



**Regular City Council Meeting
Meeting Minutes**

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 met 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.

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

Mayor Pike called the meeting to order at 6:32 PM.

2. Invocation and Pledge of Allegiance.

Council Member Carver led the Invocation and Mayor Pike led the Pledge of Allegiance.

4. Reports.

a. Proclamation recognizing the Anna FFA Chapter.

The 2021 Agriculture Advocacy LDE Team, and the Sr. Chapter Conducting Team, had tremendous success and the Anna FFA earned many awards including 1st at the District 4 FFA LDE Contest, 2nd at the Area 5 LDE Contest and, for the Agriculture Advocacy LDE, a 5th place finish at the Texas FFA State LDE Contest. The Sr. Chapter Conducting LDE team finished in the top 24 at the Texas FFA State LDE.

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

The "We Notice!" initiative serves to recognize a property in the City of Anna that has gone the extra mile to show pride of ownership. Each month Neighborhood Services will select a property to recognize for their effort and role in Keeping Anna Beautiful.

The November recipients are Brooke and Kenny Maiale in the Westfield Subdivision.

The December recipients are Daryl and Emma Handy in the Avery Pointe Subdivision.

c. Introduction of new Economic Development Coordinator.

Director of Economic Development Joey Grisham introduced Economic Development Coordinator Kimberly Garduno. Kimberly began in the newly-created Economic Development Coordinator role on December 13, 2021.

The newly-created position will allow the Economic Development team to continue to bolster the City's economy and address the expected growth and development occurring in Anna.

As the previous Assistant to the City Manager in DeSoto, Kimberly has experience implementing programs and working on complex projects. She represented the City of DeSoto on the STAR Transit Board and Inland Port Transportation Management Association. She previously served as Senior Management Analyst in the City of Mesquite, working in both the City Manager's Office and Economic Development Department.

As Economic Development Coordinator, Kimberly will develop a business retention and expansion program as well as implement the Downtown Master Plan and Economic Development Strategic Plan. In this collaborative role, her commitment to and understanding of economic development will be a great asset to the team.

Kimberly earned a Bachelor of Arts in Sociology from Baylor University and holds a Masters of Public Affairs from the University of Texas at Dallas. She is a current member of the Texas Economic Development Council, Texas City Management Association, and Urban Management Assistants of North Texas.

3. Neighbor Comments.

- Lezlie Hansen spoke in favor of improvements to the City skatepark.
- Fabian Alexandro spoke in favor of improvements to the City skatepark and presented a three-minute video and a signed petition to the City Council.

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)

On November 9th, 2021, staff presented a design contract to City Council for the proposed community skatepark. City Council decided not to take action on the item at that time. Staff provided an update to the Parks Advisory Board on November 15, 2021, on several parks capital projects, including the skatepark, and the Board made a unanimous recommendation to the City Council to move forward with the proposed design contract.

As part of the background to this item, the skatepark project will be located on the east side of Slayter Creek Park along the channel that runs between the park and the Anna Middle School stadium. The project budget is \$1.5 million funded by the

2021 Bond Program. The consultant selected to design the skatepark is New Line Skateparks. New Line Skateparks is an internationally renowned full-service municipal skatepark design team. Out of Toronto, Ontario, they have over 20 years of concrete skatepark development experience. Though their skateparks have been built all over North America, local projects include the Northeast Community Skatepark in Frisco, Vandergriff Skatepark in Arlington, Roanoke Skatepark, and McKinney Skatepark. They were selected based on the quality and success of their previous projects.

The cost of the Agreement is \$146,000.

Funding for this project was approved in the 2021 Bond Program in the amount of \$1,500,000 (including a restroom building at the north end of the park to serve the splash pad and pavilion).

Park Board Members Erik Hansen and Elden Baker were present and spoke regarding the matter. They stated the consensus of the Park Board is to request City Council to move forward with the skatepark.

6. Consent Items.

Item 6.d. was removed from the Consent Agenda.

MOTION: Council Member Toten moved to approve Consent Items 6. a. - c. and e. - dd. Council Member Miller seconded. Motion carried 7-0.

- 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)
- e. Approve a Resolution updating the Buzz Center Addition, Block A, Lots 1 & 2, Final Plat. (Director of Development Services Ross Altobelli)
Retail and restaurant on Lot 1 and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455).

The Final Plat received initial approval by City Council on April 13, 2021. During final civil review of the project site circulation and associated easements were significantly modified due to TXDOT and City of Anna engineering plan approval.

Planning staff determined these changes were significant enough to require

reapproval of the Final Plat. Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BUZZ CENTER ADDITION, BLOCK A, LOT 1 AND 2, UPDATED FINAL PLAT.

- f. Approve a Resolution updating the Buzz Center Addition, Block A, Lots 1 & 2, Site Plan. (Director of Development Services Ross Altobelli)

Retail and restaurant on one lot and vacant lot on 4.6± acres located on the east side of Powell Parkway (State Highway 5), 1080 feet south of W. White Street (FM 455).

