-	(108,556)	649	(279,707)	1,489,156	364,582	59,138
Total business-type activities	501,635	324,742	124,909	133,217	(9,755)	77,713	(206,256)	1,679,919	404,350	296,082
TOTAL PRIMARY GOVERNMENT	\$ 11,693,018	\$ 10,717,287	\$ 9,000,688	\$ 6,729,916	\$ 6,260,225	\$ 5,702,547	\$ 4,822,513	\$ 4,256,054	\$ 3,510,782	\$ 3,688,871
CHANGE IN NET POSITION										
Governmental activities	\$ 15,629,337	\$ 14,262,494	\$ 10,451,129	\$ 8,061,688	\$ 1,072,964	\$ 2,046,209	\$ 1,380,319	\$ 1,130,559	\$ (309,099)	\$ 42,769
Business-type activities	11,917,886	6,954,435	7,996,056	5,794,023	918,502	540,449	806,244	2,430,752	357,197	1,458,576
TOTAL PRIMARY GOVERNMENT	\$ 27,547,223	\$ 21,216,929	\$ 18,447,185	\$ 13,855,711	\$ 1,991,466	\$ 2,586,658	\$ 2,186,563	\$ 3,561,311	\$ 48,098	\$ 1,501,345

Source: Comprehensive Annual Financial Report

City of Anna, Texas

Fund Balances of Governmental Funds Last Ten Fiscal Years (Unaudited) (modified accrual basis of accounting)

Table 3

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
GENERAL FUND										
Nonspendable	\$ 10,630	\$ 7,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	13,279	13,133	12,891	12,768	19,580	523,192	394,002	232,160	356,686	156,274
Committed	-	215,932	215,932	740,768	185,788	157,476	161,510	558,127	110,894	-
Assigned	-	-	-	-	-	-	144,175	-	-	52,383
Unassigned	6,421,607	5,705,117	4,484,943	3,741,504	3,114,627	2,617,940	2,351,029	1,830,457	2,178,670	2,097,832
TOTAL GENERAL FUND	\$ 6,445,516	\$ 5,941,424	\$ 4,713,766	\$ 4,495,040	\$ 3,319,995	\$ 3,298,608	\$ 3,050,716	\$ 2,620,744	\$ 2,646,250	\$ 2,306,489
ALL OTHER GOVERNMENTAL FUNDS										
Nonspendable	\$ 3,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 35,642	\$ 88,353	\$ -	\$ -
Restricted	32,669,975	40,214,505	35,295,317	1,476,290	2,284,212	1,100,633	871,397	662,951	87,654	315,321
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	(3,000)	(112,518)	-	(7,694)	(574,937)	(203,139)	(371,273)	(87,717)	-	-
TOTAL ALL OTHER GOVERNMENTAL FUNDS	\$ 32,669,975	\$ 40,102,987	\$ 35,295,317	\$ 1,468,596	\$ 1,709,275	\$ 897,494	\$ 535,766	\$ 663,587	\$ 87,654	\$ 315,321

Notes: The City implemented GASB Statement No. 54 "Fund Balance Reporting and Governmental Fund Type Definitions" in fiscal year 2011.

Source: Comprehensive Annual Financial Report

City of Anna, Texas

Changes in Fund Balances of Governmental Funds Last Ten Fiscal Years (Unaudited) (modified accrual basis of accounting)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
REVENUES										
Taxes	\$ 10,898,111	\$ 9,166,995	\$ 7,592,708	\$ 6,338,940	\$ 5,965,724	\$ 5,241,413	\$ 4,571,535	\$ 3,999,758	\$ 3,282,978	\$ 3,276,278
Licenses, permits, and fees	2,683,906	1,331,173	824,186	1,115,294	711,462	748,212	772,501	839,349	743,906	278,051
Charges for services	2,488,443	1,716,265	1,113,856	1,106,620	-	158,491	166,242	139,646	82,834	93,932
Fines and forfeitures	97,374	87,431	77,541	73,918	84,360	115,027	100,055	133,018	98,446	87,877
Intergovernmental	123,195	93,190	142,273	185,392	287,614	114,200	106,600	1,463,430	126,900	91,400
Investment earnings	568,920	1,044,444	327,200	26,199	31,816	23,685	22,295	39,256	25,939	26,484
Other revenues	1,436,755	166,460	314,750	117,932	1,164,183	126,393	122,579	74,738	35,522	44,119
Contributions	475	9,823,637	4,225	351,482	-	135,949	29,085	674,398	458,732	290,908
Total revenues	18,297,179	23,429,595	10,396,739	9,315,777	8,245,159	6,663,370	5,890,892	7,363,593	4,855,257	4,189,049
EXPENDITURES										
Current:										
General government	2,759,964	1,918,254	1,553,102	1,339,668	1,507,324	1,181,679	1,048,004	967,299	985,070	957,021
Culture and recreation	815,030	518,696	473,477	332,249	268,538	246,808	196,502	120,030	116,883	101,444
Community services	1,113,095	1,286,794	809,682	902,552	689,308	896,419	1,001,631	737,119	529,080	411,206
Public safety	4,827,758	3,721,752	3,649,049	2,842,470	2,509,795	2,182,617	1,951,681	1,964,502	1,669,196	1,612,809
Public works	857,730	2,166,360	541,968	463,780	539,049	200,188	170,830	201,294	163,518	155,894
Debt service:										
Principal retirement	537,791	426,851	342,000	328,000	779,842	466,776	415,662	430,877	327,914	323,737
Interest and fiscal changes	1,344,730	2,589,974	71,273	97,376	182,942	200,331	259,080	271,485	204,552	200,071
Bond issuance costs	-	-	443,009	-	-	38,350	-	-	-	-
Capital outlay	12,994,384	5,414,720	1,771,045	565,974	1,094,445	755,535	837,018	2,917,945	382,368	610,853
Total expenditures	25,250,482	18,043,401	9,654,605	6,872,069	7,571,243	6,168,703	5,880,408	7,610,551	4,378,581	4,373,035
Excess of revenues over (under) expenditures	(6,953,303)	5,386,194	742,134	2,443,708	673,916	494,667	10,484	(246,958)	476,676	(183,986)
OTHER FINANCING SOURCES (USES)										
Transfers in	1,979,606	121,637	1,455,713	585,209	298,419	335,134	316,507	1,755,532	213,753	107,636
Transfers (out)	(1,976,401)	(170,179)	(1,296,213)	(585,209)	(189,863)	(335,783)	(36,800)	(3,244,688)	(578,335)	(166,774)
Sale of capital assets	21,178	212,608	700,082	34,974	17,054	65,000	11,960	-	-	-
Debt issuance	-	-	31,795,000	(23,350)	-	1,462,000	-	-	-	360,000
Premium on debt issuance	-	-	1,601,891	850,000	-	-	-	-	-	-
Lease issuance	-	485,068	-	-	-	-	-	-	-	-
Payments to escrow agent	-	-	(953,160)	(820,899)	-	(1,411,398)	-	-	-	-
Total other financing sources (uses)	24,383	649,134	33,303,313	40,725	125,610	114,953	291,667	(1,489,156)	(364,582)	300,862
NET CHANGE IN FUND BALANCE	\$ (6,928,920)	\$ 6,035,328	\$ 34,045,447	\$ 2,484,433	\$ 799,526	\$ 609,620	\$ 302,151	\$ (1,736,114)	\$ 112,094	\$ 116,876
DEBT SERVICE AS A PERCENTAGE OF NONCAPITAL EXPENDITURES	9.5%	23.9%	5.2%	6.7%	14.9%	12.3%	13.4%	15.0%	13.3%	13.9%

Source: Comprehensive Annual Financial Report

City of Anna, Texas

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years (Unaudited)

Table 5

Fiscal Year	Estimated Market Value		Less: Tax Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real Property	Personal Property			
2011	\$ 426,150,871	\$ 14,570,908	\$ 75,476,975	\$ 365,244,804	0.65033
2012	446,019,189	14,755,531	95,551,181	365,223,539	0.65033
2013	457,390,078	16,753,543	97,610,313	376,533,308	0.65033
2014	514,337,648	21,674,172	105,177,246	430,834,574	0.65033
2015	649,209,461	22,743,852	161,376,609	510,576,704	0.64900
2016	817,578,552	27,290,010	236,173,968	608,694,594	0.63900
2017	941,525,839	32,134,958	247,017,901	726,642,896	0.62900
2018	1,173,598,307	40,865,863	303,651,595	910,812,575	0.60129
2019	1,440,753,873	51,949,576	352,310,696	1,140,392,753	0.59129
2020	1,630,573,659	61,071,756	381,187,399	1,310,458,016	0.59129

Source: Collin County Appraisal District

City of Anna, Texas

Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years (Unaudited)

Table 6

Fiscal Year	City Direct Rates			Overlapping Rates			
	Operating	Debt Service	Total Direct Rate	Anna Independent School District	Collin County	Collin County Community College District	Total Rate
2011	0.55423	0.09611	0.650332	1.540000	0.240000	0.086300	1.86630
2012	0.55938	0.09097	0.650341	1.540000	0.240000	0.086300	1.86630
2013	0.55937	0.09097	0.650332	1.540000	0.240000	0.086299	1.86630
2014	0.55937	0.09097	0.650332	1.540000	0.237500	0.083643	1.86114
2015	0.54583	0.10317	0.649000	1.540000	0.235000	0.081960	1.85696
2016	0.53234	0.10666	0.639000	1.670000	0.225000	0.081960	1.97696
2017	0.50658	0.12242	0.629000	1.670000	0.208395	0.081222	1.95962
2018	0.47887	0.12242	0.601288	1.670000	0.192246	0.798100	2.66035
2019	0.42812	0.16317	0.591288	1.670000	0.180785	0.081222	1.93201
2020	0.45154	0.13975	0.591288	1.568350	0.172531	0.081222	1.82210

Source: Collin County Central Appraisal District

Note: The entire City was located in Collin County and within the Anna Independent School District.

City of Anna, Texas

Principal Property Tax Payers

Current and Nine Years Ago (Unaudited)

Table 7

2020			2011		
Taxpayer	Taxable Assessed Valuation	Percentage of Total City Assessed Valuation	Taxpayer	Taxable Assessed Value	Percentage of Total City Assessed Valuation
Wal-Mart Real Estate Business Trust	\$ 20,460,245	1.56%	Brookshire Grocery Company	\$ 7,401,924	2.03%
Lennar Homes of Texas	14,492,890	1.11%	Anna Eagle Retail LP	3,324,119	0.91%
Bloomfield Homes LP	12,505,748	0.95%	Anna West/2004 LTD	2,833,748	0.78%
LGI Homes - Texas LLC	10,847,605	0.83%	SAHI-Antoine LLC	2,800,000	0.77%
Wal-Mart Stores Texas LLC	10,377,449	0.79%	Anna Commerical Partners LLC	2,458,662	0.67%
RR-LI Enterprises	6,149,225	0.47%	UDF Northpointe II LP	3,238,100	0.89%
Anna Crossing Phase VII LNRD LTD	5,585,135	0.43%	Hwy 75/Anna Property LP	2,036,553	0.56%
DR Horton - Texas LTD	5,510,287	0.42%	Bronco MFC Machine Shop	1,964,189	0.54%
Palladium Anna Ltd.	5,044,222	0.38%	Love's Country Stores Inc.	1,932,557	0.53%
Burnco Texas LLC	4,878,913	0.37%	Windmill Self Storage LP	2,268,848	0.62%
Total	95,851,719	7.31%		30,258,700	8.28%

Source: Collin County Tax Collector

Notes: ^aTaxpayers are assessed on January 1, 2019 (2019 tax year) for the 2020 fiscal year.

^bTaxpayers are assessed on January 1, 2010 (2010 tax year) for the 2011 fiscal year.

City of Anna, Texas

Property Tax Levies and Collections Last Ten Fiscal Years (Unaudited)

Table 8

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Tax Levy		Amount	Percentage of Tax Levy
2011	\$ 2,377,408	\$ 2,330,562	98.0%	\$ 44,562	\$ 2,375,124	99.9%
2012	2,365,624	2,314,801	97.9%	47,482	2,362,283	99.9%
2013	2,483,972	2,420,674	97.5%	58,076	2,478,750	99.8%
2014	2,851,672	2,771,670	97.2%	67,311	2,838,981	99.6%
2015	3,373,239	3,290,905	97.6%	67,134	3,358,039	99.5%
2016	3,966,064	3,881,905	97.9%	68,059	3,949,964	99.6%
2017	4,606,565	4,541,224	98.6%	45,590	4,586,814	99.6%
2018	5,495,607	5,348,790	97.3%	14,529	5,363,319	97.6%
2019	6,772,700	6,569,608	97.0%	106,414	6,676,022	98.6%
2020	7,543,539	7,452,202	98.8%	48,673	7,500,875	99.4%

Source: Collin County Tax Assessor

City of Anna, Texas

Ratios of Outstanding Debt by Type Last Ten Fiscal Years (Unaudited)

Table 9

Fiscal Year	Governmental Activities				Business-type Activities		Business-type Activities (continued)			Total Primary Government	Percentage of Personal Income	Per Capita
	General Obligation Bonds	Certificates of Obligation	Combination Tax & Revenue Bonds & Certificates	Capital Lease Payable	Waterworks & Sewer System Revenue Bonds	Combination Tax & Revenue Bonds & Certificates	Contract Revenue Bonds	General Obligation Bonds	Capital Lease Payable			
2011	\$ 290,000	\$ 4,435,000	\$ -	\$ 979,759	\$ 15,000	\$ 4,115,000	\$ 15,428,750	\$ 24,500	\$ 46,382	\$ 25,334,391	13.00%	3,052
2012	270,000	4,215,000	-	2,686,726	10,000	4,090,000	15,086,250	20,000	28,526	26,406,502	13.38%	3,078
2013	250,000	3,985,000	-	2,513,847	5,000	8,275,000	14,698,750	15,000	9,747	29,752,344	13.30%	3,179
2014	230,000	3,755,000	-	2,354,618	-	12,430,000	14,201,250	10,000	-	32,980,868	12.58%	3,187
2015	1,615,000	2,525,000	-	2,204,882	-	12,561,000	13,675,000	5,000	-	32,585,882	11.90%	2,968
2016	1,563,000	2,270,000	-	1,732,000	-	12,359,000	13,140,000	-	-	31,064,000	10.99%	2,744
2017	2,145,000	1,045,000	-	-	-	12,212,619	12,503,750	-	1,340,010	29,246,379	8.63%	2,360
2018	2,018,000	32,351,142	876,409	-	-	17,195,354	5,892,500	-	1,217,631	59,551,036	16.54%	4,350
2019	1,922,000	32,253,211	615,000	429,217	-	16,388,023	5,618,750	-	1,092,805	58,319,006	14.97%	3,885
2020	1,815,000	30,620,000	425,000	388,426	-	15,067,000	5,325,833	-	967,248	54,608,507	10.96%	3,266

Notes: Details regarding the City's outstanding debt can be found in the notes to financial statements.

City of Anna, Texas

Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years (Unaudited)

Table 10

Fiscal Year	General Obligation Bonds	Certificates of Obligation	Combination Tax & Revenue Bonds & Certificates³	Total	Percentage of Actual Taxable Value¹ of Property	Per Capita²
2011	\$ 290,000	\$ 4,435,000	\$ 4,115,000	\$ 8,840,000	0.0024%	1,065
2012	270,000	4,215,000	4,090,000	8,575,000	0.0023%	999
2013	250,000	3,985,000	8,275,000	12,510,000	0.0033%	1,337
2014	230,000	3,755,000	12,430,000	16,415,000	0.0038%	1,586
2015	1,615,000	2,525,000	12,561,000	16,701,000	0.0033%	1,521
2016	1,563,000	2,270,000	12,359,000	16,192,000	0.0027%	1,430
2017	2,145,000	1,045,000	12,212,619	15,402,619	0.0021%	1,243
2018	2,018,000	32,351,142	18,071,763	52,440,905	0.0058%	3,831
2019	1,922,000	32,253,211	17,003,023	51,178,234	0.0045%	3,410
2020	1,815,000	30,620,000	15,492,000	47,927,000	0.0037%	2,866

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

¹See the Schedule of Assessed and Estimated Actual Value of Taxable Property for property value data.

²Population data can be found in the Schedule of Demographic and Economic Statistics.

³Bonds are payable from levy and collection of a direct and continuing ad valorem tax and from a pledge of surplus revenues from water and sewer.

