



AGENDA

City Council Meeting

Tuesday, December 14, 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 December 14, 2021, at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas, 75409, 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.

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.

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. Proclamation recognizing the Anna FFA Chapter.

b. We Notice! Campaign recognition of the November and December recipients.

c. Introduction of new Economic Development Coordinator.

5. Work Session.

a. Report to City Council on Parks Advisory Board recommendation regarding design contract for a community skatepark. (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 City Council Meeting Minutes for November 9, 2021. (City Secretary Carrie Land)
- b. Review Minutes of the August 16, 2021, and October 18, 2021, Parks Advisory Board Meetings. (Director of Neighborhood Services Marc Marchand)
- c. Review Minutes of the October 7, 2021, and November 4, 2021, Joint Community Development Corporation Board and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)
- d. Approve a Resolution regarding the Avery Point Commercial, Block A, Lots 1R, 2R, & 3, Replat. (Director of Development Services Ross Altobelli)
- e. Approve a Resolution updating the Buzz Center Addition, Block A, Lots 1 & 2, Final Plat. (Director of Development Services Ross Altobelli)
- f. Approve a Resolution updating the Buzz Center Addition, Block A, Lots 1 & 2, Site Plan. (Director of Development Services Ross Altobelli)
- g. Approve a Resolution regarding the Meadow Vista, Phase 1, Final Plat. (Director of Development Services Ross Altobelli)
- h. Approve a Resolution regarding the Senter Estates, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)
- i. Approve a Resolution regarding the Advantage Self Storage Addition, Block A, Lot 3R, Site Plan. (Director of Development Services Ross Altobelli)
- j. Approve a Resolution regarding the Clementine Addition, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)
- k. Approve a Resolution regarding the Deer Springs Estates, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)
- l. Approve a Resolution regarding the Parmore - Anna, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)
- m. Approve a Resolution regarding the Parmore - Anna, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)
- n. Approve a Resolution regarding the Anna Elementary No. 3, Block 1, Lots 1R & 2, Replat. (Director of Development Services Ross Altobelli)
- o. Approve a Resolution regarding the Anna Elementary No. 3, Block 1, Lots 1R & 2, Revised Site Plan. (Director of Development Services Ross Altobelli)
- p. Approve a Resolution regarding the Anna Retail Addition, Block A, Lots 3, 4, & 5, Replat. (Director of Development Services Ross Altobelli)
- q. Approve a Resolution regarding the Anna Storage Addition, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)
- r. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 1R, Replat. (Director of Development Services Ross Altobelli)
- s. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 1R, Revised Site Plan. (Director of Development Services Ross Altobelli)
- t. Development Agreement – Anna Town Center, Block A, Lot 5R (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a development agreement with Q Seminole Anna Town Center, LP to establish development and design regulations for multiple-family residences development on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive.

- u. Approve the Quarterly Investment Report for the Period Ending September 30, 2021. (Director of Finance Alan Guard)
- v. Approve a Resolution authorizing the City Manager to execute interlocal agreements by and between the City of Anna and CGMA partner cities for the purchase of treated potable drinking water from the Greater Texoma Utility Authority. (Director of Public Works Greg Peters, P.E.)
- w. Approve a Resolution authorizing the purchase of utility maintenance equipment as adopted in the City of Anna FY2022 Annual Budget. (Director of Public Works Greg Peters, P.E.)
- x. Approve a Resolution rejecting all bids received on the Sherley Heritage Park Historic Train Display Improvements construction project at the bid opening on November 4, 2021, and authorizing the City Manager to re-bid the project in 2022. (Director of Public Works Greg Peters, P.E.)
- y. Approve a Resolution authorizing the City Manager to negotiate for the purchase of real property for the Right of Way for Rosamond Parkway and public drainage easement east of State Highway 5. (Director of Public Works Greg Peters, P.E.)
- z. Approve a Resolution approving a Roadway Impact Fee Reimbursement Agreement by and between the City of Anna, Texas and Risland-Mantua, LLC subject to approval as to form by the City's legal counsel. (Director of Public Works Greg Peters, P.E.)
- aa. Acting as the Anna Housing Finance Corporation ("AHFC") Board of Directors, approve: (a) resolutions approving the formation of entities to serve in the following capacities in connection with the Parmore Anna financing: (i) ground lessor, (ii) co-developer and (iii) general contractor; (b) resolutions approving substantially final partnership documents for the Parmore Anna financing; and (c) a resolution delegating signature authority to the developer partner in connection with the Parmore Anna financing. (Director of Economic Development Joey Grisham)
- bb. Acting as the Anna Housing Finance Corporation ("AHFC") Board of Directors, approve and ratify the execution by the AHFC President of that certain letter agreement between AHFC and Hilltop Securities Inc. dated November 8, 2021. (Director of Economic Development Joey Grisham)
- cc. Approve a Resolution amending the City of Anna Personnel Policy Manual. (City Manager Jim Proce)
- dd. Approve votes for the 2022-2023 Texas Coalition for Affordable Power (TCAP) Board of Directors. (City Manager Jim Proce)

7. Items For Individual Consideration.

- a. A) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to amend Planned Development-Restricted Commercial (Ord. No. 821-2019) in order to reduce the front yard setback from 50 feet to 20 feet. Located at the southwest corner of W. White Street and Ferguson Parkway. (Director of Development Services Ross Altobelli)

B) Consider/Discuss/Action on a Resolution regarding the Ferguson-White

Addition, Block A, Lots 1, 2, & 3, Final Plat.