The Site Plan received initial approval by City Council on April 13, 2021. During final civil review of the project the proposed site circulation and associated easements were significantly modified due to TXDOT and City of Anna engineering plan approval.

Planning staff determined these changes were significant enough to require reapproval of the Site Plan. Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING BUZZ CENTER ADDITION, BLOCK A, LOT 1 AND 2, UPDATED SITE PLAN.

- g. Approve a Resolution regarding the Meadow Vista, Phase 1, Final Plat. (Director of Development Services Ross Altobelli)

267 single-family residential lots and 5 common area lots on 65.3± acres located on the north side of Hackberry Drive, 1,300± feet west of Ferguson Parkway.

The purpose for the Final Plat is to dedicate rights-of-way, lot and block boundaries, and easements necessary for the creation of a single-family residential development.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING MEADOW VISTA, PHASE 1, FINAL PLAT.

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

Single-family residence on one lot on 19.7± acres located at the northwest corner of County Road 505 and Trails End Lane. Located within the Extraterritorial Jurisdiction (ETJ).

Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING SENTER ESTATES, BLOCK A, LOT 1, DEVELOPMENT PLAT

- i. Approve a Resolution regarding the Advantage Self Storage Addition, Block A, Lot 3R, Site Plan. (Director of Development Services Ross Altobelli)

Medical office on one lot on 0.6± acre located on the south side of W. White Street, 934± feet west of Oak Hollow Lane.

The purpose of the site plan is to show the proposed medical office development site improvements.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ADVANTAGE SELF STORAGE ADDITION, BLOCK A, LOT 3R, SITE PLAN.

- j. Approve a Resolution regarding the Clementine Addition, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)

Vacant lot on 0.4± acre located on the north side of Eighth Street, 235± feet east of Easton Street.

The purpose of the final plat is to dedicate right-of-way, lot and block boundaries, and easements necessary for future development.

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING CLEMENTINE ADDITION, BLOCK A, LOT 1, FINAL PLAT.

- k. Approve a Resolution regarding the Deer Springs Estates, Block A, Lot 1, Development Plat. (Director of Development Services Ross Altobelli)

Single-family residence on one lot on 25.2± acres located on the west side of County Road 289, 379± feet south of County Road 1101.

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING DEER SPRINGS ESTATES, BLOCK A, LOT 1, DEVELOPMENT PLAT

- l. Approve a Resolution regarding the Parmore - Anna, Block A, Lot 1, Site Plan. (Director of Development Services Ross Altobelli)

Multiple-family residences on one lot on 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way.

The purpose of the site plan is to show the proposed senior living development site improvements.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PARMORE - ANNA, BLOCK A, LOT 1, SITE PLAN.

- m. Approve a Resolution regarding the Parmore - Anna, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)

Multiple-family residences on one lot on 9.9± acres located at the northeast corner of Finley Boulevard and Florence Way.

The purpose of the final plat is to dedicate easements necessary for the proposed senior living development.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING PARMORE - ANNA, BLOCK A, LOT 1, FINAL PLAT.

- n. Approve a Resolution regarding the Anna Elementary No. 3, Block 1, Lots 1R & 2, Replat. (Director of Development Services Ross Altobelli)

Public school on two lots on 34.9± acres located on the west side of Leonard Avenue, 297± feet south of Sharp Street.

The purpose of the replat is to subdivide Lot 1 into two lots and dedicate easements necessary for the development of a middle school on Lot 2.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works

Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ELEMENTARY NO. 3, BLOCK 1, LOTS 1R & 2, REPLAT.

- o. Approve a Resolution regarding the Anna Elementary No. 3, Block 1, Lots 1R & 2, Revised Site Plan. (Director of Development Services Ross Altobelli)

Public school on two lots on 34.9± acres located on the west side of Leonard Avenue, 297± feet south of Sharp Street.

The purpose of the revised site plan is to show the proposed middle school development site improvements.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ELEMENTARY NO. 3, BLOCK 1, LOTS 1R & 2, REVISED SITE PLAN.

- p. Approve a Resolution regarding the Anna Retail Addition, Block A, Lots 3, 4, & 5, Replat. (Director of Development Services Ross Altobelli)

Restaurant on Lot 5, and two vacant lots on 29.7± acres located on the east side of S. Central Expressway, 574± feet south of W. White Street.

The purpose of the preliminary replat is to subdivide two existing vacant lots into three lots and propose easements necessary for the development of a restaurant on Lot 5.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA RETAIL ADDITION, BLOCK A, LOTS 3, 4, & 5, REPLAT.

- q. Approve a Resolution regarding the Anna Storage Addition, Block A, Lot 1, Final Plat. (Director of Development Services Ross Altobelli)

Self-storage on one lot on 25.0± acres located on the west side of State Highway 121, 1,370± feet south of County Road 526. Zoned: Extraterritorial Jurisdiction (ETJ).