City of Anna, Texas

Direct and Overlapping Governmental Activities Debt
As of September 30, 2020 (Unaudited)

Table 11

	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable¹</u>	<u>Estimated Share of Overlapping Debt</u>
GOVERNMENTAL UNIT			
Debt repaid with property taxes:			
Collin County	\$ 503,003,249	0.65%	\$ 3,269,521
Collin College	596,311,827	0.65%	3,876,027
Anna ISD	141,445,024	77.42%	<u>109,506,738</u>
			116,652,286
Subtotal, overlapping debt			
City of Anna			<u>34,597,298</u>
TOTAL DIRECT AND OVERLAPPING DEBT			<u><u>\$ 151,249,584</u></u>

Notes: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping by the residents and businesses of Statistical. This process recognizes that, when considering the City's ability governments that is borne to issue and repay long-teim debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident--and therefore responsible for repaying the debt--of each overlapping government.

¹For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

Source: Net bonded debt and percentage of debt provided by Municipal Advisory of Texas

City of Anna, Texas
Pledged-Revenue Coverage
Last Ten Fiscal Years (Unaudited)

Table 12

Fiscal Year	Water Revenue Bonds					Times Coverage
	Total Revenues ^a	Less: Operating Expenses ^b	Net Available Revenue	Debt Service		
				Principal	Interest	
2011	\$ 4,565,944	\$ 2,547,615	\$ 2,018,329	\$ 365,526	\$ 782,174	1.76
2012	4,920,699	2,899,257	2,021,442	416,826	906,240	1.53
2013	5,764,164	3,161,627	2,602,537	446,279	955,154	1.86
2014	6,053,627	3,151,655	2,901,972	542,247	1,054,947	1.82
2015	6,271,391	3,987,255	2,284,136	663,250	1,125,983	1.28
2016	8,371,878	5,137,343	3,234,535	742,000	1,056,647	1.80
2017	9,938,880	6,490,261	3,448,619	772,500	1,028,814	1.91
2018	11,700,601	6,146,505	5,554,096	1,015,628	912,272	2.88
2019	15,822,376	8,582,049	7,240,327	1,131,810	1,903,394	2.39
2020	16,236,344	8,243,509	7,992,835	1,162,323	929,562	3.82

Note: ^aIncludes both operating and non-operating revenues.

^bIncludes operating expenses minus depreciation.

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

City of Anna, Texas

Demographic and Economic Statistics
Last Ten Fiscal Years (Unaudited)

Table 13

Fiscal Year	Population¹	Personal Income	Per Capita⁴ Personal Income	School Enrollment³	Unemployment Rate²
2011	8,300	\$ 194,842,500	\$ 23,475	2,339	6.9%
2012	8,580	197,374,320	23,004	2,519	5.6%
2013	9,360	223,657,200	23,895	2,579	5.4%
2014	10,350	262,082,700	25,322	2,855	4.4%
2015	10,980	273,808,260	24,937	3,051	3.6%
2016	11,320	282,705,680	24,974	3,214	3.8%
2017	12,390	338,916,060	27,354	3,438	3.8%
2018	13,690	359,992,240	26,296	3,602	3.0%
2019	15,010	389,614,570	25,957	3,837	2.9%
2020	16,721	498,252,358	29,798	3,837	6.9%

Sources:

¹North Central Texas Council of Governments (NCTCOG)

²State Department of Labor and homefacts.com

³Anna Independent School District

⁴U. S. Census Bureau American Fact Finder & North Central Texas Council of Governments (NCTCOG)

Note:

The requirement is for 10 years worth of data. The City will present a full 10 year schedule as the information becomes available. Areas where information could not be obtained are listed as N/A.

City of Anna, Texas

Principal Employers
Current and Nine Years Ago (Unaudited)

Table 14

Employer	2020		Employer	2011	
	No. Employees	Percentage of Total City Employment		No. Employees	Percentage of Total City Employment
Anna ISD	543	39.52%	Anna ISD	N/A	N/A
Walmart	270	19.65%	Pate Rehab	N/A	N/A
Pate Rehab	162	11.79%	Brookshire's	N/A	N/A
City of Anna	102	7.42%	Bronco	N/A	N/A
Brookshire's	85	6.19%	Hurricane Creek Country Club	N/A	N/A
Bronco Manufacturing	51	3.71%	City of Anna	N/A	N/A
Hurricane Creek Country Club	45	3.28%	KFC/Taco Bell	N/A	N/A
Loves Travel Stop	45	3.28%	Crow's Country Café	N/A	N/A
McDonalds	40	2.91%	Mudpies and Lullabies	N/A	N/A
Tri-County Vet	31	2.26%	Highland Fire Protection	N/A	N/A
Total	1,374			-	

Source: ¹Top ten employers and employee count provided by Anna Economic Deveopment Corporation.

Note: Data not available for 2010 at the time of this publication. The City will present this information for future years' as the information becomes available.

City of Anna, Texas

Full-Time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years (Unaudited)

Table 15

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>
FUNCTION/PROGRAM										
General Government and										
Administration	23.5	23.5	15.5	12.5	13.5	13.5	12.5	12.5	13.5	12.5
Public Safety	37.0	33.0	28.0	24.0	22.0	21.0	18.0	18.0	16.0	16.0
Public Works	6.0	6.0	8.0	7.0	7.0	4.0	1.0	1.0	1.0	1.0
Culture and Recreation	8.4	7.0	10.0	4.0	4.0	2.0	3.0	1.0	2.0	2.0
Water and Sewer	16.0	16.0	13.0	11.0	8.0	10.0	12.0	10.0	10.0	9.0
Community Development	9.0	8.0	4.0	4.0	3.0	3.0	3.0	2.0	2.0	3.0
Economic Development	2.0	2.0	1.0	0.5	0.5	0.5	0.5	0.5	0.5	0.5
TOTAL ALL GOVERNMENT FUNDS	<u>101.9</u>	<u>95.5</u>	<u>79.5</u>	<u>63.0</u>	<u>58.0</u>	<u>54.0</u>	<u>50.0</u>	<u>45.0</u>	<u>45.0</u>	<u>44.0</u>

Source: Finance and Human Resources Department

City of Anna, Texas

Operating Indicators by Function/Program Last Ten Fiscal Years (Unaudited)

Table 16

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
FUNCTION/PROGRAM										
General government										
Building permits issued-residential	833	579	342	440	273	216	290	305	351	100
Building permits issued-commerical	11	12	11	11	4	1	5	-	13	15
Building inspections conducted	5,020	15,416	14,718	16,046	9,474	7,493	12,584	10,566	8,604	3,310
Public Safety										
Police:										
Physical arrests	253	357	428	337	311	309	208	197	187	164
Accidents	265	323	336	265	261	231	182	155	139	129
Traffic violations	2,824	2,421	3,153	2,404	3,962	4,235	3,491	2,539	3,694	2,342
Fire:										
Emergency responses	1,851	1,783	1,703	1,502	1,234	1,256	1,065	1,070	1,021	1,066
Fires extinguished	74	81	59	19	79	62	43	41	99	33
Inspections	160	186	284	132	115	107	79	77	55	34
Highways and streets										
Street resurfacing (miles)	2.5	2	1.0	0	1	-	-	-	-	-
Potholes repaired	2,000	1,100	1,250	940	3,900	1,600	-	-	-	-
Recreation										
Reservations issued		156	164	92	53	59	17	-	-	-
Waster and Sewer										
Number of Active Accounts	7,300	5,979	5,470	5,102	4,935	4,596	4,423	4,166	3,720	3,104
Average daily consumption (gallons) wells	1,009,523	1,122,943	1,097,062	1,018,025	1,007,258	1,115,682	1,061,013	772,487	1,200,000	1,093,365
Average daily consumption (gallons) NTMWD	1,169,030	1,025,503	679,857	679,857	355,970	-	-	-	-	-

Source: City departments

Note: Some data not available for 10 years at the time of this publication. The City will present this information for future years' as the information becomes available.

City of Anna, Texas

Capital Asset Statistics by Function/Program Last Ten Fiscal Years (Unaudited)

Table 17

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
FUNCTION										
Public Safety										
Number of police stations	1	1	1	1	1	1	1	1	1	1
Number of patrol units	8	8	8	11	9	9	7	7	6	6
Number of fire stations	1	1	1	1	1	1	1	1	1	1
Streets and Grounds										
Streets (miles)	100	74	68	65	50	-	-	-	-	-
Streetlights	1,090	908	800	625	570	-	-	-	-	-
Traffic signals	5	4	4	3	1	-	-	-	-	-
Recreation										
Acreage		201	201	197	197	180	177	177	177	177
Playgrounds		3	2	2	2	2	2	2	2	2
Baseball/softball diamonds		6	6	6	7	7	7	7	5	5
Water and Sewer										
Water mains	82		69	55	55	-	-	-	-	-
Fire hydrants	925	862	804	570	570	-	-	-	-	-
Sanitary Sewer (miles)	75	68	62	50	50					
Storage capacity (millions of gallons)	3	3	3	3	3	-	-	-	-	-
Wastewater										
Treatment capacity	9	9	9	9	9	-	-	-	-	-
Sanitary sewer (miles)	75	68	62	60	50	-	-	-	-	-
Storm sewers (miles)	65	60	57	55	50	-	-	-	-	-

Source: City Departments

Note: Some data not available for 10 years at the time of this publication. The City will present this information for future years' as the information becomes available.

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE FISCAL YEAR 2020 FINANCIAL AUDIT OF THE CITY OF ANNA.

WHEREAS, the City of Anna, Texas (“the City”) is committed to principles and practices of open and fair government that honor the public trust; and

WHEREAS, Article 7 Section 7.18 of the City’s Home-Rule Charter (“the Charter”) requires an annual independent audit of all accounts of the City by a certified public accountant.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The above-referenced recitals are incorporated herein as if set forth in full for all purposes.

Section 2. Audit Accepted

The City Council has hereby accepted the FY 2020 audit attached hereto as Exhibit 1.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this the 23rd day of March 2021.

ATTEST:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor



Item No. 7.b.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

- 1) Conduct a public hearing to consider public comments regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1). (Director of Development Services Ross Altobelli)
- 2) Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1).
- 3) Consider/Discuss/Action on a Resolution regarding the Concept Plan, Waterview, Block A, Lot 1, associated with the zoning amendment request.

SUMMARY:

Zoning

It is recommended that the City Council approve an ordinance regarding the request to amend Ordinance No. 843-2020 (Waterview, Block A, Lot 1).

Anna 21, LLC has submitted an application for an amendment to Ordinance No. 843-2020. Multifamily residence on 20.8± acres located on the west side of State Highway 5, 1,420± feet south of West White Street. Zoned Planned Development-843-2020.

The purpose of the request for amended zoning is to allow the buildings to be 4-stories, reduce the required number of parking spaces, and reduce the required amount of covered parking.

The Planning & Zoning Commission recommended approval with the following stipulations:

1. Maximum Height: 4-stories/55 feet. Buildings located within 100 feet from the western property line shall have a maximum height of 3-stories/45 feet
2. Covered parking shall be a minimum of 50%.

Concept Plan

It is recommended that the City Council approve a resolution regarding the Waterview, Block A, Lot 1, Revised Concept Plan

Anna 21, LLC has submitted an application for approval of a concept plan

The purpose of the revised concept plan is to align with the amended zoning.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:**STRATEGIC CONNECTIONS:**

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval as amended by the Planning & Zoning Commission.

ATTACHMENTS:

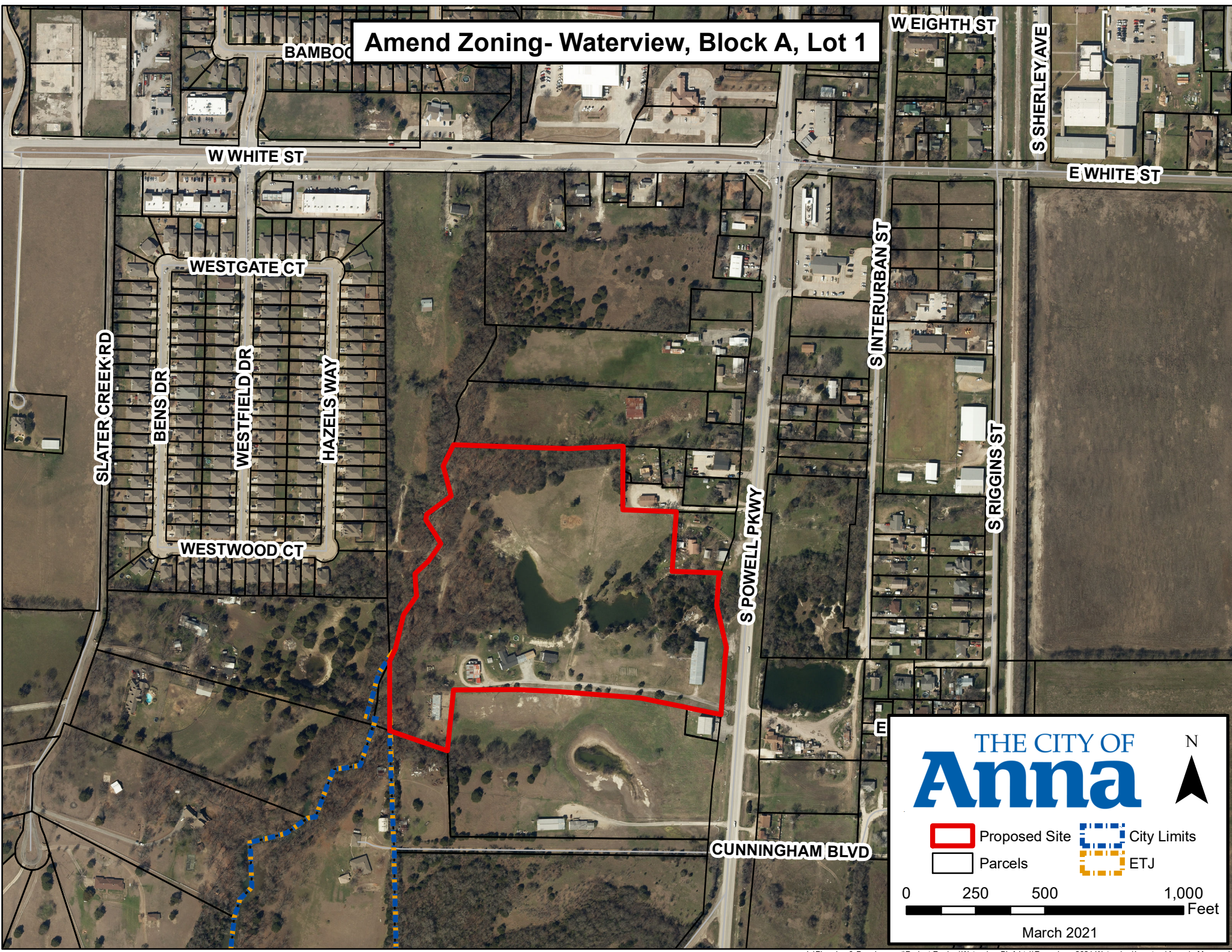
1. Agenda Map
2. Ordinance - Waterview Amended Zoning
3. Exhibit 1 - (Metes & Bounds) Waterview
4. Exhibit 2 - (RCP) Waterview
5. Write-up (Waterview BL A Lt 1)
6. RESOLUTION-(RCP) Waterview, BL A, Lt 1
7. Exhibit A - (Revised Concept Plan) Waterview

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 3/18/2021
Approved - 3/19/2021
Final Approval - 3/19/2021

Amend Zoning- Waterview, Block A, Lot 1



THE CITY OF

Anna

N

Proposed Site

Parcels

City Limits

ETJ

0 250 500 1,000 Feet

March 2021

CITY OF ANNA, TEXAS
(Property zoned under this ordinance is generally located on the west side of State Highway 5, 1,420± feet south of West White Street)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning amendment from Anna 21, LLC on Property described in Exhibit A ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the west side of State Highway 5, 1,420± feet south of West White Street was zoned by Ordinance No. 843-2020; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Anna City Code of Ordinances (the "Anna Code") are hereby amended by amending the zoning of the Property described in Exhibit 1 and as depicted in the Concept Plan on the attached Exhibit 2.

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality Multiple-Family Residential - High Density District.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply.

