

**Regular City Council Meeting
Meeting Minutes**



Tuesday, August 24, 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 August 24, 2021, at the Anna ISD Board Room, located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

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

Mayor Pike called the meeting to order at 6:34 PM.

2. Invocation and Pledge of Allegiance.

Mayor Pike led the Invocation and Pledge of Allegiance.

3. Neighbor Comments.

At this time, any person may address the City Council regarding an item on this meeting agenda that is not scheduled for public hearing. Also, at this time any person may address the City Council regarding an item that is not on this meeting agenda. Each person will be allowed up to 3 minutes to speak. No discussion or action may be taken at this meeting on items not listed on this agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

No comments.

4. 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 Human Resource Department from the Texas Municipal Human Resource Association (TMHRA) (Assistant City Manager Ryan Henderson)

The Human Resource Strategic Department of the Year award recognizes the outstanding contributions that an HR team has made in the past 18 months to their City and the employees they serve. The Strategic HR Department of the Year award acknowledges the efforts made to enhance and further the mission, vision and values of the organization and its culture while aligning strategic HR practices and programs.

Assistant City Manager Henderson presented HR Director Stephanie Beitelchies and Rhandy Pena for a job well done.

- b. Council Member Toten encouraged all neighbors to light the town blue in September to recognize the Police Department for their service to the community

5. **Work Session.**

- a. Discuss Preliminary Utility Rates for FY 2022. (Director of Public Works Greg Peters, P.E.)

The City completed a 5-year water and wastewater rate study in 2020, which provided the City with a rough outline for future water and sanitary sewer cost impacts and potential rates to maintain a sustainable Utility Fund. In September of 2020, the City Council adopted new water and sewer rates for FY 21. Prior to the adoption of the FY 2021 utility rates, the Utility Fund was losing money due to costs exceeding revenues. The City of Anna has many costs to provide water and sewer service which are outside of the City's direct control, including the cost to purchase water from North Texas Municipal Water District, the cost to transport sanitary sewer through Melissa, and the transport and treatment of sewer costs charged by North Texas Municipal Water District. These costs increase annually, often by as much as 10%.

Staff has been working with NewGen Strategies to conduct a review of anticipated costs and needs for the Utility Fund in the next fiscal year. This item allowed staff to present the initial findings and receive feedback from the City Council. Based upon the feedback received, updated utility rates will be presented to the Council at a future meeting for consideration and adoption.

- b. Discuss Boards and Commissions Council Liaison Assignments

Council skipped this item for discussion later in the meeting.

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.

Mayor Pike moved to Items for Individual Consideration before taking action on consent.

MOTION: Council Member Miller moved to approve consent items A - H
. Council Member Toten seconded. Motion carried 7-0.

- a. Approve City Council Meeting Minutes for August 10, 2021. (City Secretary Carrie Land)
- b. Approve a Resolution to allow the City Manager to purchase Cyber Security/Network equipment upgrades. (Director of IT Kevin Johnson)

The Information Technology department is requesting authorization for the City Manager to purchase Cyber Security/Network upgrades for the City of Anna. The City Council was briefed in a closed session on the specific details of the purchase, which are proprietary and security-oriented in nature and protected information integral to the operations of government.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO PURCHASE CYBER SECURITY/NETWORK UPGRADES FROM CDW-GOVERNMENT, LLC, THROUGH THE TEXAS DEPARTMENT OF INFORMATION RESOURCES (DIR) COOPERATIVE PURCHASING SYSTEM.

- c. Approve Resolution approving extension of the Agreement with Collin County for Animal Sheltering Services. (Director of Neighborhood Services Marc Marchand)

Extension of the Animal Sheltering 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, 2021 continuing through and including September 30, 2022, with the option for either party to terminate the contract with ninety (90) days written notice.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING EXTENSION OF THE AGREEMENTS WITH COLLIN COUNTY FOR ANIMAL SHELTERING SERVICES.

- d. Development Agreement - Anna Ranch
Approve a Resolution entering into a development agreement with Harlan

Properties to establish development and design regulations for further development on 205± acres generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421). (Director of Development Services Ross Altobelli)

The intent of the development agreement is to ensure the use of high quality, durable materials for nonresidential and residential development within the city to create well designed and attractive architecture.