The purpose for the Final Plat is to dedicate right-of-way, lot and block

boundaries, and easements necessary for future development.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA STORAGE ADDITION, BLOCK A, LOT 1, FINAL PLAT.

- r. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 1R, Replat. (Director of Development Services Ross Altobelli)

Public school on one lot on 50.6± acres located at the southwest corner of N. Powell Parkway and W. Rosamond Parkway.

The purpose of the replat is to dedicate easements necessary for the development of an addition to the middle school gymnasium.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ISD PARK ADDITION, BLOCK A, LOT 1R, REPLAT.

- s. Approve a Resolution regarding the Anna ISD Park Addition, Block A, Lot 1R, Revised Site Plan. (Director of Development Services Ross Altobelli)

Public school on one lot on 50.6± acres located at the southwest corner of N. Powell Parkway and W. Rosamond Parkway.

The purpose of the revised site plan is to show the proposed middle school gymnasium in addition additional site improvements.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA ISD PARK ADDITION, BLOCK A, LOT 1R, REVISED SITE PLAN.

- 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.

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 Q SEMINOLE ANNA TOWN CENTER, L.P., RELATING TO DEVELOPMENT AND DESIGN REGULATIONS FOR MULTIPLE-FAMILY RESIDENCE DEVELOPMENT 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)

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.
- ☐ Charts showing historical activity.

The City's portfolio as of the quarter ending September 30, 2021, earned an average yield of 0.3326%. The total fiscal year-to-date interest earned is \$226,496.

- 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.)

The City of Anna is a member of the Collin Grayson Municipal Alliance (CGMA), with the cities of Melissa, Van Alstyne, and Howe. The CGMA contracts with the Greater Texoma Utility Authority (GTUA) to purchase treated drinking water from North Texas Municipal Water District (NTMWD).

NTMWD requires all member and customer cities to agree to a "take-or-pay" system for the purchase of drinking water. The take-or-pay system requires the

customer to purchase a fixed amount of water regardless of whether it is used. This fixed amount is based upon the highest amount of water historically used by the customer.

In order to prevent individual CGMA cities from having to increase their take-or-pay amount, the CGMA has instituted a water share program whereby CGMA cities can purchase unused water volumes from the other CGMA member cities. This program has been going on for several years and has been very successful.

It is more cost efficient for Anna to purchase unused water from Van Alstyne, Howe, and Melissa's take-or-pay than it is to allow Anna's take-or-pay to increase. If Anna's take-or-pay were to increase, we would be permanently locked in to purchasing significantly more water at the full NTMWD rate (currently \$4.029/1,000 gallons). The CGMA water share program allows Anna to purchase the additional water we need at a rate of \$3.539/1,000 gallons, while allowing the other CGMA cities to not have to pay for the full cost of their unused water volume.

The program requires annual approval by the City Council, which is what this agenda item represents. The attached Resolution authorizes the City Manager to execute the necessary interlocal agreements and purchase the additional water needed for the City of Anna from Howe and Van Alstyne.

CGMA's consultant, Don Pascal, has completed all of the analysis and financial documentation required for the water share program.

Staff recommends approval of this item as it is an annually re-recurring program which is highly beneficial to Anna neighbors and the City's ability to manage utility fund expenses.

The program saves Anna \$0.49 per 1,000 gallons of water for water volumes needed in excess of our take-or-pay, when compared to the standard NTMWD rate. The program also protects Anna from being required to increase our take-or-pay amount.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF ANNA AND THE CITIES OF MELISSA, HOWE, AND VAN ALSTYNE FOR THE PURCHASE OF A PORTION OF THE CITIES OF MELISSA'S, HOWE'S, AND VAN ALSTYNE'S CONTRACT MINIMUM WATER SUPPLY THROUGH THE GREATER TEXOMA UTILITY AUTHORITY; AND FURTHER AUTHORIZING THE CITY MANAGER TO MAKE PAYMENT TO THE CITIES OF MELISSA, HOWE, AND VAN ALSTYNE FOR THE PURCHASE OF SAID ADDITIONAL WATER SUPPLY AS SET FORTH IN THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

- 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.)

The FY2022 City of Anna Annual Budget included the purchase of utility maintenance equipment for use in the Public Works Department to maintain water and sanitary sewer infrastructure in the community. The budget included the purchase of the following items:

1. Valve Maintenance Trailer and Equipment - \$81,105 - This trailer and equipment provides the tools necessary for the safe, efficient, and thorough maintenance of all water valves in the City of Anna. - The Valve Maintenance Trailer will be utilized by the Utility Division of Public Works to maintain and exercise all water system valves in the City on an annual basis. - Properly maintained and functioning valves are essential to a well-run public water system. They allow for the city to isolate sections of water main during main breaks and new connections, minimizing the number of homes and businesses who go without water while repairs are being made. - This equipment will extend the life of water valves, resulting in long-term cost savings as fewer valves will need to be replaced each year.