3. Development Standards.

- A. The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:
 - a. Maximum Height: 4-stories/55 feet. Buildings located within 100 feet from the western property line shall have a maximum height of 3-stories/45 feet
 - b. Maximum Number of Units: 325
 - c. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
 - d. Covered Parking: 15% of required parking must be covered
- B. Plats and/or site plans submitted for the development of the PD shall conform to the data presented and approved on the Conceptual Development plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Development plan may be authorized by the City Council with the approval of the final development plan(s) and without public hearing.
- C. The Conceptual Development Plan will expire after two (2) years of approval.

Section 3. Official Zoning Map

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. Savings, Repealing and Severability Clauses

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. Penalty

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. Publication of the Caption and Effective Date

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 23rd day of March 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

EXHIBIT 1

**PROPERTY DESCRIPTION
CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE
GRANDERSON STARK SURVEY, ABSTRACT NO. 798
CITY OF ANNA, COLLIN COUNTY, TEXAS**

1220 S. POWELL PARKWAY ANNA, TEXAS 75409

BEING A CALLED 20.799 ACRES TRACT OF LAND SITUATED IN THE GRANDERSON STARK SURVEY, ABSTRACT NO. 798 IN THE CITY OF ANNA IN COLLIN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO ANNA 21, LLC, RECORDED IN DOCUMENT NO. 20191101001387120, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED HEREIN BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHERLY NORTHEAST CORNER OF SAID ANNA 21 TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO ROGER D. WANGLER AND WIFE ASPASIA D. WANGLER RECORDED IN VOLUME 2801, PAGE 151, O.P.R.C.C.T. AND BEING IN THE SOUTH LINE OF A CALLED 4.85 ACRES TRACT OF LAND DESCRIBED IN DEED TO CROSS POINT CHURCH ANNA, RECORDED IN DOCUMENT NO. 20200212000200140, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, WITH THE EAST LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID WANGLER TRACT, A DISTANCE OF 127.88' FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID WANGLER TRACT AND NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT ONE AND TRACT TWO IN DEED TO FIRST APOSTOLIC CHURCH, RECORDED IN VOLUME 4531, PAGE 810, O.P.R.C.C.T.;

THENCE SOUTH 00 DEGREES 42 MINUTES 33 SECONDS WEST, CONTINUING WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WEST LINE OF SAID FIRST APOSTOLIC CHURCH TRACTS, A DISTANCE OF 98.40 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID FIRST APOSTOLIC CHURCH TRACT TWO AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 87 DEGREES 53 MINUTES 21 SECONDS EAST, WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID FIRST APOSTOLIC CHURCH TRACT TWO, A DISTANCE OF 194.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO FLOYD WAYNE MCBROOM, SR. (DECEASED) AND EDNA MAY MCBROOM (LIFE ESTATE) RECORDED IN DOCUMENT NO. 92-0064922, O.P.R.C.C.T. AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 04 DEGREES 10 MINUTES 33 SECONDS WEST, WITH THE WEST LINE OF SAID MCBROOM TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 219.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MCBROOM TRACT AND ELL CORNER OF SAID ANNA 21 TRACT;

THENCE SOUTH 87 DEGREES 34 MINUTES 33 SECONDS EAST, WITH THE SOUTH LINE OF SAID MCBROOM TRACT AND NORTH LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 174.00 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE SOUTHEAST CORNER OF SAID MCBROOM TRACT AND ANGLE CORNER OF SAID ANNA 21 TRACT AND BEING IN THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 5 ALSO KNOWN AS POWELL PARKWAY (A CALLED VARIABLE WIDTH R.O.W.);

THENCE WITH THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL PARKWAY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 17.96 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

SOUTH 04 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.03 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

SOUTH 12 DEGREES 31 MINUTES 21 SECONDS EAST, A DISTANCE OF 157.15 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR CORNER;

THENCE SOUTH 04 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 234.66 FEET TO A 5/8 INCH IRON ROD STAMPED "TXDOT ROW" FOUND FOR THE EASTERLY SOUTHEAST CORNER OF SAID ANNA 21 TRACT AND NORTHEAST CORNER OF A CALLED 0.3417 ACRE TRACT OF LAND DESCRIBED IN DEED TO U.S. AUTO TRANSMISSIONS, INC. RECORDED IN VOLUME 5924, PAGE 184, O.P.R.C.C.T.;

THENCE NORTH 78 DEGREES 49 MINUTES 17 SECONDS WEST, DEPARTING THE WESTERLY LINE OF SAID STATE HIGHWAY NO. 5 A.K.A. POWELL ROAD, AND WITH THE SOUTH LINE OF SAID ANNA 21 TRACT AND NORTH LINE OF SAID U.S. AUTO TRANSMISSIONS TRACT, A DISTANCE OF 125.07 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID U.S. AUTO TRANSMISSIONS TRACT AND NORTHERLY NORTHEAST CORNER OF A CALLED 11.226 ACRES TRACT OF LAND DESCRIBED IN DEED TO ANNA VILLAGE, LLC RECORDED IN DOCUMENT NO. 20131016001427770, O.P.R.C.C.T.;

THENCE WITH THE SOUTHERLY LINE OF SAID ANNA 21 TRACT AND NORTHERLY LINE OF SAID ANNA VILLAGE TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 79 DEGREES 16 MINUTES 20 SECONDS WEST, A DISTANCE OF 167.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 85 DEGREES 06 MINUTES 32 SECONDS WEST, A DISTANCE OF 286.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

NORTH 87 DEGREES 58 MINUTES 37 SECONDS WEST, A DISTANCE OF 154.22 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 43 MINUTES 24 SECONDS WEST, A DISTANCE OF 234.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR ELL CORNER OF SAID ANNA 21 TRACT AND NORTHWEST CORNER OF SAID ANNA VILLAGE TRACT;

THENCE SOUTH 05 DEGREES 48 MINUTES 20 SECONDS WEST, WITH THE WEST LINE OF SAID ANNA VILLAGE TRACT AND EAST LINE OF SAID ANNA 21 TRACT, A DISTANCE OF 220.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A TRACT OF A CALLED 2.47 ACRES TRACT OF LAND DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 1145, PAGE 6, O.P.R.C.C.T.;

THENCE NORTH 71 DEGREES 05 MINUTES 48 SECONDS WEST, WITH THE NORTH LINE OF SAID GREER TRACT (1145/6) AND SOUTH LINE OF SAID ANNA 21 TRACT, PASSING THE NORTHWEST CORNER OF SAID GREER TRACT (1145/6) AND NORTHEAST CORNER OF A CALLED 11.195 ACRES TRACT DESCRIBED IN DEED TO JOE A. GREER, JR. AND WIFE GERALDINE GREER RECORDED IN VOLUME 976, PAGE 120,

O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 287.17 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID GREER TRACT IN THE CENTERLINE OF SLAYTER CREEK AND BEING IN THE EASTERLY LINE OF A CALLED 7.82 ACRES TRACT OF LAND DESCRIBED IN DEED TO KIM THOMAS POOLE AND RUTH ANN POOLE, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 20090917001159430, O.P.R.C.C.T.;

THENCE NORTH 10 DEGREES 25 MINUTES 28 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID POOLE TRACT, AND ALONG SAID CENTERLINE OF SLAYTER CREEK PASSING THE NORTHEASTERLY CORNER OF SAID POOLE TRACT AND SOUTHEASTERLY CORNER OF A CALLED 7.511 ACRES TRACT OF LAND DESCRIBED IN DEED TO JAMES BONNER OGLESBY AND SPOUSE, CINDY R. OGLESBY RECORDED IN VOLUME 3963, PAGE 362, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 88.52 FEET TO A POINT FOR CORNER;

THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, A DISTANCE OF 60.32 FEET TO A POINT FOR CORNER;

THENCE NORTH 25 DEGREES 22 MINUTES 08 SECONDS EAST, CONTINUING ALONG THE WESTERLY LINE OF SAID ANNA 21 TRACT AND THE EASTERLY LINE OF SAID OGLESBY TRACT AND ALONG SAID CENTERLINE OF SLAYTER CREEK, PASSING THE SOUTHERNMOST CORNER OF A CALLED 8.4 ACRES TRACT OF LAND DESCRIBED IN DEED TO HARLOW LAND CO., LTD. RECORDED IN VOLUME 4617, PAGE 2624, O.P.R.C.C.T. AND CONTINUING FOR A TOTAL DISTANCE OF 140.77 FEET TO A POINT FOR CORNER;

THENCE ALONG THE WESTERLY LINE OF SAID HARLOW LAND CO., LTD. TRACT, THE EASTERLY LINE OF SAID ANNA 21 TRACT AND WITH THE CENTERLINE OF SAID SLAYTER CREEK THE FOLLOWING COURSES AND DISTANCES:

NORTH 13 DEGREES 50 MINUTES 56 SECONDS EAST, A DISTANCE OF 125.21 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 24 MINUTES 28 SECONDS EAST, A DISTANCE OF 83.89 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 29 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.29 FEET TO A POINT FOR CORNER;

NORTH 47 DEGREES 03 MINUTES 14 SECONDS EAST, A DISTANCE OF 65.17 FEET TO A POINT FOR CORNER;

NORTH 35 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 78.59 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 38 MINUTES 41 SECONDS WEST, A DISTANCE OF 102.28 FEET TO A POINT FOR CORNER;

NORTH 07 DEGREES 36 MINUTES 04 SECONDS EAST, A DISTANCE OF 19.12 FEET TO A POINT FOR CORNER;

NORTH 53 DEGREES 10 MINUTES 37 SECONDS EAST, A DISTANCE OF 112.26 FEET TO A POINT FOR CORNER;

NORTH 15 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.68 FEET TO A POINT FOR CORNER;

THENCE NORTH 26 DEGREES 34 MINUTES 20 SECONDS EAST, A DISTANCE OF 85.07 FEET TO A POINT FOR CORNER IN THE SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT;

THENCE SOUTH 88 DEGREES 12 MINUTES 53 SECONDS EAST, DEPARTING THE CENTERLINE OF SAID SLAYTER CREEK AND WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 277.61 FEET TO A NAIL FOUND FOR CORNER;

THENCE SOUTH 88 DEGREES 44 MINUTES 58 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 139.19 FEET TO A NAIL FOUND FOR CORNER;

THENCE NORTH 87 DEGREES 46 MINUTES 34 SECONDS EAST, CONTINUING WITH THE NORTH LINE OF SAID ANNA 21 TRACT AND SOUTH LINE OF SAID CROSS POINT CHURCH ANNA TRACT, A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING, AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 20.799 ACRES, (906,034 SQ. FT.) MORE OR LESS.

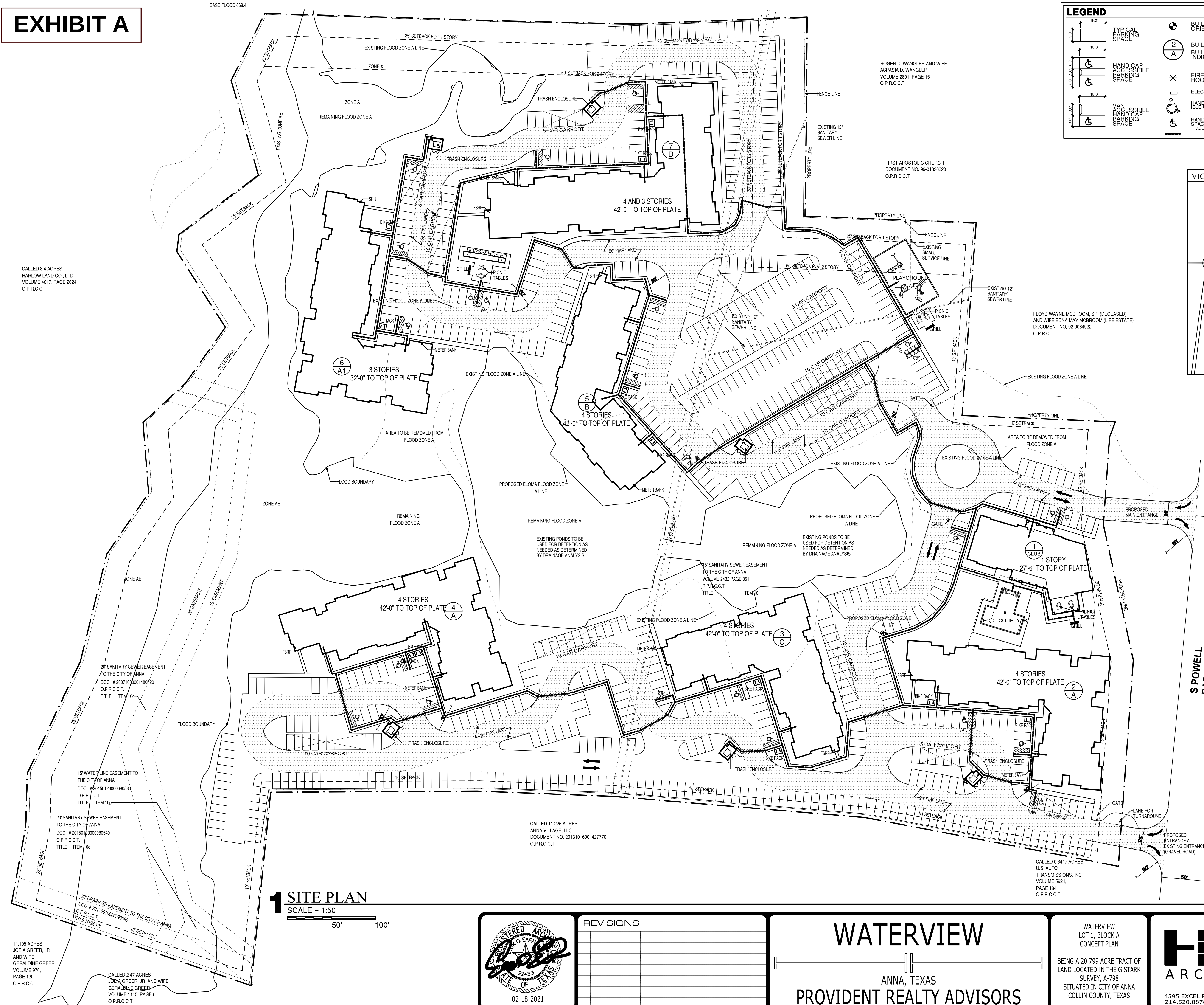


DANIEL L. JACKSON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 5577
EMAIL: LJACKSON@COLETX.COM
COLE DESIGN GROUP, INC.
BRANCH REGISTRATION NUMBER 10193871
PROJECT NO. 20-0085



EXHIBIT A

CALLED 8.4 ACRES
HARLOW LAND CO., LTD.
VOLUME 4617, PAGE 2624
O.P.R.C.C.T.