Approving the development agreement in no way puts an obligation on the City Council to approve the rezoning request. It only puts in place development and design regulations should the decision be made to approve the rezoning request.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A DEVELOPMENT AGREEMENT WITH LHJH PROPERTIES, LTD, A TEXAS LIMITED PARTNERSHIP, RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR MULTI-USE DEVELOPMENT LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF FUTURE ROSAMOND PARKWAY AND FUTURE FERGUSON PARKWAY.

- e. Approve a Resolution approving a negotiated settlement agreement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, regarding the company's 2021 Rate Review Mechanism Filing. (Director of Public Works Greg Peters, P.E.)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

- f. Approve a Resolution approving the Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet and the Subdivision Settlement Participation Form. (City Attorney Clark McCoy)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, APPROVING THE TEXAS OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET IN ITS ENTIRETY; APPROVING THE SUBDIVISION SETTLEMENT PARTICIPATION FORM AND AUTHORIZING THE MAYOR TO EXECUTE SAME; ESTABLISHING AN EFFECTIVE DATE

- g. Approve Special Event Permit Application submitted by Elden Baker for Collin McKinney Statue Dedication on September 18, 2021. (Director of Neighborhood Services Marc Marchand)

RESOLUTION REGARDING THE APPROVAL OF A SPECIAL EVENT PERMIT TO ELDEN BAKER AND ANNA AREA HISTORICAL PRESERVATION SOCIETY FOR THE DEDICATION OF THE COLLIN MCKINNEY STATUE ON SEPTEMBER 18, 2021.

- h. Review Minutes of the July 19, 2021, Parks Advisory Board Meeting. (Director of Neighborhood Services Marc Marchand)
- i. Approve an Ordinance amending regulations related to governance and personnel procedures.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS, AMENDING REGULATIONS RELATING TO GOVERNANCE AND PERSONNEL PROCEDURES; PROVIDING FOR PENALTIES; PROVIDING A SAVINGS, SEVERABILITY, AND REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE

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

7. Items For Individual Consideration.

- a. Consider/Discuss/Action on a Resolution authorizing the City Manager to update the Employee Compensation Plan and Compensation Philosophy providing for a Step Plan for Police employees, a Step Plan for Fire employees, and an open range plan for all general employees and management employees. (Director of Human Resources Stephanie Beitelschies)

As a part of the adopted Strategic Plan, staff was directed to determine a pay plan to address employee compensation. As such, staff engaged a consultant firm, Johanson Group, to survey the comparable market cities in Collin County with the intent on developing pay ranges and format, providing a recommendation for a pay structure for all employees.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AMENDING THE

EMPLOYEE COMPENSATION AND CLASSIFICATION PLAN, PROVIDING FOR A COMPENSATION PHILOSOPHY, PROVIDING FOR AN EFFECTIVE DATE.

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

- b. First Reading of a Resolution approving the Fiscal Year 2021-2022 Anna Community Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)

Two readings of the Resolution are required prior to adopting the CDC Budget. The CDC Board approved the proposed FY 2022 budget on July 26, 2021. This is the first reading of the resolution.

A RESOLUTION OF THE CITY OF ANNA, TEXAS RATIFYING AND APPROVING THE FISCAL YEAR 2021-2022 BUDGET FOR THE ANNA COMMUNITY DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

No Action

- c. Second Reading of a Resolution approving the Fiscal Year 2021-2022 Anna Community Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)

Two readings of the resolution are required prior to adopting the CDC Budget. The CDC Board approved the proposed FY 2022 budget on July 26, 2021. This is the second reading of the resolution.

A RESOLUTION OF THE CITY OF ANNA, TEXAS RATIFYING AND APPROVING THE FISCAL YEAR 2021-2022 BUDGET FOR THE ANNA COMMUNITY DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE.

No Action.

- d. Consider/Discuss/Action on a Resolution approving the Fiscal Year 2021-2022 Anna Community Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)

Staff proposed a \$1,797,738 FY 2022 Budget, and it was approved by the CDC Board on July 26, 2021. Sales tax revenues remain strong, giving the CDC more funding for projects. Key highlights of this budget include a new ED Coordinator position, funding for implementation of the Downtown Master Plan, and continuation of our aggressive marketing strategy.

A RESOLUTION OF THE CITY OF ANNA, TEXAS RATIFYING AND APPROVING THE FISCAL YEAR 2021-2022 BUDGET FOR THE ANNA COMMUNITY DEVELOPMENT CORPORATION; AND PROVIDING AN

EFFECTIVE DATE.