2. Sewer Jet Trailer - \$57,270 - A sewer jet trailer is used to clear blockages and backups in sewer mains and laterals. The jet trailer provides a high pressure stream of water which can clear debris, grease, and solids which cause backups to sewer systems. - The City has an existing jet trailer which is past its service life and is in poor condition. It no longer provides the necessary jet pressure and reliability required for the maintenance and operation of the City sewer system. - A well-functioning sewer jet trailer is extremely useful when maintaining the many sewer mains which are located away from roads and in easements on private property. - A jet trailer pulled by a work truck minimizes property damage and provides better all weather access versus larger vac/jet trucks, which are significantly heavier, less maneuverable, and limited in off-road capability.

3. Insert-A-Valve Trailer - \$93,300 - The City has multiple sections of the City which are served by old water mains, which were often installed without the proper number of valves needed to isolate segments of the system. When a main break occurs in these locations, the City must shut water off to larger areas, putting more homes and businesses out of water. The other option is to work on the main break "hot," while the main is still pushing water - which can be dangerous. This also results in significant volumes of wasted water, which the city purchases from North Texas Municipal Water District. A final option is to install an insert-a-valve, a unique project which allows a new water valve to be inserted into an active water main. Historically, the City has utilized a 3rd-party contractor to provide and install an insert-a-valve in these situations where a valve is needed in a critical location but does not exist. This can typically cost between \$8,000 - \$15,000, depending upon the size of the water main. Purchasing this trailer will allow staff to install insert-a-valves as needed, resulting in a faster response, less wasted water, and less time for neighbors and businesses to go without water. It

will also allow the City to be more proactive and install valves in locations where we know valves are needed prior to an emergency occurring, at a much lower cost. This equipment will pay for itself through the installation of just 10-12 valves, resulting in an ROI of less than three years.

All three items were included in the adopted budget for the Utility Fund as a part of the City's annual budget process. Since each of these items exceed \$50,000 in cost, staff is required to bring the final costs to the Council for specific approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE PURCHASE OF UTILITY MAINTENANCE EQUIPMENT IN THE AMOUNT NOT TO EXCEED TWO HUNDRED THIRTY-ONE THOUSAND SIX HUNDRED SEVENTY-FIVE DOLLARS AND FIFTY TWO CENTS (\$231,675.52); AND PROVIDING FOR AN EFFECTIVE DATE.

- 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.)

The City of Anna Community Investment Program (CIP) includes the construction of a display area and hardscape improvements at Sherley Heritage Park for the locomotive which will be placed on the park property. The project was designed in 2021 and the project was bid this fall.

The project includes some unique elements, including a section of rail for the locomotive to rest on. Unfortunately, only one bid was received for the project.

Typically, the City desires to receive a minimum of three bids for a project to ensure that the Anna taxpayers are receiving the lowest cost from a qualified contractor. Since only one bid was received, it is difficult for the City to determine if the bid represents a financially responsible cost for the project. Staff is concerned that supply chain issues and availability of building materials may have had a negative impact on the ability of qualified contractors to provide the City with a bid on the project.

Staff recommended that City Council reject all bids from the November 4, 2021, bid opening, and allow staff to re-bid the project in 2022.

A RESOLUTION OF THE CITY OF ANNA, TEXAS REJECTING ALL BIDS RECEIVED FOR THE SHERLEY HERITAGE PARK HISTORIC TRAIN DISPLAY IMPROVEMENTS AT THE BID OPENING ON NOVEMBER 4, 2021; AND PROVIDING FOR AN EFFECTIVE DATE.

- 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.)

The City of Anna entered into a Subdivision Improvement Agreement with Anna ISD at the November 9, 2021, City Council Meeting for the construction of the public water and sanitary sewer system associated with the extension of Rosamond Parkway from SH 5 east to FM 2862. In addition, the City entered into a Pre-Annexation and Development Agreement with Ashton Woods for the Coyote Meadows Subdivision at the October 26, 2021, City Council Meeting which included Ashton Woods dedicating right-of-way and constructing the southern two lanes of Rosamond Parkway from White Rock to FM 2862.

There is a tract of land owned by the David Johnson and Nely Johnson Revocable Trust on County Road 425, just west of FM 2862, which is essential to the roadway/drainage and water/sewer project. 2.420 Acres of land are needed for the public right-of-way to extend Rosamond Parkway. 0.213 acres of easement is required for public drainage.

Anna ISD's contractor is moving forward with the utility construction, requiring the City to acquire the remaining right-of-way needed for the project. Anna Public Works completed the engineering design for the public water and sewer system expansion. The plan set is attached as an exhibit. Ashton Woods has agreed to prepare the final engineering design for the road based upon the City chosen alignment for Rosamond Parkway as shown in the City's utility plans.