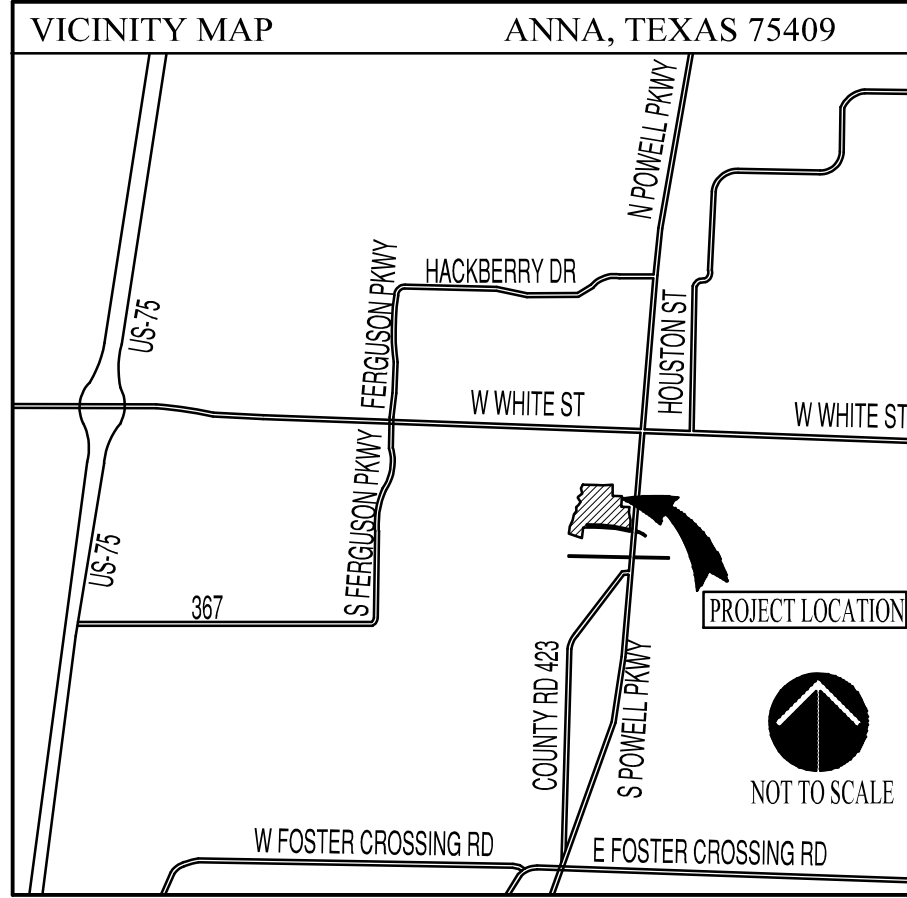
LEGEND

- TYPICAL PARKING SPACE
- HANDICAP ACCESSIBLE PARKING SPACE
- VAN ACCESSIBLE PARKING SPACE
- BUILDING ORIENTATION
- BUILDING NUMBER
- BUILDING TYPE INDICATION
- FIRE SPRINKLER ROOM LOCATION
- ELECTRICAL METER
- HANDICAP ACCESSIBLE UNIT
- HANDICAP PARKING SPACE ACCESSIBLE ROUTE

16" MINIMUM

60" MIN. ABOVE SURFACE

16" MINIMUM



THE PURPOSE OF THIS REVISED CONCEPT PLAN IS TO REQUEST AMENDMENTS TO ORDINANCE #643-2020 IN REGARD TO HEIGHT AND PARKING CONDITIONS

SITE DATA SUMMARY TABLE	
ITEM	LOT TOTAL
GENERAL SITE DATA	
ZONING	MF-2
LAND USE	ORDINANCE #643-2020
LOT AREA	20,799 ACRES
BUILDING FOOTPRINT AREA	73,210
TOTAL BUILDING AREA	350,200
BUILDING STORIES	1, 3, AND 4 STORIES
BUILDING HEIGHT	1 STORY 26'-7"
	3 STORIES 32'-0"
	4 STORIES 42'-0"
LOT COVERAGE	50%
MULTIFAMILY UNITS	
# OF 1 BEDROOMS / MINIMUM UNIT SIZE	30 / 730
# OF 2 BEDROOMS / MINIMUM UNIT SIZE	109 / 924
# OF 3 BEDROOMS / MINIMUM UNIT SIZE	121 / 1,213
# OF 4 BEDROOMS / MINIMUM UNIT SIZE	40 / 1,347
TOTAL UNIT COUNT	300
PARKING	
PARKING RATIO (FROM ZONING ORDINANCE)	2.25 / 1 BD + 2.25 / 2 BD + 2.25 / 3 BD + 2.25 / 4 BD
REQUIRED PARKING	675
PROVIDED PARKING	680
15% CARPORTS	100
ACCESSIBLE PARKING REQUIRED	25
ACCESSIBLE PARKING PROVIDED	25

ARCHITECT:
HEDK ARCHITECTS
ATTN: ERIK EARNSHAW
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422

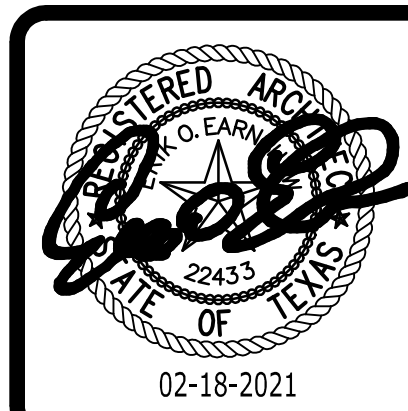
OWNER/DEVELOPER:
PROVIDENT REALTY ADVISORS, INC.
ATTN: JOHN HICKMAN
10210 N. CENTRAL EXPY, STE 300
DALLAS, TX 75231
V-972-385-4100



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1 SITE PLAN

SCALE = 1:50
50' 100'



REVISIONS

NO.	DESCRIPTION

WATERVIEW
ANNA, TEXAS
PROVIDENT REALTY ADVISORS

WATERVIEW
LOT 1, BLOCK A
CONCEPT PLAN
BEING A 20,799 ACRE TRACT OF
LAND LOCATED IN THE G STARK
SURVEY, A-798
SITUATED IN CITY OF ANNA
COLLIN COUNTY, TEXAS

HEDK
ARCHITECTS
4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

DATE	SHEET NUMBER
03-08-2021	A1-01
PROJECT	CONCEPT SITE PLAN
20254	

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 15, 2020

Public Hearing: Amend Zoning – Waterview, Block A, Lot 1

Applicant: Anna 21, LLC

DESCRIPTION:

Conduct a Public Hearing/Review/Discuss/Action on a recommendation regarding the request to amend Ordinance No. 843-2020 (Waterview Addition, Block A, Lot 1).

REMARKS:

The applicant is requesting to amend Ordinance No. 843-2020 in order to modify an existing stipulation that limits building height to 3-stories and modify parking requirements for multiple-family dwellings.

A revised concept plan, Waterview, Block A, Lot 1, accompanies this request.

Surrounding Land Uses and Zoning

North	Existing single-family residence zoned C-2 General Commercial District and a church, rectory, place of worship and vacant land zoned SF-1 Single-Family Residential District.
East	Across State Highway 5, a vacant tract zoned C-1 Restricted Commercial.
South	Existing major auto repair zoned residential SF-E and a single-family residence zoned PD-631-2013, PD-692-2015, and SF-E
West	Vacant tract zoned SF-E Single-Family Residential District – Large Lot.

Proposed Planned Development Stipulations

Design Standards – Planned Development-843-2020 currently permits a maximum height of 3 stories/45 feet. The language in the proposed stipulations increases the building construction height to 4-story, maintains the maximum height of 45 feet, and defines that maximum height as being measured by the top plate.

Parking – Sec. 9.04.037 (Parking space regulations) of the Zoning Ordinance require a minimum of 2 parking spaces per dwelling unit for multiple-family dwellings, plus 0.25 spaces per dwelling unit for visitor parking. Additionally, 75% of the parking is required to be covered. The applicant is proposing to reduce the required parking to 1.75 spaces per dwelling and reduce the covered parking to 15%.

The requested PD language is as follows (additions are indicated in underlined text; deletions are indicated in strikethrough text):

Restrictions:

The permitted uses and standards shall be in conformance with the MF-2 zoning district unless otherwise specified herein.

1. Maximum Height: 4-story 3-story / 45 feet as measured from the grade to the top plate of walls.
2. Maximum Number of Units: 325
3. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
4. Covered Parking: 15% of required parking must be covered

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2034

- a. Principle 3: Beautiful Community
 - i. Preserve natural areas/open space
- b. Principle 5: Great Housing Opportunities
 - i. Diverse housing choices for all family generations: small lots, townhomes, estate homes, “ranchette”, apartments, mixed-use development.
 - ii. Safe, well-design, well-maintained multi-family rental housing.

City of Anna Goals for 2024

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City’s architectural standards.
 - ii. Having a range of housing choice available in Anna.

ISSUES:

Existing Development Agreement

Amending the zoning does not affect the development agreement in place in regards to the building materials.

PD Stipulations

The existing zoning allows for multiple-family dwellings with a maximum height of 3-story/45 feet. The applicant's request to allow a 4-story building and maintain the maximum height of 45 feet which will allow the development to preserve significant natural features of the site. Additionally the applicant is requesting to define how the height of the building is measured.

The applicant is also requesting a reduction of the minimum number of required parking spaces and percentage of covered parking spaces.

SUMMARY:

Request to amend Ordinance No. 843-2020 in order to allow for 4-stories and amended parking regulations.

RECOMMENDATION:

Recommended for approval as follows:

Restrictions:

The permitted uses and standards shall be in accordance with the MF-2 Multiple-Family Residential - High Density zoning district, unless otherwise specified herein:

1. Maximum Height: 4 story / 45 feet as measured to the top plate of walls.
2. Maximum Number of Units: 325
3. Minimum Parking: 1.75 per dwelling unit plus 0.25 per dwelling unit for visitor parking and evenly dispersed.
4. Covered Parking: 15% of required parking must be covered

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A REVISED CONCEPT PLAN FOR WATERVIEW, BLOCK A, LOT 1.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Article 9.02 (Subdivision Regulations") and Article 9.04 (Zoning Ordinance) of the Anna City Code of Ordinances; and

WHEREAS, Anna 21, LLC, has submitted an application for the approval of the Revised Concept Plan for Waterview, Block A, Lot 1; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Revised Concept Plan

The City Council hereby approves the Revised Concept Plan for Waterview, Block A, Lot 1 attached hereto as Exhibit A.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 23rd day of March 2021.

ATTEST:

APPROVED:

City Secretary, Carrie L. Land

Mayor, Nate Pike

EXHIBIT A

CALLED 8.4 ACRES
 HARLOW LAND CO., LTD.
 VOLUME 4617, PAGE 2624
 O.P.R.C.C.T.

11.195 ACRES
JOE A GREER, JR.
AND WIFE
GERALDINE GREER
VOLUME 976,
PAGE 120,
O.P.R.C.C.T.

CALLED 2.47 ACRES
 JOE A GREER, JR. AND WIFE
 GERALDINE GREER
 VOLUME 1145, PAGE 6,
 O.P.R.C.C.T.

CALLED 11.226 ACRES
 ANNA VILLAGE, LLC
 DOCUMENT NO. 2013101600142777
 O.P.R.C.C.T.

CALLED 0.3417 ACR
 U.S. AUTO
 TRANSMISSIONS, IN
 VOLUME 5924,
 PAGE 184
 O.P.R.C.C.T.

WATERVIEW

ANNA, TEXAS

PROVIDENT REALTY ADVISORS

WATERVIEW
LOT 1, BLOCK
CONCEPT PLA

BEING A 20.799 ACRE TRACT OF
LAND LOCATED IN THE G STAR
SURVEY, A-798
SITUATED IN CITY OF ANNA
COLLIN COUNTY, TEXAS



HEDK
ARCHITECTS

4595 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878 hedk.com

ARCHITECT:
HEDK ARCHITECTS
ATTN: ERIK EARNSHAW
4595 EXCEL PARKWAY
ADDISON, TEXAS 75001
V-214-520-8878 F-214-524-8422

OWNER/DEVELOPER:
PROVIDENT REALTY ADVISORS, INC.
ATTN: JOHN HICKMAN
10210 N. CENTRAL EXPY, STE 300
DALLAS, TX 75231
V-972-385-4100

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DATE 3

SHEET NUMBER

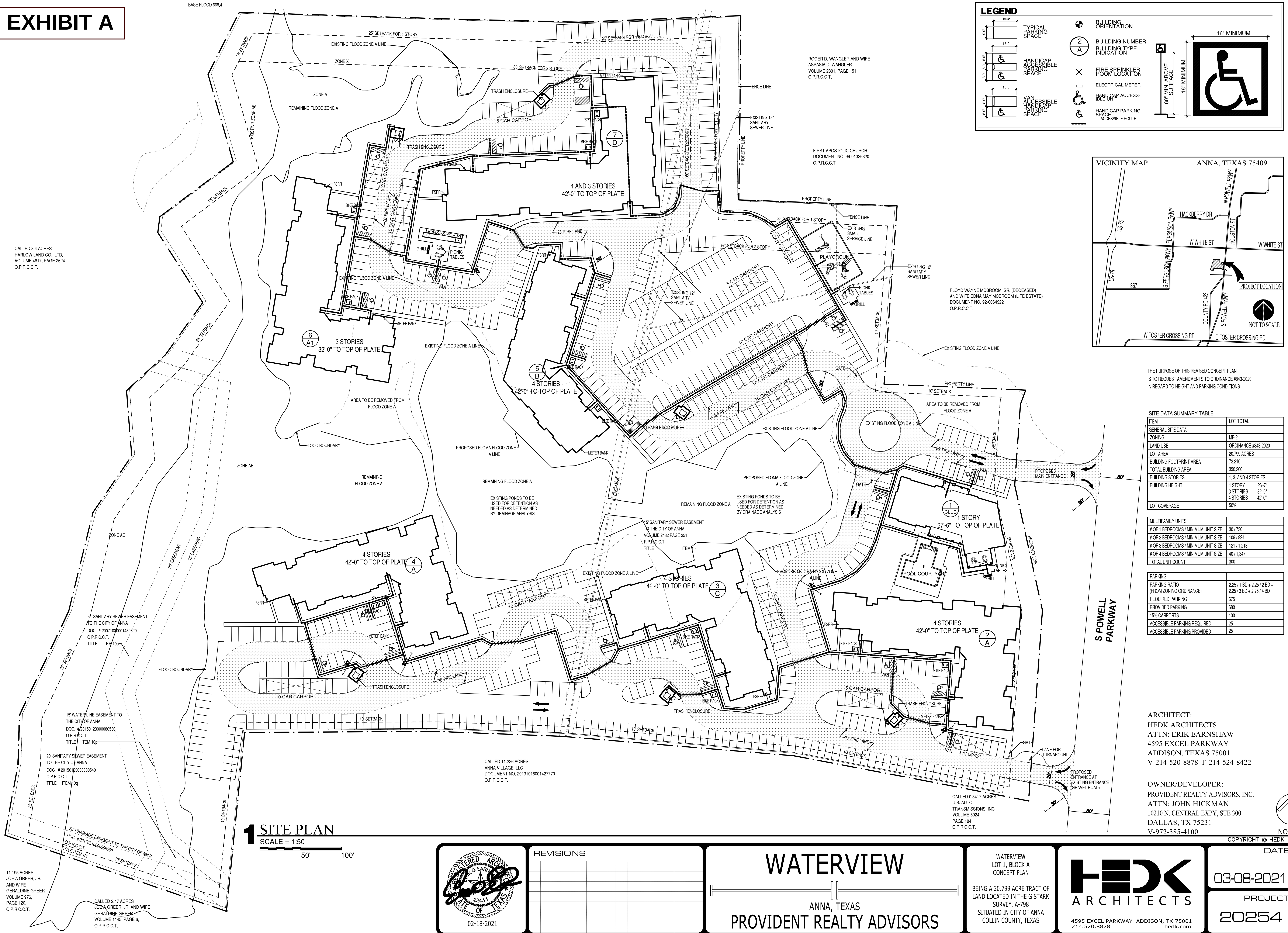
03-08-2021

PROJECT 14

20254

A1-01

CONCEPT SITE PLAN





Item No. 7.c.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

1) Consider/Discuss/Act on a resolution approving an Agreement Regarding Services including a plan for municipal services regarding an 27.8± acre tract of land generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). (Director of Development Services Ross Altobelli)

2) Conduct a public hearing to consider public comments regarding annexation of a 27.8± acres of land into the City's corporate boundaries generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

3) Consider/Discuss/Action on an ordinance annexing 27.8± acres generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

SUMMARY:

It is recommended that the City Council approve a resolution for an agreement regarding services and an ordinance regarding the request to annex 27.8± acres of land located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

Kenneth O'Neal and Kathyene Boring have submitted a petition to annex 27.8± acres of land located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

1. Resolution (Service Agreement) Sweet Cow Annexation
2. Ordinance (Annexation) Sweet Cow
3. Exhibit A - (Legal Description) Sweet Cow
4. Exhibit B (Service Plan-Agreement) Sweet Cow

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 3/18/2021
Approved - 3/18/2021
Final Approval - 3/19/2021

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION ADOPTING A CONDITIONAL AGREEMENT REGARDING SERVICES RELATED TO ANNEXATION OF A 27.809 ACRE TRACT OF LAND

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, the City of Anna, Texas (the “City”) is a Texas home-rule municipality; and

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes a municipality to extend the boundaries of the municipality and annex areas by request of the owner(s) of the areas; and

WHEREAS, on or about February 3, 2021, the respective owners submitted a written request to the City for annexation of a tract of land into the corporate limits of the City (the “Annexation Tract”); and

WHEREAS, the Annexation Tract is 27.806 acres of land, more or less, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O’Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T.; and

WHEREAS, the Annexation Tract is described more specifically in EXHIBIT A, attached hereto; and

WHEREAS, the owners of the Annexation Tract have executed a conditional written agreement regarding municipal services to be provided by the City in accordance with Texas Local Government Code § 43.0672 (the “Conditional Agreement”) and said agreement is as set forth in EXHIBIT B, attached hereto; and

WHEREAS, the Conditional Agreement is conditioned on the City of Anna City Council (the “City Council”) adopting an ordinance annexing the Annexation Tract described above on or before the 23rd day of March, 2021 and if the City Council does not adopt such ordinance on or before said date then the Conditional Agreement shall be null and void in its entirety; and

WHEREAS, the City desires to adopt and enter into the Conditional Agreement; provided, however, that the Conditional Agreement shall not require the City Council to annex the Annexation Tract;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF ANNA, TEXAS:

SECTION 1. The recitals set forth above are hereby incorporated in this resolution as if set forth in full for all purposes.