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

- e. Consider/Discuss/Action on a Resolution approving the Fiscal Year 2021-2022 Anna Economic Development Corporation Annual Budget. (Director of Economic Development Joey Grisham)

Staff proposed a \$85,800 Annual EDC Budget for FY 2022, and it was approved by the EDC Board on July 26, 2021. Most of the EDC funds are used for maintenance and operation of the Inc-Cube Building.

A RESOLUTION OF THE ANNA ECONOMIC DEVELOPMENT CORPORATION ADOPTING THE FY 2021-2022 FISCAL YEAR BUDGET

MOTION: Mayor Pike moved to approve. Council Member Carver seconded. Motion carried 7-0.

- f. Acting as the Anna Housing Finance Corporation Board of Directors, Consider/Discuss/Action approving a Municipal Advisory Agreement with Hilltop Securities, Inc. (Director of Economic Development Joey Grisham)

Similar to other Housing Finance Corporations, staff recommends approving an Agreement with Hilltop Securities for professional and financial advisory services related to the Anna HFC. As you know, Hilltop Securities currently serves as the city's financial advisor and has extensive experience in all matters relating to municipal finance, bonds, housing finance corporations, etc.

MOTION: Council Member Toten moved to approve. Council Member Ussery seconded. Motion carried 7-0.

- g. Consider/Discuss/Action on a Resolution approving the Form of Articles of Incorporation for the formation of the Anna Public Facility Corporation. (Director of Economic Development Joey Grisham)

As the Council is aware, staff has discussed the creation of a Public Facility Corporation (PFC) since last year. Chapter 303 of the Texas Local Government Code authorizes the creation of such corporations. PFCs have broad powers over public facilities, including financing, acquisition, construction, rehabilitation, renovation, and repair. PFCs can issue bonds and are often used for housing, among other things. Having a PFC is a useful tool for the city. Examples of other cities that have PFCs include Plano, McKinney, Hurst, Fate, Dallas, Fort Worth, and many others.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING FORMATION OF ANNA PUBLIC FACILITY CORPORATION; AUTHORIZING THE FORM OF THE ARTICLES OF INCORPORATION AND BYLAWS FOR THE CORPORATION; AUTHORIZING THE CITY MANAGER TO ACT AS REGISTERED AGENT AND OTHER MATTERS INCIDENT THERETO;

APPOINTING AN INITIAL BOARD OF DIRECTORS; AND PROVIDING AN EFFECTIVE DATE

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

- h. Consider/Discuss/Action on resolution approving articles of incorporation and corporate bylaws to create the Anna Public Facility Corporation. (Director of Economic Development Joey Grisham).

Duplicated item. No action taken.

- i. Annexation Villages of Hurricane Creek - North (Director of Development Services Ross Altobelli)
 - 1) Consider/Discuss/Act on a Resolution approving an Agreement Regarding Services including a plan for municipal services regarding 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd).

A RESOLUTION ADOPTING A CONDITIONAL AGREEMENT REGARDING SERVICES RELATED TO ANNEXATION OF A 289.751 ACRE TRACT OF LAND.

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

- 2) Conduct a public hearing to consider public comments regarding annexation of 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd).

Mayor Pike opened the public hearing at 7:50 PM.

No comments.

Mayor Pike closed the public hearing at 7:51 PM.

- 3) Consider/Discuss/Action on an Ordinance annexing 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd).

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.

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

- j. Villages of Hurricane Creek North, Zoning & Concept Plan (Director of Development Services Ross Altobelli)

The property is currently located in the extraterritorial jurisdiction (ETJ) and the applicant has submitted an annexation petition. The applicant is requesting to annex and establish zoning in conformance with Resolution No. 2020-06-733 (Subdivision Improvement Agreement) and Resolution No. 2020-07-02 (Amendment to the Subdivision Improvement Agreement).

The planned development district will include the following zoning districts with modified development standards: Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60), Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH).

The developer, Centurion American, presented a new overall master plan for the Villages of Hurricane Creek and the Villages of Hurricane Creek - North at the December 10, 2019, City Council meeting. At the meeting on June 9, 2020, City Council approved a Subdivision Improvement Agreement which contained development standards complementary of the zoning of the Villages of Hurricane Creek (Ord. No. 689-2015, later revised by Ordinance No. 886-2020) and mirroring the townhome zoning established in the Sherley Commercial zoning (Ordinance No. 860-2020).

The request is in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan, as well as Resolution No. 2020-06- 733 and Resolution No. 2020-07-02.

At their Tuesday, July 6, 2021 meeting, the Planning & Zoning Commission recommended approval.