The City has been in touch with the trustees for the David Johnson and Nely Johnson Revocable Trust and has ordered an appraisal for the property. Negotiations to date have been cordial and positive. We are now at a point where we are prepared to move forward with working with the Trust to negotiate and purchase the property.

All purchase of real property requires approval by the City Council. Staff feels strongly that we will be able to reach a reasonable negotiated settlement with the trustees and acquire the property in the very near future once City Council approval is provided. If approved, this item will authorize the City to negotiate with the trust for the purchase of the necessary right-of-way and drainage easement based on the appraised value of the property, and in accordance with State law.

Funding for the purchase will come from Roadway Impact Fees as a part of the Rosamond Parkway CIP project. The purchase price will be negotiated based on an appraisal performed on behalf of the City.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, FINDING THAT A PUBLIC NECESSITY EXISTS FOR ACQUISITION OF A PERMANENT RIGHT OF WAY ON AND UNDER 2.420 ACRES OF REAL PROPERTY AND A PERMANENT DRAINAGE EASEMENT PROVIDING LIMITED RIGHTS ON AND UNDER 0.213 ACRES OF REAL PROPERTY, MORE OR LESS; AUTHORIZING THE CITY MANAGER, STAFF, CONTRACTORS, AND THE CITY'S ATTORNEYS TO ACQUIRE SAID EASEMENTS BY ANY LAWFUL MEANS, INCLUDING BUT NOT LIMITED TO NEGOTIATIONS, AND, IF NECESSARY, PROCEEDINGS IN EMINENT DOMAIN; PROVIDING AN EFFECTIVE DATE.

- 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.)

D.R. Horton is preparing to construct Rosamond Parkway from US 75 to Anna High School as a part of their single-family home development known as The Woods at Lindsey Place. Per the development agreement between the City and D.R. Horton, the City is responsible for acquiring all of the necessary public right-of-way required for the project.

The property most impacted by the project is the commercial tract owned by Risland Mantua at the northeast corner of US 75 and County Road 370. Due to the location of the overpass at US 75 and the location of the existing high pressure gas main, the road right-of-way cannot be split at the property line in this area. Instead, nearly all of the right-of-way must come from the Risland property. In addition, the Risland tract has direct access from the US 75 frontage road, so the new construction of Rosamond Parkway is not required for access to the property.

As such, staff has negotiated an agreement with Risland Mantua to allow for a future impact fee discount to be applied to the roadway impact fees due to the City when the property develops in the future. The proposed total amount to be discounted is equal to the present value of the property being donated as right-of-way, which totals \$479,740.00. This equates to 2.203 acres at \$5/square foot, which is a reasonable value for property fronting onto US 75 in the current market conditions. The value has been confirmed through an appraisal which was completed on the property this month.

This allows the City to acquire the necessary right-of-way with no payment from the City. Instead, the landowner will receive compensation when the property develops through a reduction in Impact Fees due upon future development. Staff finds that this agreement provides Anna with the best method by which to acquire the property needed for the construction of Rosamond Parkway in a fast and efficient manner, and at a reasonable value.

There is no cost to the City at this time. Per the agreement, the City will reduce roadway impact fees charged for the future development of the subject tract by an amount equal to the present value of the right-of-way donated, which is estimated to be \$479,740.00. Roadway Impact Fees are development costs, so no taxpayer funds are affected.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE REIMBURSEMENT AGREEMENT WITH RISLAND MANTUA, LLC, AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, AND PROVIDING FOR AN EFFECTIVE DATE.

- 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)

Parmore Senior Living is a 185-unit Senior Living Project being developed by JPI. The following partnership resolutions are related to the following: Ground Lessor, Co-developer, and general contractor. All documents have been reviewed and approved by legal counsel.

RESOLUTION AUTHORIZING THE FORMATION OF PARMORE ANNA HOLDINGS, LLC (THE "GROUND LESSOR") IN CONNECTION WITH THE COLLIN COUNTY HOUSING FINANCE CORPORATION (THE "GOVERNMENTAL LENDER") MULTIFAMILY HOUSING REVENUE NOTES (PARMORE ANNA APARTMENTS), SERIES 2022A AND SERIES 2022B; AUTHORIZING THE DESIGNATION OF THE ANNA HOUSING FINANCE CORPORATION (THE "CORPORATION") AS THE SOLE MEMBER OF THE GROUND LESSOR; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE GROUND LESSOR; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO

