

AGENDA

City Council Meeting



Tuesday, January 25, 2022 @ 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 January 25, 2022, 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 three 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.

5. **Work Session.**
 - a. Staff update on Traffic Studies in key locations across the City of Anna, including the results of the studies. (Director of Public Works, Greg Peters, P.E.)

- b. Discuss plans for funding the final engineering and construction of the future Hurricane Creek Regional Wastewater Treatment Plant. (Director of Public Works, Greg Peters, P.E.)
- c. Presentation by Michael Hanschen regarding the Mantua/Risland project. (Director of Economic Development Joey Grisham)

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 Meeting Minutes for City Council Meeting held January 11, 2022. (City Secretary Carrie Land)
- b. Approve a Resolution adopting Amendment to Professional Services Agreement for Municipal Judge Services. (City Manager Jim Proce)
- c. Acting as the Anna Housing Finance Corporation Board of Directors, approve an Agreement to engage the services of Chapman and Cutler, LLP related to the Parmore Senior Living Project. (Director of Economic Development Joey Grisham)
- d. Acting as the Anna Public Facility Corporation Board of Directors, approve a Memorandum of Understanding (MOU) with JPI Village Waters Creek Development, LLC. (Director of Economic Development Joey Grisham)
- e. Acting as the Anna Public Facility Corporation ("APFC") Board of Directors, approve and ratify the execution by the APFC President of that certain letter agreement between the APFC and Hilltop Securities, Inc. dated January 14, 2022. (Director of Economic Development Joey Grisham)
- f. Approve a Resolution authorizing the purchase and installation of replacement parts for the Phase 1 Rehabilitation of the John R. Geren Wastewater Treatment Plant in accordance with the City of Anna Community Improvement Program (CIP). (Director of Public Works, Greg Peters, P.E.)
- g. Approve a Resolution authorizing the City Manager to execute easement dedication documents and payment for a sanitary sewer easement across the Dickey Tract as required for the Hurricane Creek Sanitary Sewer System. (Director of Public Works, Greg Peters, P.E.)
- h. Approve a Resolution to amend, restate, and replace the Development Agreement related to development and design regulations for multiple-family residence located at the northeast corner of Finley Boulevard and Florence Way otherwise known as Parmore-Anna. (Director of Development Services Ross Altobelli).

7. **Items For Individual Consideration.**

- a. Annexation - Coyote Meadows (Director of Development Services Ross Altobelli)
 - 1) Consider/Discuss/Action on a Resolution approving an Agreement regarding services including a plan for municipal services regarding 150.2± acres generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.
 - 2) Conduct a public hearing to consider public comments regarding annexation of 150.2± acres generally located on the south side of Rosamond Parkway,

279± feet east of N. Powell Parkway.

3) Consider/Discuss/Action on an Ordinance annexing 150.2± acres generally located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway.

b. Zoning - Coyote Meadows (Director of Development Services Ross Altobelli)

1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 153.6± acres located on the south side of Rosamond Parkway, 279± feet east of N. Powell Parkway. Currently zoned: Agricultural District (AG) and Extraterritorial Jurisdiction (ETJ). Applicant: TFCC Coyote, LLC.

2) Consider/Discuss/Action on a Resolution regarding the Coyote Meadows, Preliminary Plat.

c. Consider/Discuss/Action on appointment of a Boards and Commissions Interview Committee. (City Secretary Carrie Land)

d. Consider/Discuss/Action on a Resolution approving an Incentive Agreement for new Economic Development with Anna Investments Group, LLC. (Director of Economic Development Joey Grisham)

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 exception

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). *Bunetto v. City of Anna*, Civil Action No. 4:21-cv-00413, United States District Court, Eastern District of Texas, Sherman Division; *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.

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). Boards and Commissions; Meeting Procedures

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, January 21, 2022.

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.