1) Conduct a public hearing to consider public comments regarding a request to establish zoning on 289.8± acres located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd) to Planned Development Mixed-Use (PD-MU).

Mayor Pike opened the public hearing at 7:52 PM.

No comments.

Mayor Pike closed the public hearing at 7:53 PM.

2) Consider/Discuss/Action on an Ordinance approving the PD-MU zoning request by modifying development standards for Single-Family Residence-84 (SF-84), Single-Family Residence-72 (SF-72), Single-Family Residence-60 (SF-60),

Single-Family Residence - Zero lot line homes (SF-Z), and Townhome District (SF-TH) to be in conformance with Resolution No. 2020-06-733 (Subdivision Improvement Agreement).

(Property rezoned under this ordinance is generally located at the southwest intersection of W CR 370 (Future Rosamond Pkwy) and FM 368 (Future Standridge Blvd). 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.

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

3) Consider/Discuss/Action on a recommendation on a Resolution approving the Concept Plan, Villages of Hurricane Creek North, associated with the rezoning request.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR VILLAGES OF HURRICANE CREEK NORTH.

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

k. Anna Ranch, Zoning & Concept Plan (Director of Development Services Ross Altobelli)

1) Conduct a public hearing to consider public comments regarding a request to amend Ordinance No. 323-2007 and rezone 205± acres consisting of multiple tracts of land generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421).

The applicant is requesting to rezone 205 acres out of an existing 737.3 acre Planned Development (Ordinance No 323-2007). The existing zoning allows for SF-60, SF-72, and C-1 zoning with modified development standards. The proposed zoning includes a mixture of industrial zoning, commercial zoning, and residential zoning. The residential zoning districts include the following district types:

- ☐ Multiple-Family Residential – High Density (MF-2): A maximum of 31.8± acres
- ☐ Townhome District (SF-TH): Maximum of 123 lots (11± acres)
- ☐ Single-Family Residence District (SF-60): 176 lots

The zoning request proposes a development pattern that aligns with the Master Thoroughfare Plan and provides for a land use transition for development as it

moves north of the Collin County Outer loop that is superior to the existing zoning.

The proposed zoning and concept plan are in conformance with the Future Land Use Plan and elements of the City of Anna Strategic Plan and Comprehensive Plan. The proposal includes the following:

- ☐ Standards that enhance the perimeters of single-family residential developments when adjacent to major throughfares.
- ☐ Identify areas to be preserved and used for community open space.
- ☐ It allows for development that proposes a diverse range of housing choices.
- ☐ Provides for enhanced sidewalks and sidewalk connections
- ☐ Increases the amount of industrial zoned land within the city

At their Monday, August 2, 2021, meeting, the Planning & Zoning Commission recommended approval.

Mayor Pike opened the public hearing at 7:56 PM.

No comments.

Mayor Pike closed the public hearing at 7:57 PM.

2) Consider/Discuss/Action on an Ordinance approving the Planned Development zoning request by modifying the existing Planned Development-Single-Family Residence (SF-60)/Restricted Commercial (C-1) with modified development standards to Planned Development-Single-Family Residence (SF-60)/Townhome District (SF-TH)/Multiple-Family Residential – High Density (MF-2)/Restricted Commercial (C-2)/Light Industrial District (I-1) with modified development standards.

(Property rezoned under this ordinance is generally located generally located at the northeast, southeast, and southwest corners of future Leonard Avenue (CR 422) and E Foster Crossing (CR 421). 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.

MOTION: Council Member Carver moved to approve. Council Member Ussery seconded. Motion carried 7-0.

3) Consider/Discuss/Action on a recommendation on a Resolution approving the Concept Plan, Anna Ranch, associated with the rezoning request.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A CONCEPT PLAN FOR ANNA RANCH.

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

- I. Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to amend Article 9.04 Zoning Ordinance and related sections of the Development Regulations to create new residential zoning districts and associated area regulations. (Director of Development Services Ross Altobelli)

Executive/Large Homes on Large Lots Development Strategy: Outcomes, Report Direction and City Actions.

The objective of this action item is to increase executive/large homes on large lot developments with amenities which will lead to diversifying the range of housing choices and lot sizes available in the City of Anna.

The City of Anna currently has 7 single-family residential districts. The lot sizes of these range from 4,500 square feet to 1 acre (43,560 square feet). However, there are no districts with minimum lot size requirements between 8,400 square feet and 43,560 square feet.