RESOLUTION AUTHORIZING THE FORMATION OF PARMORE ANNA DEVELOPMENT, LLC (THE "CO-DEVELOPER") IN CONNECTION WITH THE COLLIN COUNTY HOUSING FINANCE CORPORATION (THE "GOVERNMENTAL LENDER") MULTIFAMILY HOUSING REVENUE NOTES (PARMORE ANNA APARTMENTS), SERIES 2022A AND SERIES 2022B; AUTHORIZING THE DESIGNATION OF THE ANNA HOUSING FINANCE CORPORATION (THE "CORPORATION") AS THE SOLE MEMBER OF THE CO-DEVELOPER; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE CO-DEVELOPER; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO

RESOLUTION AUTHORIZING THE FORMATION OF PARMORE ANNA CONTRACTOR, LLC (THE "GENERAL CONTRACTOR") IN CONNECTION WITH THE COLLIN COUNTY HOUSING FINANCE CORPORATION (THE "GOVERNMENTAL LENDER") MULTIFAMILY HOUSING REVENUE NOTES (PARMORE ANNA APARTMENTS), SERIES 2022A AND SERIES 2022B; AUTHORIZING THE DESIGNATION OF THE ANNA HOUSING FINANCE CORPORATION (THE "CORPORATION") AS THE SOLE MEMBER OF THE GENERAL CONTRACTOR; APPROVING THE FORM AND SUBSTANCE OF A LIMITED LIABILITY COMPANY AGREEMENT AND THE EXECUTION

THEREOF; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE GENERAL CONTRACTOR; AUTHORIZING THE EXECUTION OF DOCUMENTS AND INSTRUMENTS NECESSARY OR CONVENIENT TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND CONTAINING OTHER PROVISIONS RELATING THERETO

- 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)

This item is to ratify the execution of a letter dated November 8, 2021, by Board President Nate Pike with Hilltop Securities.

- cc. Approve a Resolution amending the City of Anna Personnel Policy Manual. (City Manager Jim Proce)

As a part of the adopted Strategic Plan, staff was directed to identify areas of the City Personnel Policy that required revision. As City staff has worked under this personnel policy manual, a few technical conflicts and operations realities have been found. Sections of the proposed policy are changed to provide clarification, cleanup, adoption of policy relating to quarantine leave for firefighters, peace officers, and emergency medical technicians employed by, appointed by, or elected by a political subdivision (Texas House Bill 2073), adoption of a mental health leave policy for peace officers (Texas Senate Bill 1359), background check policy, and to establish a Catastrophic Leave bank policy for City employees. The proposed revisions are listed below. Overall, these changes will provide support to staff's day-to-day City operations.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANNA, COLLIN COUNTY, TEXAS, APPROVING AMENDMENTS TO THE CITY OF ANNA PERSONNEL POLICY MANUAL 12.14.2021.

- dd. Approve votes for the 2022-2023 Texas Coalition for Affordable Power (TCAP) Board of Directors. (City Manager Jim Proce)

The City is a member of the Texas Coalition for Affordable Power (TCAP). Authorized when the Texas Legislature took action to deregulate the state's electricity market in 2001, the TCAP is a unique alliance of cities and other political subdivisions that have joined together to purchase electricity for their own governmental use.

TCAP is conducting an election for the Board of Directors. Anna is entitled to cast seven votes.

City Manager Proce recommends the following: Gary Broz, Edna – LC (I) Darron

Leiker, Wichita Falls – HC (I) Miles Risley, Corpus Christi – HC (I) Courtney Alvarez, Kingsville – MC (I) David Esquivel, Tomball – MC (I) Karen Manila, North Richland Hills, HC (I) Roy Rodriguez, McAllen – HC (I)

- d. Approve a Resolution regarding the Avery Point Commercial, Block A, Lots 1R, 2R, & 3, Replat. (Director of Development Services Ross Altobelli)

Two vacant lots on Lot 1R & Lot 3 and a restaurant and grocery store on Lot 2R on 7.4± acres located at the northeast corner of W. White Street and S. Ferguson Parkway.

The purpose of the replat is to subdivide Lot 1R into two lots, dedicate lot and block boundaries, and dedicate easements necessary for the development of a Braum's restaurant and grocery store on Lot 2R.

The Planning & Zoning Commission recommended approval subject to additions and/or alterations to the engineering plans as required by the Public Works Department.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AVERY POINTE COMMERCIAL, BLOCK A, LOTS 1R, 2R, & 3, REPLAT

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

7. Items For Individual Consideration.

- 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)

At the request of the applicant, the Planning & Zoning Commission's Public Hearing was tabled at their December 6, 2021, meeting and continued and held open until the January 3, 2022, Planning & Zoning Commission's regularly scheduled meeting.

Staff recommends the City Council table and hold open the public meeting until City Council's regularly scheduled meeting on Tuesday, January 11, 2022, at 6:30 PM to be held at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas.

Mayor Pike opened the Public Hearing at 7:15 PM.

The following individuals spoke in opposition to the zoning request:

- Jessica Hurley
- Lee *
- Julia Norvell
- Dashawn *
- James *

*Last names were inaudible.