SECTION 2. The City Council hereby approves and enters into the Conditional Agreement and authorizes the City Manager to execute said agreement on behalf of the City.

SECTION 3. This resolution shall become effective immediately upon the date and time of its adoption and it is accordingly so resolved.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THIS THE 23rd DAY OF MARCH 2021.

CITY OF ANNA, TEXAS

NATE PIKE
MAYOR

ATTEST:

CARRIE L. LAND
CITY SECRETARY

CITY OF ANNA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF ANNA, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID MUNICIPALITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID MUNICIPAL CORPORATE LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY AS SET FORTH HEREIN; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, the City of Anna, Texas (the “City”) is a Texas home-rule municipality; and

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes a municipality to extend the boundaries of the municipality and annex areas by request of the owner(s) of the areas; and

WHEREAS, the procedures prescribed by the Texas Local Government Code and the laws of this state have been duly followed with respect to the City’s annexation of following described territory, to wit: 27.806 acres of land, more or less, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O’Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T.; and

WHEREAS, the land being annexed under this ordinance (the “Annexation Tract”) is described more specifically in EXHIBIT A, attached hereto; and

WHEREAS, the Annexation Tract is wholly located with the City’s extraterritorial jurisdiction; and

WHEREAS, on or about February 3, 2021, the respective owners of the Annexation Tract submitted a written request to the City for annexation of said tract into the corporate limits of the City and the City and said owners have entered into a written agreement regarding municipal services to be provided by the City in accordance with Texas Local Government Code § 43.0672 and said written agreement is as set forth in EXHIBIT B, attached hereto; and

WHEREAS, the City timely published notice and held a public hearing on this annexation at a duly noticed public meeting in accordance with the laws of this state;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS:

SECTION 1. The recitals set forth above are hereby incorporated in this ordinance as if set forth in full for all purposes.

SECTION 2. The Annexation Tract is hereby annexed into the corporate boundary limits of the City of Anna, Collin County, Texas, and that said corporate boundary limits of the City of Anna be and the same are hereby extended to include the above described territory within the corporate limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter as set forth be entitled to all the rights and privileges of other similarly situated citizens of the City of Anna and they shall be bound by the acts, ordinances, resolutions, regulations and all other legal acts of said city.

SECTION 3. The official map and boundaries of the City of Anna are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the City's extraterritorial jurisdiction resulting from such annexation and the City Manager is directed to take all actions necessary to make said changes to the official boundary map of the City.

SECTION 4. The City Secretary is hereby directed to file a certified copy of this ordinance and the amended official boundary map referenced in Section 3 with the with the County Clerk of Collin, Texas and the Texas Comptroller's Office.

SECTION 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, and the remainder of this ordinance shall be enforced as written.

SECTION 6. All ordinances and parts thereof in conflict herewith are hereby expressly repealed insofar as they conflict herewith.

SECTION 7. This ordinance shall become effective immediately upon the date and time of its adoption and it is accordingly so ordained.

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THIS THE 23rd DAY OF MARCH 2021.

CITY OF ANNA, TEXAS

NATE PIKE, MAYOR

ATTEST:

CARRIE L. LAND, CITY SECRETARY

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeasterly corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 20180125000096980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeasterly corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.48';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northwesterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwest corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeasterly monumented line of said County Road No. 427, the following 5 (five) courses and distances:

South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;

North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;

North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;

North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, same being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

THENCE along the common line between said Stonehollow Homes, LLC, O'Neal and Boring tracts, the following 3 (three) courses and distances:

North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;

South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;

North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54', and continuing in all, a total distance of 792.49' to the POINT OF BEGINNING and containing 27.806 acres of land, more or less.

EXHIBIT B

AGREEMENT REGARDING SERVICES

This Agreement Regarding Services (this “Agreement” or “Service Plan”) is entered into this 23rd day of March, 2021 by and between Kenneth O’Neal, Kathyene Boring, and the City of Anna, Texas a home rule municipality.

SUBJECT PROPERTY

The real property that is the subject of this Service Plan is described as follows:

Sweet Cow Addition. 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5).

AGREEMENT CONDITIONED ON ANNEXATION

This Agreement is conditioned on the City of Anna City Council adopting an ordinance annexing the Subject Property described above on or before the 23rd day of March, 2021. If the City Council does not adopt such ordinance on or before said date then this Agreement shall be null and void in its entirety. Nothing in this Agreement shall require the City Council to annex the Subject Property.

POLICE PROTECTION

On the effective date of annexation, the City of Anna, Texas and its Police Department will provide police protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

FIRE PROTECTION

On the effective date of annexation, the City of Anna, Texas and its Fire Department will provide fire protection to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

EMERGENCY MEDICAL SERVICES

On the effective date of annexation, the City of Anna, Texas, through its contract with Collin County or another service provider, will provide emergency medical services to the newly annexed area at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

SOLID WASTE COLLECTION

On the effective date of annexation, the City of Anna, Texas, through its contract with CARDS Dallas, Inc. or another service provider, will provide solid waste collection to residents and businesses in the newly annexed area (to the extent that the service provider has access to the area to be serviced) at the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area. Such service will be provided in accordance with existing City policies and Ordinances, and only upon payment of any required deposits and the agreement to pay lawful service fees and charges for solid waste collection. Solid waste collection through a subscription with the City's solid waste franchisee is mandatory for City of Anna residents and businesses operating within the city limits unless provided for otherwise by ordinance.

WATER AND WASTEWATER FACILITIES

On the effective date of annexation, any and all water or wastewater facilities owned by the City of Anna, Texas at the time of annexation shall be maintained and operated by the City of Anna, Texas. Of such facilities, the City will maintain the main water transmission and wastewater collection lines. All water and wastewater service lines from the building to the easement or right-of-way line, shall be maintained by the property owner served by the service connection.

Residents and owners of property in newly annexed areas that are located within the City's water or wastewater CCN will be offered water and wastewater service in accordance with City policies and ordinances in existence at the time of annexation or as may be amended from time-to-time by the City Council. Generally, these ordinances state that the landowner or customer must bear the cost of construction of water and wastewater system facilities to a point where suitable connection to the existing system can be made and service to the customer can be provided. All water and wastewater facilities designed to connect to the City's existing system must be approved by the City and meet all City zoning, subdivision, and other development ordinances and requirements.

ROADS AND STREETS

On the effective date of annexation, any and all existing public roads or streets in the newly annexed area which have been dedicated to Collin County, Texas or to the City of Anna, Texas, or which are owned by the City of Anna, Texas shall be maintained to the same degree and extent that other roads and streets are maintained in areas of the City with similar topography land use and population density. Specific maintenance activities are determined by available funding and the need for maintenance as determined by the City. The City is not obligated to maintain any portion of a private road or street. Any and all lighting of roads and streets which may be positioned in a public right of way, roadway or utility company easement shall be maintained by the applicable utility company servicing that area of the City of Anna, Texas pursuant to the rules regulations and fees of such utility.

An owner of land within the newly annexed area that desires to develop said property will be required pursuant to the ordinances of the City of Anna, Texas to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Anna, Texas.

PARKS PLAYGROUNDS AND SWIMMING POOLS OR ANY OTHER PUBLICLY OWNED FACILITY BUILDING OR SERVICE

The City Council of the City of Anna, Texas is not aware of the existence of any public parks, public playgrounds, public swimming pools, or any other publicly owned facility, building or service now located in the area proposed for annexation. In the event any such parks, playgrounds, swimming pools, or any other public facilities, buildings or services do exist and are public facilities, the City of Anna, Texas will maintain such areas upon annexation to the same extent and degree that it maintains public parks, public playgrounds, public swimming pools, other public facilities buildings or services and other similar areas of the City now incorporated in the City of Anna, Texas.

To the extent that it becomes necessary because of development demands population growth or a bona fide need, the City Council of the City of Anna, Texas will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the newly incorporated area based upon the standard considerations of topography, land use and population density.

OTHER MUNICIPAL SERVICES

Following annexation by the City of Anna, Texas, the City will provide code enforcement, planning, and animal control services to the newly annexed area, to the extent such services are funded in the annual budget and provided by the City within its full-purpose boundaries. In addition, the City will provide other municipal services that the City may from time to time provide to other similarly situated areas within the City's corporate limits. The services referenced in this paragraph will be provided to the newly annexed area at

the same or similar level of service now being provided to other areas of the City of Anna, Texas with similar topography, land use, and population density within the newly annexed area.

CONSTRUCTION OF CAPITAL IMPROVEMENTS

The City Council of the City of Anna, Texas finds and determines it may be necessary to acquire or construct specific capital improvements for the purposes of providing full municipal services to the newly annexed area. These capital improvements shall be constructed as part of the development of the property and may be eligible for impact fee reimbursement. Subject to the foregoing, the City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of service which exists in and is presently being administered to other areas already incorporated in the City of Anna, Texas with the same or similar topography, land use and population density.

SPECIFIC FINDINGS

The City Council of the City of Anna, Texas finds and determines that this Service Plan will not provide any fewer services and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. Furthermore, the City Council of the City of Anna, Texas finds and determines that the rural nature of the area is characteristically different from other more highly developed areas within the corporate limits of the City of Anna, Texas. Consequently because of the differing characteristics of topography, land use, and population density the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Anna, Texas. These differences are specifically dictated because of differing characteristics of the property. The City of Anna, Texas will undertake to perform consistent with this contract so as to provide this newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Anna, Texas who reside in areas of similar topography, land use and population density.

TERM

This Agreement shall be valid for a term of ten (10) years. Renewal of this Agreement shall be at the discretion of the City Council.

AMENDMENTS

This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to

conform to the changed conditions or subsequent occurrences pursuant to Texas Local Government Code, Section 43.056.

Owner(s):

By: _____
Name: Kenneth O'Neal
Title: _____

IN WITNESS WHEREOF:

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____,
20____, by _____ as owner of _____.

Notary Public, State of Texas

By: _____
Name: Kathyene Boring
Title: _____

IN WITNESS WHEREOF:

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____,
20____, by _____ as owner of _____.

Notary Public, State of Texas

City of Anna:

By: _____
Name: Jim Proce _____
Title: City Manager _____

IN WITNESS WHEREOF:

STATE OF TEXAS §

§

COUNTY OF COLLIN §

This instrument was acknowledged before me on the 23rd day of March, 2021, by Jim Proce as representative of the City of Anna.

Notary Public, State of Texas

[SEAL]



Item No. 7.d.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

1) Conduct a public hearing to consider public comments regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72). (Director of Development Services Ross Altobelli)

2) Consider/Discuss/Action on an Ordinance regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72).

SUMMARY:

It is recommended that the City Council approve an ordinance regarding the request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72).

Kenneth O'Neal and Kathyene Boring have submitted an application to zone a 27.8± acre tract located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72).

The purpose of the request is to establish zoning for a new tract of land associated with an annexation petition. For additional information please refer to the attached staff report.

The Planning & Zoning Commission recommended approval.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval subject to approval of the annexation petition.

ATTACHMENTS:

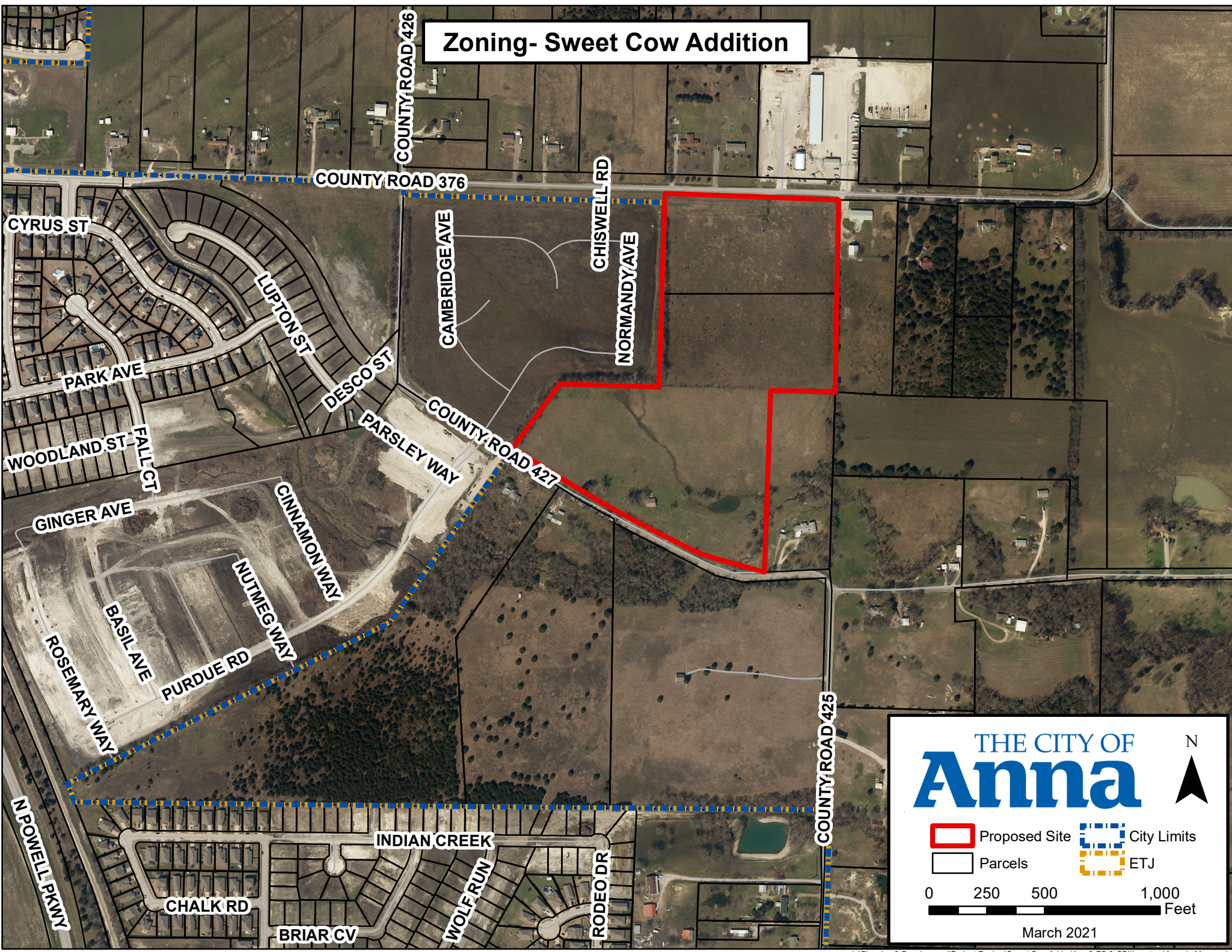
1. Agenda Map
2. Ordinance - (Zoning) Sweet Cow
3. Exhibit A - (Legal Description) Sweet Cow
4. Exhibit B (ZE) Sweet Cow Addn
5. Write-up (Sweet Cow)
6. Response Letter_Sweet Cow

APPROVALS:

Lauren Mecke, Planner II
Ross Altobelli, Director of Development Services
Jim Proce, City Manager

Created/Initiated - 3/17/2021
Approved - 3/18/2021
Final Approval - 3/19/2021

Zoning- Sweet Cow Addition



THE CITY OF
Anna

N

0 250 500 1,000 Feet

March 2021

Proposed Site
Parcels
City Limits
ETJ

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5))

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND CHANGING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested for zoning from Kenneth O'Neal and Kathyene Boring on Property described in Exhibit A and Exhibit B ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property generally located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72); and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by establishing the zoning of the Property described in Exhibit A and Exhibit B to Single-Family Residential District (SF-72) zoning.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 23rd day of March 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeasterly corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 20180125000096980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeasterly corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.48';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northwesterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwest corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeasterly monumented line of said County Road No. 427, the following 5 (five) courses and distances:

South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;

North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;

North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;

North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, same being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

THENCE along the common line between said Stonehollow Homes, LLC, O'Neal and Boring tracts, the following 3 (three) courses and distances:

North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;

South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;

North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54', and continuing in all, a total distance of 792.49' to the POINT OF BEGINNING and containing 27.806 acres of land, more or less.