To increase the variety of lot sizes, staff is requesting the Commission consider the adoption of four (4) new residential zoning districts. These districts would generally be located east of State Highway 5 and west of U.S. Highway 75. Below is a table identifying the area regulations of each.

Lot Size (Square feet)	Min. Lot Width	Min. Lot Depth	*Front Bldg. Setback	Min. Side Yard	Rear Yard	Lot Coverage
20,000	100'	150'	30'	10'	30'	35%
14,500	90'	135'	30'	9'	25'	35%
12,000	80'	130'	30'	8'	25'	40%
10,500	80'	120'	25'	8'	25'	40%

**** Attached or detached garages shall not face any street. If facing the street, the garage face shall be setback a minimum of 40' from the front property boundary***

Each of the new residential districts will require a minimum lot width of 80' or greater. The lot width increase will allow for the necessary area to construct a variety type of J swing garage style homes (garages that do not face the R.O.W.). This design feature is known to reduce the amount of congestion on neighborhood streets due to the ability of driveways to

accommodate a minimum of 4 vehicles, not including two enclosed garage spaces. Additionally, some J swing designs create greater separation between residential homes, enhancing privacy, which also creates additional on-street parking in front of the residence to accommodate visitors.

The proposed amendments to the Zoning Ordinance will specifically address the number 1 Objective under Goal #2 Sustainable Anna Community Through Planned Managed Growth of the Strategic Plan: Increase executive/large homes on large lot developments with amenities.

At their Monday, August 2, 2021 meeting, the Planning & Zoning Commission recommended approval.

Mayor Pike opened the public hearing at 8:02 PM.

No comments.

Mayor Pike closed the public hearing at 8:06 PM.

AN ORDINANCE OF THE CITY OF ANNA, TEXAS AMENDING THE CITY'S CODE OF ORDINANCES BY AMENDING CHAPTER 9 (PLANNING AND DEVELOPMENT REGULATIONS) TO ADD ADDITIONAL ZONING DISTRICTS; 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.

- m. Consider approval of a Resolution authorizing a project specific agreement for water well, pump, and motor services at the Collin Water Pump Station to THI Water Well, LLC. (Director of Public Works Greg Peters, P.E.)

The City is working with the Collin Grayson Municipal Alliance, the Greater Texoma Utility Authority, North Texas Municipal Water District, and the North Texas Groundwater Conservation District to ensure that the City of Anna has the plans in place to continue to meet the demands of our public water system.

The solution to increasing our water supply as the community grows will be a multifaceted approach, including the purchase of additional treated surface water and the development of infrastructure to utilize our natural resource of groundwater. The City of Anna 5-year Community Investment Program (CIP) identifies many projects which will be needed to continue to increase water supply in Anna.

The first major expansion project needed is the expansion of the Collin Water Pump Station, located at the northeast corner of the Collin County Outer Loop and State Highway 5. This pump station and a 1,000,000 gallon storage tank were constructed in 2008 with the intent of a connection to the GTUA water main, but the system was never properly utilized. When it was initially brought online, the pressure from the pump station was too much for some of the older pipes in the water system. For this reason, other connections from the City public water system to the GTUA water supply were used instead. For years, the pump station and tank have been separated from our public water system and do not provide

the intended benefit of the original project.

City staff has been working diligently to develop a project which can bring the pump station online while also expanding it. The Collin Water Pump Station project includes the construction of two new water wells, the enhancement of the pump and motor system with pumps which will function within the limits of our water pipe network, and the associated electrical and mechanical improvements required to provide a significant increase to the City's water supply. Upon completion, the system will provide 650 gallons per minute of additional water supply for the community, which is a 20.3% increase to our current water supply. In the future, the expansion of this pump station will also allow the City to utilize the GTUA take point at this location, which is not currently in use. While this project will be a permanent increase to our water supply, it will also allow the City to continue to grow as we work with the CGMA and GTUA on bringing additional surface water supply to Anna over the next several years.

The City completed an RFQ process for professional services and specialty construction services earlier this year. THI Water Well, LLC, was selected as the specialty construction company for Category A "Water Well, Pump, and Motor." THI has significant experience in the construction of water wells and has historically performed most of the necessary well construction and maintenance work in Anna.