C) Consider/Discuss/Action on a Resolution regarding the Ferguson-White Addition, Block A, Lot 1, Site Plan.

- b. A) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to amend the zoning on 6.0± acres located on the north side of W. White Street, 293± feet east of S. Ferguson Parkway to allow mini-warehouse by Specific Use Permit with modified parking standards on Lot 3 and to reduce the existing 15-foot Residential Buffering standard to 10-feet on Lot 2R. Zoned: Planned Development-General Commercial (PD-C-2) (Ord. Nos. 709-2015, 226-2005, and 179-2005). (Director of Development Services Ross Altobelli)
- c. Crystal Park Development Agreement. (Director of Development Services Ross Altobelli)

Consider/Discussion/Action on a Resolution approving a Development Agreement with Bloomfield Homes, L.P. regarding the development of Crystal Park, a single-family residential, mixed-use, and commercial development, subject to approval as to legal form of said development agreement by the City's legal counsel.

- d. A) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to rezone 0.4± acre located on the west side of N. Riggins Street, 671± feet north of Anthony Street from Single-Family Residence-1 (SF-1) to Planned Development-Single-Family Residence – Townhome (PD-SF-TH) to allow for the use of Townhomes. (Director of Development Services Ross Altobelli)

B) Consider/Discuss/Action on a Resolution regarding the Salida Del Sol, Block A, Lot 1, Concept Plan.

- e. A) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to amend the zoning on 14.9± acres located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive, in order to amend existing multifamily residence development standards . Zoned: Planned Development-General Commercial/Multiple Family - High Density (PD-C-2/MF-2) (Ord. No. 648-2014). (Director of Development Services Ross Altobelli)

B) Consider/Discuss/Action on a Resolution regarding the Anna Town Center, Block A, Lot 5R, Concept Plan.

C) Consider/Discuss/Action on a Resolution regarding the Anna Town Center, Block A, Lot 5R, Preliminary Replat.

- f. A) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding a request to rezone 28.0± acre located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential - Large Lot (SF-E) to SF-Z Single-Family Residence District - Zero lot line homes (SF-Z) and C-1 Restricted Commercial District (C-1). (Director of Development Services Ross Altobelli)

B) Consider/Discuss/Action on a Resolution regarding the LuxNova Residential & Commercial Concept Plan.

- g. Conduct a Public Hearing and Consider/Discuss/Action on approving an Ordinance designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Anna, Texas; describing the

boundaries of the Zone; creating a Board of Directors for the Zone; and appointing members to the Board. (Director of Economic Development Joey Grisham)

- h. Conduct a Public Hearing and Consider/Discuss/Action on approving an Ordinance designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Five, City of Anna, Texas; describing the boundaries of the Zone; creating a Board of Directors for the Zone; and appointing members to the Board. (Director of Economic Development Joey Grisham)
- i. Conduct a Public Hearing and Consider/Discuss/Action on approving an Ordinance designating a geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Six, City of Anna, Texas; describing the boundaries of the Zone; creating a Board of Directors for the Zone; and appointing members to the Board. (Director of Economic Development Joey Grisham)
- j. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a professional services agreement with 720 Design, Incorporated for library consulting services, subject to approval as to legal form of said agreement by the City's legal counsel. (Director of Public Works Greg Peters, P.E.)
- k. Discuss/Consider/Act on a Resolution authorizing the City Manager to execute Change Order #3 for the Municipal Complex Construction Project. (Director of Public Works Greg Peters, P.E.)
- l. Consider/Discuss/Action on a Resolution authorizing the City Manager to execute a purchase order for the rehabilitation and repainting of the Sherley Heritage Park Water Tower. (Director of Public Works Greg Peters, P.E.)

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). *Miller Mendel, Inc. v. City of Anna, Texas, et al.*, U.S. District Court, Eastern District of Texas, Marshall Division; Case No. 2:21-cv-00445-JRG. Potential incentive and event funding agreements. Facilities Security.
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072). Right of way agreement; potential purchase and sale of land.
- 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). Potential incentive and event funding agreements.
- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). Municipal Judge

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 Friday, December 10, 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.