MOTION: Mayor Pike moved to table Item 7.b.A and continue the Public Hearing to January 11, 2022, at 6:30 PM to be held at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas. Council Member Miller seconded. Motion carried 7-0.

- 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.

The applicant is requesting to re-establish zoning that allowed for a reduced front yard setback along W. White Street from 50 feet to 20 feet.

The proposed use for the property has not changed and the applicant is not requesting any additional amendments to the zoning. Additionally, as part of the zoning request, the applicant has submitted a Site Plan and Final Plat development application associated with construction of the bank site. For these reasons, staff is in support of the zoning request.

Mayor Pike opened the Public Hearing at 7:38 PM.

No public comments.

Mayor Pike closed the Public Hearing at 7:38 PM.

The Planning & Zoning Commission recommended approval.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A SITE PLAN OF FERGUSON-WHITE ADDITION, BLOCK A, LOT 1.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF FERGUSON-WHITE ADDITION, BLOCK A, LOTS 1, 2, & 3.

MOTION: Council Member Toten moved to approve items A), B), and C). Council Member Carver seconded. Motion carried 7-0.

- 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.

Staff is supportive of the request. The proposed pre-annexation agreement and development standards meet the vision of the recently adopted Comprehensive Plan. The applicant has included stipulations to create diverse, walkable, single-family neighborhoods that will include a significant amount of private open space that will be open to the public that will connect neighborhoods. This will be the first development that will include one of the new single-family zoning districts intended to diversify the city's housing stock. Additionally, the applicant is preserving nonresidential zoning that is envisioned in the Anna2050 Comprehensive Master Plan.

The applicant made an informal presentation to the Planning & Zoning Commission at their regularly scheduled December 6, 2021, meeting.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING THE CRYSTAL PARK DEVELOPMENT AGREEMENT WITH BLOOMFIELD HOMES, L.P. AND PROPERTY OWNERS RELATING TO DEVELOPMENT OF PROPERTY FOR MIXED USE MASTER PLANNED DEVELOPMENT

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

- 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.

Mayor Pike recused himself from this item due to possible conflict of interest.

The applicant is requesting to rezone the subject property in order to make several amendments to the SF-TH Townhome District (SF-TH) zoning district. The SF-TH district is intended to provide for a medium density residential environment of attached townhome units.

The Planning and Zoning Commission unanimously recommended denial of the zoning request.

Applicant Jeff Ground, PE, CFM, of J. S. Ground Engineering, LLC, provided a project presentation to the City Council.

Mayor Pro Tem Miller opened the Public Hearing at 7:58 PM.

No public comments.

Mayor Pro Tem Miller closed the Public Hearing at 7:58 PM.

MOTION: Council Member Carver moved to approve. Council Member Atchley seconded. Motion failed 4-2. Council Members Vollmer and Ussery opposed.

- 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)
(Property zoned under this ordinance is generally located on the east side of Throckmorton Boulevard, 38± feet south of Hackberry Drive) 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.
- B) Consider/Discuss/Action on a Resolution regarding the Anna Town Center, Block A, Lot 5R, Concept Plan.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING 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.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING ANNA TOWN CENTER, BLOCK A, LOT 5R, PRELIMINARY REPLAT.

The proposed zoning and concept plan are in conformance with elements of the City of Anna Strategic Plan and Comprehensive Plan. The multiple-family residence land use is currently allowed by-right on the property. The proposed development stipulations/ restrictions allows for a superior development than what would be allowed under existing zoning allowances.

The Planning & Zoning Commission unanimously recommended approval of the multi-project.

Mayor Pike opened the Public Hearing at 8:14 PM.

No public comments.

Mayor Pike closed the Public Hearing at 8:23 PM.

Applicant Jack Roe with Taylor Morrison provided a project presentation to the City Council.

MOTION: Council Member Toten moved to approve. Council Member Atchley seconded. Motion failed 5-2. Council Members Carver, Miller, Vollmer, Ussery, and Mayor Pike opposed.

- 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.

Request to rezone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E to SF-Z and C-1 which will allow for a single family detached residential subdivision and preserve the northwest portion of the W. White Street frontage for commercial development. The applicant is not proposing to modify any of the City of Anna's adopted development standards.

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

The Planning & Zoning Commission recommended approval.

Mayor Pike opened the Public Hearing at 8:48 PM.

No public comments.

Mayor Pike closed the Public Hearing at 8:48 PM.

(Property rezoned under this ordinance is generally located at the southwest corner of W. White Street and Slater Creek Road) 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.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING LUXNOVA RESIDENTIAL & COMMERCIAL, CONCEPT PLAN.

MOTION: Mayor Pike moved to take no action. Council Member Carver seconded. Motion carried 7-0.