Metes and Bounds Description: (27.806 Acres)

Being a tract of land, situated in the J. C. Brantley Survey, Abstract No. 114, in Collin County, Texas, and being all of that tract of land, described by deed to Kenneth W. O'Neal, as recorded in Volume 2874, Page 62, of the Deed Records, Collin County, Texas (D.R.C.C.T.), and also being the remainder of that tract of land, described by deed to Kathyene Rae Boring, as recorded in Volume 4716, Page 2511, D.R.C.C.T., said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the westerly line of said Boring tract, same being the northeasterly corner of a tract of land, described by deed to Stonehollow Homes, LLC, as recorded under Document No. 20180125000096980, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said corner being in the southerly monumented line of County Road No. 376;

THENCE South 88°16'23" East, along the southerly monumented line of County Road No. 376, same being over and across said Boring tract, a distance of 754.53' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod set) for the northeasterly corner of the herein described tract, same being in the easterly line of said Boring tract, from which a 1/2" iron rod found bears, North 01°38'20" East, a distance of 40.50';

THENCE South 01°38'20" West, along the easterly line of said Boring and O'Neal tracts, a distance of 792.00' to a point for corner, being the northeasterly corner of a tract of land, described by deed to James Elrod, as recorded under Document No. 20190422000426450, O.P.R.C.C.T., from which a 1/2" iron rod found bears, North 88°22'37" West, a distance of 0.48';

THENCE North 88°22'37" West, along the northerly line of said Elrod tract, a distance of 280.63' to a 1/2" iron rod found for the northwesterly corner of said Elrod tract;

THENCE South 01°37'02" West, along the westerly line of said Elrod tract, a distance of 787.78' to a 1/2" iron rod found for the southwesterly corner of said Elrod tract, same being in the northerly monumented line of County Road No. 427;

THENCE along the northerly and northeasterly monumented line of said County Road No. 427, the following 5 (five) courses and distances:

South 87°17'00" West, a distance of 76.14' to a capped iron rod set for an angle point;

North 76°57'00" West, a distance of 109.39' to a capped iron rod set for an angle point;

North 62°49'0" West, a distance of 542.20' to a 1/2" iron rod found for an angle point;

North 60°38'00" West, a distance of 116.00' to a 1/2" iron rod found for corner;

North 58°38'00" West, a distance of 375.81' to a capped iron rod set for the most westerly corner of the herein described tract, some being in the most southerly southeast line of the aforementioned Stonehollow Homes, LLC tract, from which a 1/2" iron rod found bears, South 36°02'39" East, a distance of 20.36';

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North 36°02'39" East, a distance of 350.43' to a 1/2" iron rod found for corner;

South 89°37'25" East, a distance of 427.20' to a 1/2" iron rod found for corner;

North 01°47'19" East, passing the southwesterly corner of said Boring tract, at a distance of 337.54', and continuing in all, a total distance of 792.49' to the **POINT OF BEGINNING** and containing 1,211,221 square feet or 27.806 acres of land, more or less.



Schedule B Items:

10(f). Easement to CrossTex North Texas Pipeline, L.P., as recorded under Document No. 20090311000277610, O.P.R.C.C.T., applies to and affects Tract 2, as shown.

10(g). Easement to Collin County, as recorded under Document No. 20060710000946020, O.P.R.C.C.T., applies to and affects Tract 1, as shown.

10(h). Easement to CrossTex North Texas Pipeline, L.P., as recorded under Document No. 20060929001405290, O.P.R.C.C.T., applies to and affects Tract 2, as shown.

10(j). Unrecorded easement shown in deed to Bill Sportsman, as recorded in Volume 724, Page 779, D.R.C.C.T., appears to affect the herein described property to effect the herein described property of record, and the survey described in said deed (by I. N. Griffin) was not provided to the surveyor.

General Notes:

1. The surveyor has relied on the herein described by subject deed with regard to any easements, restrictions, or rights-of-way affecting the herein described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

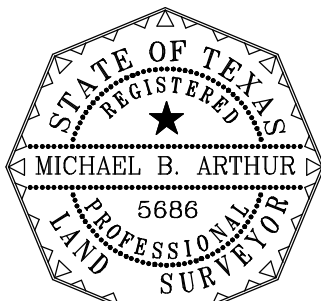
2. Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

3. According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 480B5C0160U, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

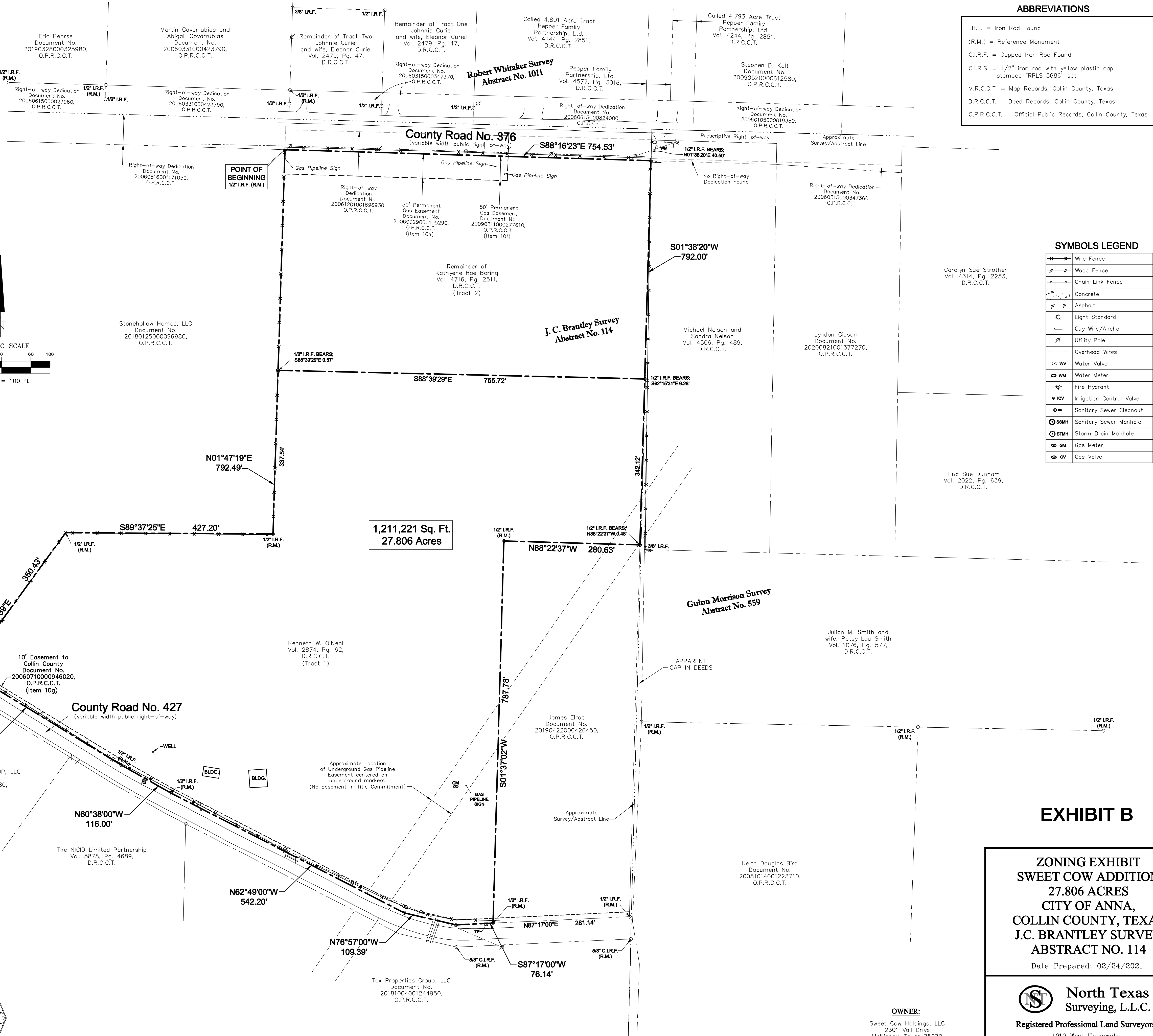
Surveyor's Certification:

TTO: Fidelity National Title Insurance Company (G.F. No. 1901552001112, Effective Date: December 29, 2020) and Sweet Cow Holdings, LLC;

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.



DATE: 01/11/2021 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2020-0158



ABBREVIATIONS

I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

SYMBOLS LEGEND

✕	Wire Fence
—	Wood Fence
—	Chain Link Fence
—	Concrete
—	Asphalt
☆	Light Standard
—	Guy Wire/Anchor
Ø	Utility Pole
—	Overhead Wires
—	Water Valve
—	Water Meter
—	Fire Hydrant
—	Irrigation Control Valve
—	Sanitary Sewer Cleanout
—	Sanitary Sewer Manhole
—	Storm Drain Manhole
—	Gas Meter
—	Gas Valve

EXHIBIT B

ZONING EXHIBIT
SWEET COW ADDITION
27.806 ACRES
CITY OF ANNA,
COLLIN COUNTY, TEXAS
J.C. BRANTLEY SURVEY
ABSTRACT NO. 114

Date Prepared: 02/24/2021

**North Texas
Surveying, L.L.C.**

Registered Professional Land Surveyors
1010 West University
McKinney, Texas 75070
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

OWNER:

Sweet Cow Holdings, LLC
2301 Vail Drive
McKinney, Texas 75070
Phone: (480) 353-7544
Contact: Craig/Mari Calhoun

CITY OF ANNA
PLANNING & ZONING COMMISSION

March 15, 2020

Public Hearing: Zoning – Sweet Cow Addition

Applicant: Kenneth O’Neal & Kathyene Boring

DESCRIPTION:

Request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N. Powell Parkway (State Highway 5) to Single-Family Residential District (SF-72). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition.

REMARKS:

The applicant is requesting to zone the subject property in order to allow for single-family residences. The Single-Family Residential District (SF-72) is designed to accommodate single-family residential development on relatively ample lots. The district can be appropriately located in proximity to agricultural and single-family residential uses.

The subject property is currently undeveloped.

The applicant is not requesting to vary from any of the City of Anna adopted regulations.

Surrounding Land Uses and Zoning

North	Self-storage and single-family residences located in the Extraterritorial Jurisdiction (ETJ).
East	Single-family residences and vacant land located in the Extraterritorial Jurisdiction (ETJ).
South	Religious facility and vacant land located in the Extraterritorial Jurisdiction (ETJ).
West	Single-family residences zoned Planned Development-677-2015 (Camden Parc, Phase 3/SF-72)

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2035

- a. Principle 3: Beautiful Community
 - i. Well-maintained, attractive neighborhoods and single-family homes complying with City codes and ordinances

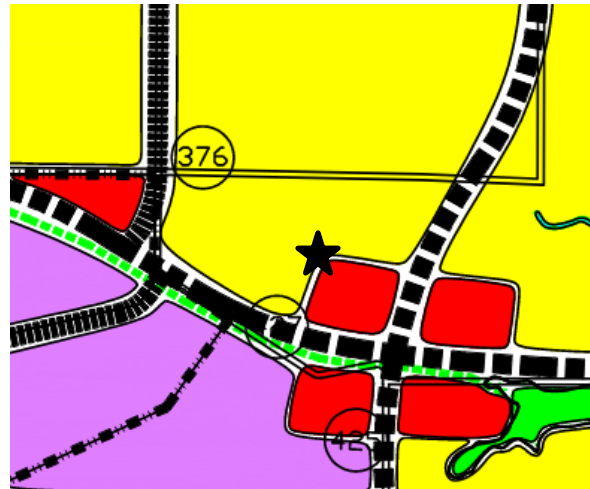
- ii. Attractive and high standards for neighborhood entrances
- b. Principle 5: Great Housing Opportunities
 - i. Strong code compliance protecting and enhancing the appearance, protecting property values and supporting neighborhood integrity.

City of Anna Goals for 2025

- a. Sustainable Anna Community Through Planned, Managed Growth
 - i. Having new buildings and homes that are attractive and using the appropriate building materials and meeting City's architectural standards.
 - ii. Having a range of housing choice available in Anna.

Future Land Use Plan – The Future Land Use Plan designates this property as Single-Family. This category is only generally defined within the current Comprehensive Plan.

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters.



SUMMARY:

Request to zone 27.8± acres located on the south side of County Road 376, 3,910± feet east of N Powell Parkway (State Highway 5). The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition. The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan. For these reasons, staff is in support of the zoning request.

RECOMMENDATION:

Recommended for approval subject to City Council approval of annexation.



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

KATHYENE RAE BORING
Name (Please Print)

Kathylene Rae Boring
Signature

1605 CHANCELLOR LANE, MCKINNEY, TX 75072
Address

3-3-21
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Kenneth W. O'Neal

Name (Please Print)

Signature

Kenneth W. O'Neal

2700 North Brook Dr. #N159

Address

2-4-2021

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Item No. 7.e.

City Council Agenda
Staff Report

Meeting Date: 3/23/2021
Staff Contact: Ross Altobelli

AGENDA ITEM:

1) Conduct a public hearing to consider public comments regarding the request to amend Ordinance No. 2002-34, referred to as PD # 08-2002 and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit. (Director of Development Services Ross Altobelli)

2) Consider/Discuss/Action on an Ordinance regarding the request to amend Ordinance No. 2002-34, referred to as PD # 08-2002 and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard. The request is to allow the additional use of Registered Family Home by specific use permit.

3) Consider/Discuss/Action on an Ordinance regarding the request to grant a Specific Use Permit for a Registered Family Home to Jacoby Goode for the property located at 1225 Bridgeport Drive, Lakeview Estates Phase 2.

SUMMARY:

It is recommended that the City Council approve an ordinance regarding the request to amend Ordinance No. 08-2002 to allow the additional use of Registered Family Home by issuance of a Specific Use Permit and grant a Specific Use Permit for a Registered Family Home to Jacoby Goode for the property located at 1225 Bridgeport Drive, Lakeview Estates, Phase 2.

At the January 26, 2021 meeting, City Council called a public hearing for a zoning amendment initiation to Ordinance No. 2002-34.

A Registered Family Home is defined as a child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time.

A Registered Family Home is currently allowed by Specific Use Permit in the SF-E, SF1, MH-1, MF-1, MF-2, C-1, & C-2 zoning districts.

Licensing and minimum standards of childcare providers are through the Texas Health and Human Services Commission. Physical space requirements include 30 square feet of indoor space per child and 80 square feet of outdoor activity space for each child using the outdoor area at one time. Most backyards in Lakeview Estates exceed 960 square feet, which would be the minimum required space for the maximum number of children (12).

Brief research of other cities in Collin County (Allen, Celina, Frisco, Melissa, Murphy, Plano, Prosper, & Wylie) found that a registered family home/in-home day care is allowed by right as a home occupation in single-family zoning districts. For additional information please refer to the attached staff report.

The Planning & Zoning Commission recommended approval with the following stipulations:

Amend Ordinance No. 2002-34 to allow the additional use of Registered Family Home with the issuance of a Specific Use Permit with the following minimum restrictions:

1. The Specific Use Permit shall expire when the property changes ownership; and
2. The applicant is required to obtain a Certificate of Occupancy from the City of Anna Building Department and provide a copy of the registration/license from the State of Texas.

Grant a Specific Use Permit for a Registered Family Home to Jacoby Goode, 1225 Bridgeport Drive, Lakeview Estates Phase 2, with the additional restriction limiting the number of children to 5.

FINANCIAL IMPACT:

STRATEGIC CONNECTIONS:

This item supports the City of Anna Strategic Plan, specifically advancing:

Goal 1: Growing Anna Economy

Goal 3: Sustainable Anna Community Through Planned Managed Growth

STAFF RECOMMENDATION:

Staff recommends approval as amended by the Planning & Zoning Commission.

Additionally, staff recommends City Council call a future public hearing to amend the City of Anna zoning ordinance as this public hearing pertains only to the property and Planned Development zoning for Lakeview Estates, Phases 1 and 2.