The total project cost of \$3,261,063.48 will be paid from Water Impact Fees, which are funds paid by developers for the impact of growth on our water system. This aligns with the Council Strategic Goal of growth, paying for growth. None of the project funds will come from property tax revenue or utility billing revenue, allowing the City to complete a major capital project without a financial impact on neighbors.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE A PROJECT SPECIFIC PURCHASE ORDER FOR THE EXPANSION OF THE COLLIN WATER PUMP STATION PROJECT AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN THE AMOUNT NOT TO EXCEED THREE MILLION TWO HUNDRED SIXTY ONE THOUSAND SIXTY THREE DOLLARS AND FOURTY EIGHT CENTS (\$3,261,063.48); AND PROVIDING FOR AN EFFECTIVE DATE.

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

- n. Consider an Ordinance adopting new solid waste rates for the City of Anna, Texas. (Director of Public Works Greg Peters, P.E.)

The City of Anna entered into a contract for exclusive solid waste services with CARDS Dallas, Incorporated, in 2020. At the August 10, 2021, City Council Meeting, staff presented a workshop item to the Council showing the anticipated rate adjustments for solid waste and recycling services for FY 2022. Staff received feedback to work with CARDS to extend their lease at the Public Works facility and minimize rate increases for Anna's neighbors.

The proposed rate increases include an increase in residential solid waste rates of \$1.75/month. Commercial rates are not being increased as they are subject to

a significant adjustment in 2020. The new rates will also adopt an HOA rate matching residential rates and a slightly reduced rate for Anna ISD through a reduction of the City's administrative fees.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SOLID WASTE AND RECYCLING SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND CARDS DALLAS, INCORPORATED, A TEXAS CORPORATION, AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN A FORM APPROVED BY THE CITY ATTORNEY, AND PROVIDING FOR AN EFFECTIVE DATE.

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

- o. Consider/Discuss/Action on a Resolution adopting the first amended and restated exclusive contract for Solid Waste Services in the City of Anna by and between the City of Anna and CARDS Dallas, Inc. (Director of Public Works Greg Peters, P.E.)

This item renews the contract with CARDS for solid waste services.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT FOR SOLID WASTE AND RECYCLING SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND CARDS DALLAS, INCORPORATED, A TEXAS CORPORATION, AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN A FORM APPROVED BY THE CITY ATTORNEY, AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Council Member Totten moved to approve. Mayor Pike seconded. Motion carried 7-0.

- p. Consider/Discuss/Action on a Resolution renewing the annual lease of space at the Anna Public Works Building to CARDS Dallas, Inc. (Director of Public Works Greg Peters, P.E.)

This item renews the lease of space in the Public Works Building with CARDS and allows for a reduced rate on residential trash and recycling services. The current lease is set to expire on September 1, 2021, and per Section 2(c) of the lease agreement, it may be renewed with approval by the City Council.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO RENEW A LEASE AGREEMENT IN A FORM APPROVED BY THE CITY ATTORNEY 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 Totten seconded. Motion carried 7-0.

- q. Consider/Discuss/Action on the Boards and Commission Liaison Council Assignments.

MOTION: Mayor Pike moved to table. Council Member Toten seconded. Motion carried.7-0.

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). City ordinance provisions.
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).
- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). City Attorney annual evaluation, City Secretary annual evaluation, City Manager annual evaluation

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

Mayor Pike recessed the meeting at 8:31 PM.

Mayor Pike reconvened the meeting at 11:15 PM.

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.

The council called for a special meeting to be held August 31, 2021 at 6:00 PM to continue Item 8d.

A RESOLUTION OF THE CITY OF ANNA, TEXAS, APPROVING A WRITTEN AGREEMENT WITH CITY ATTORNEY FOR LEGAL SERVICES AND AUTHORIZING

THE MAYOR TO EXECUTE SAID AGREEMENT.

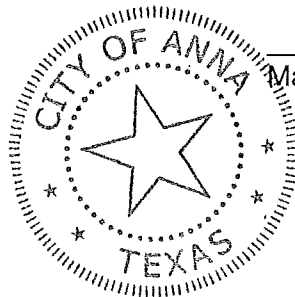
MOTION: Council Member Vollmer moved to approve. Council Member Totten seconded. Motion carried 7-0.

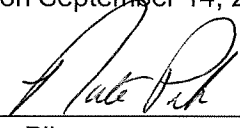
Mayor Pike returned to the Consent Agenda Items for action.

10. **Adjourn.**

Mayor Pike adjourned the meeting at 11:21 PM.

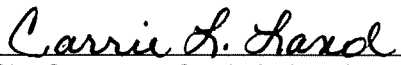
Approved on September 14, 2021.





Mayor Nate Pike

ATTEST:



City Secretary Carrie L. Land