ATTACHMENTS:

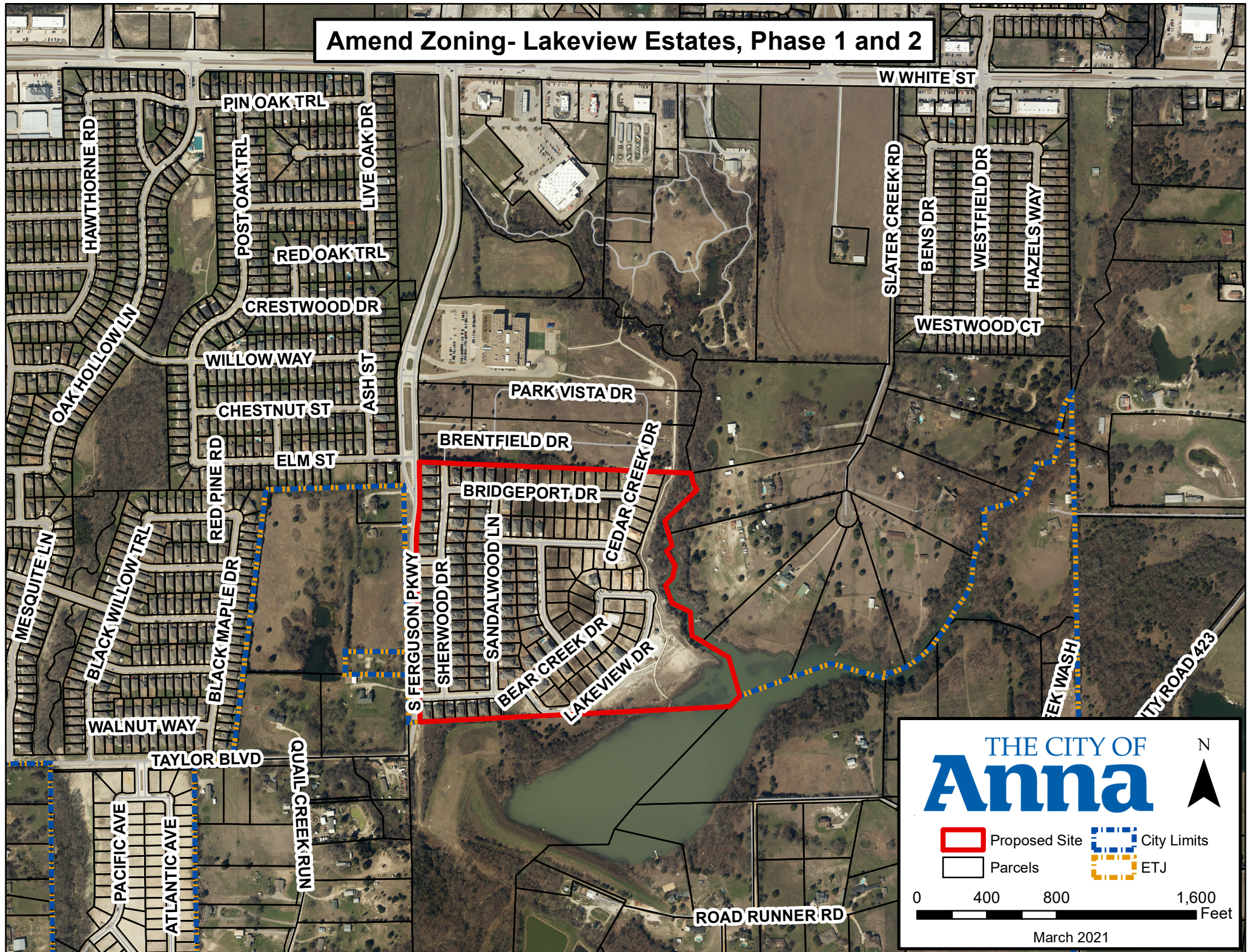
1. Agenda Map
2. CC Write-up (Lakeview Estates PH 1 & 2)
3. CC Response Letters
4. PD Ordinance - Amend Ord.-34-2002 (03-23-21)
5. Exhibit 1 (Zoning Legal Description) Lakeview Estates
6. Ordinance - (SUP) Lakeview Estates Goode
7. Exhibit A (SUP) Legal Description

APPROVALS:

Lauren Mecke, Planner II
Jim Proce, City Manager

Created/Initiated - 3/19/2021
Final Approval - 3/19/2021

Amend Zoning- Lakeview Estates, Phase 1 and 2



THE CITY OF
Anna

N

0 400 800 1,600 Feet

March 2021

Proposed Site
City Limits
ETJ
Parcels

CITY OF ANNA

CITY COUNCIL

March 23, 2021

Public Hearing: Amend Zoning – Lakeview Estates, Phases 1 and 2

DESCRIPTION:

Request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2, 51± acres located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard to:

- a. Allow the additional use of Registered family home by issuance of a specific use permit within the Planned Development; and
- b. Grant a specific use permit for a Registered family home for the property located at 1225 Bridgeport Drive, Lakeview Estates Phase 2.

REMARKS:

A neighbor living in Lakeview Estates (Jacoby Goode, 1225 Bridgeport Drive) approached City staff requesting guidance on operating a home daycare facility (registered family home) out of her residence in Lakeview Estates, Phase 2.

Registered family home: A child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time.

A Registered family home is currently allowed by Specific Use Permit in the SF-E, SF1, MH-1, MF-1, MF-2, C-1, & C-2 zoning districts.

The zoning for the property is PD #08-2002 and was established in October 2002 (Ord. 34-2002). The permitted uses in the Planned Development are the same as those permitted in the "R-1 - Single Family Residential" zoning district. The R-1 Single Family Residential zoning district allowed for home and professional occupations, **however, within the 1986 Zoning Ordinance (ordinance in effect in 2002) a child day care center was specifically identified as a prohibited use under Home Occupations.**

On September 20, 2003 the City of Anna adopted a new Zoning Ordinance (Ord. 116-2003) and the R-1 - Single Family Residential zoning district was not retained as a zoning classification. The land use, definition, and schedule of uses allowances for Registered family home were established as part of the 2003 Ordinance adoption and have not been

modified to date.

Licensing and minimum standards¹ of childcare providers are through the Texas Health and Human Services Commission. Physical space requirements include 30 square feet of indoor space per child and 80 square feet of outdoor activity space for each child using the outdoor area at one time. Most backyards in Lakeview Estates exceed 960 square feet, which would be the minimum required space for the maximum number of children (12).

Brief research of other cities in Collin County found that a registered family home/in-home day care is allowed by right as a home occupation in single-family zoning districts. Many cities have additional standards in place similar to Subsection 9.04.033 (Special Uses) within the City of Anna Zoning Ordinance.

	Allen	Celina	Frisco	Melissa	Murphy	Plano	Prosper	Wylie
Permitted by right	X	X	X	X	X	X*	X	X
Permitted by SUP								

*Plano limits the number of children to 8 regardless of state regulations

Conformance with the City of Anna Strategic Plan and Comprehensive Plan

Anna Vision 2035

- a. Principle 1: Community of Families
 - i. Sense of Community – neighbors taking pride in and contributing to our Anna community
- b. Principle 6: Dynamic Business Community
 - i. Ability of neighbors to work in Anna.

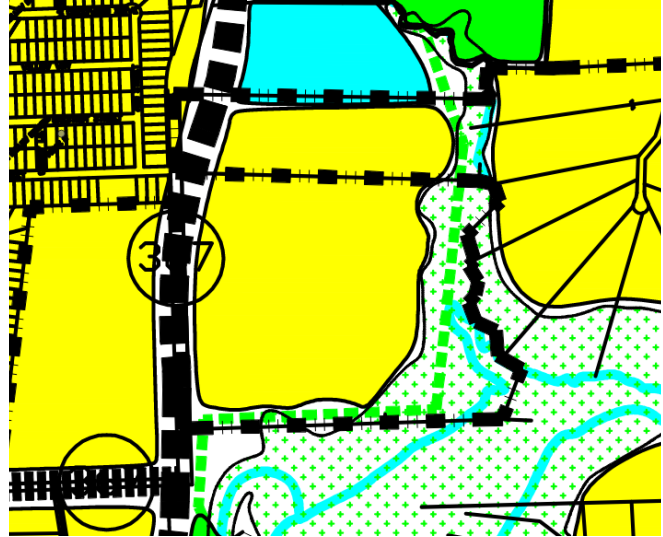
City of Anna Goals for 2025

- a. Growing Anna Economy
 - i. Provide more jobs for neighbors.

Future Land Use Plan – The Future Land Use Plan designates this property as Single-Family. This category is only generally defined within the current Comprehensive Plan.

¹ For more information on the minimum standards, please visit:
<https://hhs.texas.gov/sites/default/files/documents/doing-business-with-hhs/provider-portal/protective-services/ccl/min-standards/chapter-747-homes.pdf>

Residential: Land on which there exists one or more dwelling units, including accessory buildings; the primary use being for sheltering individuals, families, or groups of persons. Single-family includes those permanent structures, which were originally designed to provide housing for one family unit. Multi-family housing structures include those which were originally designed to house two or more family units, such as duplexes, apartment houses, and group quarters.



SUMMARY:

Request to amend Ordinance No. 2002-34, referred to as Planned Development No. 08-2002 (PD # 08-2002) and commonly known as Lakeview Estates Phases 1 & 2. The request is to allow, by specific use permit, the additional land use of Registered family home within the Planned Development and to grant a specific use permit for a Registered family home for the property located at 1225 Bridgeport Drive, Lakeview Estates Phase 2.

RECOMMENDATION:

At the March 15, 2021 Planning and Zoning Commission public hearing the Commission recommended approval with the following stipulations:

1. Amend Ordinance No. 2002-34 to allow the additional use of Registered Family Home with the issuance of a Specific Use Permit with the following minimum restrictions:
 - a. The Specific Use Permit shall expire when the property changes ownership; and
 - b. The applicant is required to obtain a Certificate of Occupancy from the City of Anna Building Department and provide a copy of the registration/license from the State of Texas.
2. Grant a Specific Use Permit for a Registered Family Home to Jacoby Goode, 1225 Bridgeport Drive, Lakeview Estates Phase 2, with the additional restriction limiting the number of children to 5.

Additionally, staff recommends City Council call a future public hearing to amend the City of Anna zoning ordinance as this public hearing pertains only to the property and Planned Development zoning for Lakeview Estates, Phases 1 and 2.

THE CITY OF Anna

Please circle one:

In favor of request

Neutral to request

Opposed to request**Comments:**

I DO NOT SUPPORT THIS
ANNA HAS MANY SCHOOL PLUS THIS WILL CREATE
TRAFFIC IN NEIGHBOURHOOD. BIG NO

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

ANIL DHUDSHIA
Name (Please Print)

Anil
Signature

2328 HARRISBURG LN, PLANO TX 75025
Address

3-1-21
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

From: Frances La Rue
Sent: Thursday, March 4, 2021 8:51 AM
To: Lauren Mecke
Subject: Zoning response - Lakeview estates

I do not oppose the zoning change to allow registered family home. I believe this will be a great benefit to our community and neighbors.

Thank you,
Frances La Rue

Sent from my iPhone



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We do not need additional traffic to this neighborhood. It only has 2 entrance/exits, the increased traffic would pose dangerous for our children playing in the neighborhood.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Alexandria J. Hardy
Name (Please Print)

[Signature]
Signature

1316 Lakeview Dr.
Address

3/3/2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

See attached.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Irene Proce

Name (Please Print)

Signature

1601 Sandalwood Ln. Anna, TX 75409

Address

3/8/2021

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

OPPOSED TO REQUEST

Irene M. Proce

1601 Sandalwood Lane, Anna Texas, 75409

March 8, 2020

As for the request to amend Ordinance 2002-34 (Planned Development #08-2002) to provide for a special use permit, **should be denied**.

As defined by the City of Anna Zoning Code 3.2.31 a registered family home is defined as follows:

Registered family home: A child-care facility that regularly provides care in the caretaker's own residence for not more than six children under 14 years of age, excluding the caretaker's own children, and that provides care after school hours for not more than six additional elementary school siblings of the other children given care, but the total number of children, including the caretaker's own, does not exceed 12 at any given time. (Also see "Child-care center.")

Changing this planned development (Lakeview Estates; Phases 1 & 2) to provide for this special exception, would be a detriment to the property values in this neighborhood as well as the quality of life that I sought when I purchased my property in Lakewood Estates.

Let me be clear, I have no problem with those who watch children for the friends, neighbors, and family, as this is often out of necessity and can be a good experience for these children, however this stated volume is clearly a business venture never intended to be an allowable activity in this subdivision, and even if it is run well, it will have an effect on our chosen quality of life for reasons I will state, as well as our property values resulting in conditions which would make our neighborhood less desirable to future home buyers.

Lakewood Estates is a deed restricted community that is desirous for its lot sizes, architectural diversity and articulation, quality housing, unique floorplans, availability of 3-car garages, park amenities and access to trails, and quiet, serene, low traffic environment, all of which are qualities which defines it as one of Anna's premier and highly desired neighborhoods. It is the reason all of our neighbors have chosen this community over others in Anna, specifically for our homes. Many of the homes are well over 3,000 square feet and it is common to be in the \$400,000 and higher price range, all being well above the average home in Anna, valued at \$230,000 for existing and \$300,000 for new construction.

When I purchased my home, I did so in knowing that this was a quiet low traffic residential neighborhood. As I researched the zoning, the deed restrictions, and the surrounding properties to ensure that the quality of housing and amenities that I wanted, were conducive to the quality of life I sought, as did my neighbors. To allow this level of home business is certainly outside of the conditions to which my neighbors and I have, who have done our due diligence, invested our hard earned money, and faithfully pay our taxes to support our city leaders and our community interests for all, and this we would not ever have reasonably expected to ever happen. This is certainly contrary to the environment and conditions that was sold to us by Bloomfield Homes (the

developer and builder of Lakeview Estates) and as such is disheartening to believe that such an action could without recourse be executed. In effect such an action is an inverse condemnation of our properties whereby the action proposed to be taken will damage or diminish the value of our properties.

Furthermore, the potential for this business to evolve into a nuisance are easily foreseeable and evident, with additional traffic, traffic prior to allowable working hours, early morning traffic for drop-off, daily noise, and parking concerns (which many of our already neighborhoods experience) are all a dire concern, especially with the many multi-vehicle families, with larger homes, with larger families, parking is of great concern to all of us. Even a well-intentioned attempt at this application provides traffic outside of the normal working hours, something you restrict for outside activities but not inside activities by the current city code.

Additionally, real estate appraisers would routinely discount the sales price of homes in proximity of such a home-based businesses as a deterrent to sale to a new purchaser as much a 10% or more. Such an impact to our home values is significant enough to present a grave concern for all tax paying property owners in this or any neighborhood. Noisy neighbors can devalue your property as much as 10%.

Next, this action affects the entire subdivision yet does not limit the amount of these that can exist. That would lead to the question of how many of these can be implemented in our neighborhood without such restriction, further diminishing our quality of life. And if passed what other intrusive uses would be included since this is a lessening of the powers of the planned development requirements.

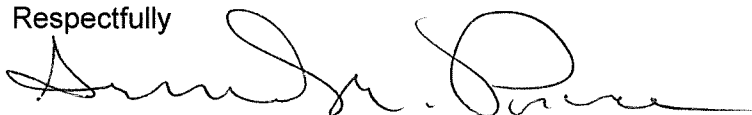
Before the Planning & Zoning Commission and the City Council votes on this item, I would challenge them to ask themselves the following questions:

- "After spending hundreds of thousands of dollars to be in a neighborhood with zoning already in place that does not allow this type activity, would you want a business to open up next to your home?"
- And if changing this planned development conditions allow for this or other home business applications, "How many similar allowances will be provided for under this action?"
- And in making your decision, "Shouldn't you do what is in the best interest of the entire community and not just the interest of the one?"

Had I known this was a possible outcome I would have sought ownership in a different location.

Please consider these points before making a decision that will impact our properties.

Respectfully



Irene Proce,
Homeowner Lakewood Estates
1601 Sandalwood Lane
Anna, Texas 75409
ireneproce@gmail.com



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Michael Windham
Name (Please Print)

[Signature]
Signature

1304 Lakeview Dr
Address

3-6-21
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Sharon Van Liew
Name (Please Print)

Sharon Van Liew
Signature

1521 Taylor Blvd
Address

3-2-2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

We do NOT support these type of zoning changes within our Lakeview Estates zone.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

MICHAEL ABOHOSH
Name (Please Print)

Michael Abosh
Signature

1623 Cherry Hill Drive ANNA, TEXAS 75409
Address

February 28, 2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Aaron Wilbanks

Name (Please Print)

A. Wilbanks

Signature

1610 Sherwood Dr

Address

03/01/2021

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Paula J. Powell
Name (Please Print)

Paula J. Powell
Signature

1409 Danube Ln
Address
Pheno, TX 75075

March 1, 2021
Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

Received
3/15/2021

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Name (Please Print)

Signature

Address

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

Received
3/15/2021

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Name (Please Print)

Signature

Address

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek



Response #12
1 of 2

Received
3/15/2021

Please circle one:

☒ In favor of request

☐ Neutral to request

☐ Opposed to request

Comments:

I am wanting to provide childcare to the neighborhood as I feel like it would be a great service especially during covid, it is a safer way to provide childcare. It is also my passion working with children and the convenience of working from home would benefit my family.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Jacoby Groode

Name (Please Print)

Jacoby Groode

Signature

1225 Bridgeport Anna TX, 75409

Address

3/15/21

Date

Please return form to:

USPS Mail:

City of Anna
Planning and Development Department
P.O. Box 776
Anna, TX 75409

Hand Delivery:

Planning and Development Department
3223 N. Powell Parkway
Anna, TX 75409

Or by e-mail to LMECKE@annatexas.gov

Subject: Zoning Response – Villages of Waters Creek

From: [Jacoby Goode](#)
To: [Lauren Mecke](#)
Subject: Lakeview Estates zoning change
Date: Monday, March 15, 2021 4:42:17 PM

Received
3/15/2021

I am the One trying to get the zoning change approved. I am starting my family so trying to provide childcare while being able to stay home with my own babies. Wanting this to be a very small operation with at max 4 to 5 children in my care. It will be a great service to the neighborhood as many have already expressed the interest and need for my services and they like the home setting as opposed to a larger scale daycare. Traffic will not be an issue as staggered drop offs and pick ups can be arranged. That was one concern that some have shared. It will be a safer way to provide childcare especially during covid times, with it being a small scale daycare and more individualized care for the children. I have been in childcare a long time and would love the convenience of doing what I love from my own home.

From: Liberty McArtor
Sent: Monday, March 15, 2021 4:42 PM
To: Lauren Mecke
Subject: Comment on Zoning Change for hearing on 3/15/21

Received
3/15/2021

To Lauren Mecke, Planning Manager:

In regards to the proposed zoning change in Lakeview Estates (amendment to Ordinance No. 2002-34), I submit a comment I hope will be read during the hearing on Monday, March 15, 2021.

I support the proposed zoning change in Lakeview Estates, Anna, Texas, where I am a resident and homeowner. As it happens, I live on the same street as the homeowner and resident who wishes to open a small in-home daycare, just five houses away. She is my neighbor and friend, and her intentions are being wildly misrepresented and understood by many who oppose the zoning change.

My friend Jacoby Goode is an experienced childcare worker who has worked as a beloved nanny for the past several years that I have known her. Considering her love for children and vast experience in this area, she decided to pursue opening a daycare in her home. As I have known Mrs. Goode throughout her planning process for this business, I know that she has always intended to limit her in-home daycare to 5 or 6 children at the maximum so that she could provide each child with adequate time and attention and a family-like environment.

She also began pursuing starting her in-home daycare during the height of the COVID-19 pandemic — a time when many parents' usual childcare arrangements were disrupted; a time when many parents found themselves attempting to work from home or find new jobs while also taking care of their children at home; a time when many parents became justifiably concerned with the health risks posed by large, traditional, commercial daycare centers. With the availability of the vaccine, many people's health concerns are being alleviated. Still, there are risks that many parents remain concerned about, and many are still hurting financially and struggling with up-ended family routines in the wake of COVID's economic fallout. If allowed to open her in-home daycare, Mrs. Goode could provide local parents with an intimate, safe, exclusive, cost-effective alternative to large daycares and the various risks they may pose to young and vulnerable children.

Even outside of COVID-19 worries, many parents, myself included, are much more comfortable with the idea of our children being cared for in a home-like environment where they will receive ample attention when we can not be caring for them ourselves. Personally, I currently work part-time from home. Between myself and my husband, we are able to keep our toddler at home with us. But if I were to go back to work full-time, a small, exclusive environment like the in-home daycare proposed by Mrs. Goode is exactly the kind of option I would seek. Having it in my own neighborhood would be an amazing blessing — one that many in our neighborhood should consider. Considering the age demographic of many of my Lakeview Estate neighbors and the number of young children in our neighborhood, having a small in-home daycare, to which most students would walk with their parents every day, would be a great benefit.

Concerns about traffic are misplaced and illegitimate. When I invite my large family or group of friends over for an evening of fellowship, there are typically three times the amount of people in my home and parked (for hours) in my driveway than would ever crowd the street with Mrs. Goode's 5-6 students. I know this is true of other houses in the neighborhood, too. Thanks to the ample street space provided in

our neighborhood, this is never even an issue. Again, many families would likely walk to Mrs. Goode's home to drop off their children. I've also heard Mrs. Goode planning strategies for staggered drop-offs and pick-ups, so that even the few cars who would *briefly* visit her house for drop-off and pick-up purposes would never crowd the street at one time.

My husband and I love living in Anna, Texas. Part of the reason for that is due to its booming economic growth and the support of conservative values like innovation and the free market. Of course, we value our small, quiet neighborhood, Lakeview Estates, as much as any neighbor, and would never want a large, loud, busy commercial business planted on our street. However, the small in-home daycare proposed by Mrs. Goode could not be further from that.

The Goodes have done everything right. They have followed every state- and city-mandated requirement to open an in-home daycare to the letter, because they care about children, good business, and doing this with integrity. Preventing law-abiding citizens like the Goodes from operating a small, innovative, beneficial business inside their own home goes against what I believe Anna, Texas stands for as a community. If Mrs. Goode is blocked from opening her in-home daycare and providing a safe place for local parents to send their children based on misinformation and lies about her intentions — or by some unknown political interests of city officials — our family will be very disappointed in the town we've come to call home.

Thank you for considering my comment.

Respectfully,
Liberty McArtor
Anna Resident

From: [Kiley Schleusz](#)
To: [Lauren Mecke](#)
Subject: Zoning for childcare in Lakeview Estates
Date: Monday, March 15, 2021 4:56:35 PM

Received
3/15/2021

Hello,

I am in favor of the childcare operation in Lakeview Estates.

Thank you!
Kiley

Sent from my iPhone

CITY OF ANNA, TEXAS

(Property rezoned under this ordinance is generally located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND AMENDING THE ZONING OF CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested zoning amendment to Ordinance No. 2002-34 on Property described in Exhibit 1 ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said zoning for Property generally located on the east side of Ferguson Parkway, 186± feet north of Taylor Boulevard is being amended in order to allow the additional land use of registered family home by specific use permit; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Anna City Code of Ordinances are hereby amended by amending the existing zoning of the Property described in Exhibit A to allow for the additional land use of multiple-family residence, as depicted in the Concept Plan on the attached Exhibit B.

1. Purpose.

The purpose of this Planned Development District is to facilitate the development of high-quality development in a residential subdivision.

2. Definitions.

Except as otherwise provided herein, the definitions in Appendix 3 of the City's Zoning Ordinance shall apply. For purposes of this Planned Development District, the following terms shall be defined as follows:

- a. "Coverage" means the percentage of lot area covered by a roof or other structure (including accessory structures); however, roof eaves and other ordinance building projections are excluded.
- b. "Masonry" means brick, stone, precast stone, or any other similar veneer material, but excluding cement fiber materials, attached to an outside wall.

3. Development Standards.

- a. Permitted Uses.
 - i. The permitted uses in the Planned Development will be the same as those permitted in the "R-1 – Single Family Residential" zoning district.
 - ii. Uses allowed within the district with a Specific Use permit: registered family home

- b. Density.

Overall density of the residential zoned portion of the tract shall have an overall density of not more than 3.9 units per acre on the gross acreage of the total tract.

- c. Setbacks.

Minimum front yard – 25 feet; however, covered porches and bay windows may encroach up to five (5) feet into the required setback.

Minimum side yard – 5 feet; however, 15 shall be required on a corner lot adjacent to a side street.

Minimum rear yard – 15 feet.

- d. **Typical lot dimensions.

Zoning	Width	Depth	House Size	*% Masonry	% of Tract
PD – 6,000 s.f.	50'	100'	1,400 s.f.	70%	45%

PD – 6,000 s.f.	54'	100'	1,400 s.f.	70%	11%
PD – 6,000 s.f.	55'	100'	1,400 s.f.	70%	17%
PD – SF 7,200 s.f.	60'	100'	1,400 s.f.	70%	27%

*Masonry percentages are calculated as a percentage of the surface excluding windows and doors, and second story or other architectural offsets.

**Widths and depths may vary for cul-de-sac lots and 10% of the lots where there is a necessity for variation due to dimensional constraints.

e. Maximum Height.

Except as provided below, the maximum building height for any residential structure shall be two and one-half (2 ½) stories or thirty-five (35) feet, whichever is greater (excluding chimneys and vent stacks, cupolas, entry features, skylights, and other architectural features not intended for occupancy or storage). Notwithstanding the foregoing, however, all residential structures located on a lot with a rear yard abutting a street identified on the City of Ana Thoroughfare Plan as a collector or thoroughfare shall be limited to a maximum height of one story.

f. Maximum Lot Coverage.

Maximum lot coverage will be fifty five percent (55%).

g. Off-Street Parking.

A minimum of two (2) enclosed off-street parking spaces will be provided for each dwelling unit (which spaces must be located on the same lot as the dwelling unit).

h. Garages.

Garages may be front facing and there is no requirement for “swing” driveways.

i. Sidewalks.

Sidewalks will be installed along the street frontage of all residential lots prior to the issuance of a final certificate of occupancy for each house constructed thereon. A sidewalk will also be installed along the CR 367 perimeter of the tract prior to the acceptance of the infrastructure improvements for the first phase of residential development on the tract.

j. Perimeter Fencing.

Fences located along the outside perimeter of the subdivision, if constructed of wood, shall be treated with a preservative to extend the life of and enhance the appearance of the fence. The maintenance of such perimeter fences shall be the responsibility of a private homeowner association. A fence or landscape berm will be constructed along the CR 367 perimeter of the tract. The City shall have

discretion regarding the choice of fence or berm, including choice of construction materials, with City approval required prior to final plat approval.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 23rd day of March 2021.

ATTESTED:

APPROVED:

Carrie L. Land, City Secretary

Nate Pike, Mayor

DRAFT

EXHIBIT 1

LEGAL DESCRIPTION

BEING a tract of land in the Joseph Schluter Survey, Abstract No. 856 in Collin County, Texas and being a tract of land described in a deed to Solid Ground L.P., recored in Special Warranty Deed 99-0151451 of the Land Records of Collin County, Texas, being more particularly described as follows;

BEGINNING at an iron pin set in County Road 367, pin is the Southwest corner of a 10.27 acre tract of land described in a deed to Roy L. Andrews, recorded in 97-0036265 of the Land Records of Collin County, Texas.

THENCE S 86°35'00" E leaving said County Road 367 and along said south line of a 10.27 acre tract a distance of 1655.00 feet to the centerline of a Creek;

THENCE with the centerline of said creek as follows:

S 75°46'35" E a distance of 80.00 feet to a point for corner;

S 12°11'08" E a distance of 58.13 feet to a point for corner;

S 26°39'57" E a distance of 41.76 feet to a point for corner;

S 46°39'25" W a distance of 254.91 feet to a point for corner;

S 15°31'54" E a distance of 142.76 feet to a point for corner;

S 46°18'57" W a distance of 44.40 feet to a point for corner;

S 30°23'29" E a distance of 96.04 feet to a point for corner;

S 13°36'03" W a distance of 74.14 feet to a point for corner;

S 42°40'17" W a distance of 58.66 feet to a point for corner;

S 20°05'22" E a distance of 111.46 feet to a point for corner;

S 64°30'24" E a distance of 115.93 feet to a point for corner;

S 03°04'34" E a distance of 136.15 feet to a point for corner;

S 58°57'58" E a distance of 145.00 feet to a point for corner;

S 22°47'00" W a distance of 289.80 feet to a point for corner;

THENCE west leaving said creek centerline and proceeding along the south line of the Solid Ground L.P. tract a distance of 1735.00 feet to the centerline of said County Road 367 to a point for corner;

THENCE North along said centerline of County Road 367 a distance of 1386.11 feet to the Place of Beginning containing 2,252,718 square feet or 51.7153 Acres of land.

**CITY OF ANNA, TEXAS
(LAKEVIEW ESTATES PHASE 2, BLK E, LOT 16, 1225 BRIDGEPORT DRIVE; JACOBY
GOODE)**

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S COMPREHENSIVE PLAN, ZONING MAP, AND ZONING ORDINANCE AND APPROVING A SPECIFIC USE PERMIT ON CERTAIN PROPERTY AS DESCRIBED HEREIN; PROVIDING FOR SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR A PENALTY CLAUSE NOT TO EXCEED \$2,000 OR THE HIGHEST PENALTY AMOUNT ALLOWED BY LAW, WHICHEVER IS LESS; AND, PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Anna, Texas ("City") has previously adopted ordinances, rules and regulations governing the zoning in the City; and

WHEREAS, the City has received a requested specific use permit from Jacoby Goode on Property identified as Lot 16, Block E as shown on Exhibit A ("Property") attached hereto and incorporated herein for all purposes as if set forth in full; and

WHEREAS, said Property was zoned by Ordinance No. 2021-____; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council of the City of Anna ("City Council") have given the requisite notices by publication and otherwise and have held the public hearings as required by law and afforded a full and fair hearing to all property owners and generally to all persons interested in and situated in the affected area and in the vicinity thereof, the City Council has concluded that the Zoning Ordinance of the City should be amended as set forth below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS THAT:

Section 1. Recitals Incorporated

The above recitals are incorporated herein by reference for all purposes.

Section 2. Zoning Change

The Comprehensive Zoning Ordinance of the City of Anna, Texas, is amended by approving a Specific Use Permit on the tract described in Exhibit A, attached hereto and made an integral part of this ordinance, and approving the Specific Use Permit in the Planned Development zoning district to allow the use of registered family home with the following standards:

1. This SUP is valid only for the current property owner, Jacoby Goode.

2. Prior to operating a Registered Family Home a certificate of occupancy must be issued by the City of Anna Building Division.
3. As part of the certificate of occupancy application the property owner shall submit a copy of registration from the Texas Health and Human Services Commission.
4. Total care is restricted to a maximum of 5 children.

Section 3. **Official Zoning Map**

The official Zoning Map of the City shall be corrected to reflect the change in zoning described herein.

Section 4. **Savings, Repealing and Severability Clauses**

It is hereby declared to be the intention of the City Council that the words, sentences, paragraphs, subdivisions, clauses, phrases, and provisions of this ordinance are severable and, if any phrase, sentence, paragraph, subdivision, clause, or provision of this ordinance shall be declared unconstitutional or otherwise invalid or inapplicable by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality, invalidity or inapplicability shall not affect any of the remaining words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional, invalid or inapplicable words, sentences, paragraphs, subdivisions, clauses, phrases, or provisions. Further, all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are consistent and do not conflict with the terms and provisions of this ordinance are hereby ratified to the extent of such consistency and lack of conflict, and all ordinances or parts of ordinances in force when the provisions of this ordinance become effective that are inconsistent or in conflict with the terms and provisions contained in this ordinance are hereby repealed only to the extent of any such conflict. Notwithstanding any provision of this ordinance or the Anna Code, it is intended that this ordinance fully comply with Chapter 3000 of the Texas Government Code ("Chapter 3000") and this ordinance shall and the City Code shall be interpreted in a manner to comply with Chapter 3000. For the purposes of this ordinance, any provision of the City Code that does not comply with Chapter 3000 shall be deemed to have been excluded and not a part of this ordinance.

Section 5. **Penalty**

Any violation of any of the terms of this ordinance, whether denominated in this ordinance as unlawful or not, shall be deemed a misdemeanor. Any person convicted of any such violation shall be fined in an amount not to exceed \$2,000 for each incidence of violation. Each day a violation exists is considered a separate offense and will be punished separately.

Section 6. **Publication of the Caption and Effective Date**

This ordinance shall be effective upon its passage by the City Council, approval by the Mayor, and posting and/or publication, if required by law, of its caption. The City Secretary is hereby authorized and directed to implement such posting and/or publication.

PASSED by the City Council of the City of Anna, Texas this 23rd day of March 2021.

ATTESTED:

Carrie L. Land, City Secretary

APPROVED:

Nate Pike, Mayor

DRAFT

EXHIBIT A

1225 Bridgeport Drive owned by Jordan & Jacoby Goode.

Being Lot 16, Block E, Lakeview Estates, Phase 2

Final Plat as recorded in the Collin County Clerk's Office in Document Number 20181217010005660.