- 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)

As a part of the Development Agreement with Megatel, the City of Anna agreed to create TIRZ Districts for the Anacapri Project. TIRZ #4 covers the single-family portion of the project that accounts for approximately 319.01 acres. The term of the TIRZ is 36 years unless otherwise terminated in accordance with the creation ordinance, with the city of Anna contributing 50% of its incremental property tax revenue to the TIRZ fund. P3 Works created a Preliminary Project and Financing Plan (attached) that is required under Chapter 311 of the Texas Tax Code. The buildout value is estimated around \$400 million although staff believes it will be higher.

The estimated city contribution to the TIRZ fund over the life of the TIRZ is \$47.8 million.

Mayor Pike opened the Public Hearing at 9:09 PM.

No public comments.

Mayor Pike closed the Public Hearing at 9:11 PM.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, 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 OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

- 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 (TIRZ) 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)

As a part of the Development Agreement with Megatel, the City of Anna agreed to create TIRZ Districts for the Anacapri Project. TIRZ number five covers the commercial and multifamily portion of the project that accounts for approximately 52.17 acres. The term of the TIRZ is 30 years unless otherwise terminated in accordance with the creation ordinance, with the city of Anna contributing 70% of its incremental property tax revenue to the TIRZ fund. P3 Works created a Preliminary Project and Financing Plan (attached) that is required under Chapter 311 of the Texas Tax Code. The buildout value is estimated around \$90.3 million although staff believes it will be higher.

The estimated amount of the city's contribution to the TIRZ fund over the 30-year period is \$12.9 million.

Mayor Pike opened the Public Hearing at 9:13 PM.

No public comments.

Mayor Pike closed the Public Hearing at 9:13 PM.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, 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 OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE

TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

- 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 (TIRZ) 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)

With the goal of developing a vibrant Downtown Anna, the Anna Strategic Plan identified the creation of a Downtown TIRZ to make that goal a reality. With the adoption of the Downtown Master Plan earlier this year, staff believes now is the time to create a TIRZ. Petty and Associates created a comprehensive feasibility and Project and Financing Plan that identifies potential projects and costs. TIRZ Number Six includes approximately 1,346 acres, with the City contributing 50% of incremental property tax revenue to the TIRZ fund for 30 years. We also anticipate Collin County participating in the TIRZ. Staff believes creating the district will help revitalize Downtown Anna and achieve the Council's goal of a vibrant Downtown Anna. TIRZ funds will be used for streets/parking, utility/drainage, parks/trails, signage/lighting, and economic development grants.

The estimated City contribution to the TIRZ fund over 30 years is \$27.5 million with the Collin County portion being \$8.1 million should they participate at 50%.

Mayor Pike asked for comments. There were no public comments.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, 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 OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

- 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.)

The City of Anna is in the pre-design phase of the Anna Public Library project, which was approved by Anna Neighbors in the May 2021 election with approval of \$22M in funds for the design and construction of a new library. As the City begins the process of developing a project charter, it is of vital importance to ensure that the public input processes, space allocations, and facility program are fully developed. These components are key to delivering a functional facility which meets the needs of Anna neighbors, both now and in the future.

720 Design, Incorporated, is a specialty design firm which specializes in libraries. The number 720 represents Architecture in the Dewey decimal system. 720 Design has been involved in the feasibility, planning, and design development of successful and award winning libraries across the United States, including:

- ☐ Frisco Public Library, Frisco, TX
- ☐ Seguin Public Library, Seguin, TX
- ☐ Hewitt Public Library, Hewitt, TX
- ☐ Milton Branch Library, Atlanta, Fulton County, GA

720 Design provided a presentation to the Anna Public Library Engagement Task Force on Wednesday, December 8, 2021. The presentation was well received and the Task Force concurs with staff's recommendation to move forward with the following scope of services for 720 Design:

- ☐ Interviews with stakeholders and community leaders
- ☐ Development and execution of a robust public input process
- ☐ 9 public community input meetings (including in-person and virtual options for each day/time)
- ☐ Host online public surveys for additional community input
- ☐ Host the team and members of the upcoming Anna Public Library Engagement (APLE) Task Force on tours of multiple libraries in our region
- ☐ Presentations and meetings with the APLE Task Force to help define the project charter
- ☐ Space programming to determine and define physical/digital library collection, types of programs the library will offer, technology services, and room/area data
- ☐ General Library planning best practices for incorporation into the project charter

Libraries are special and different from most city facilities. While most city buildings are designed for use by staff and elected officials to conduct city business, libraries are buildings which should be designed expressly for the use of the public. Modern libraries offer services far beyond books, including community meetings, community activities, recreation classes, digital media, job and skill training, age-specific programs for youth, and so much more. As such, it is important to include professionals in the early project process who are experts at developing modern libraries.

The anticipated scope of services totals \$76,500. There is an additional contingency of \$20,000 included in the not-to-exceed amount. The contingency funding will only be used if the City requests and approves additional scope from the consultant during the process. Funding for a Community Library was approved in the 2021 Bond Election. The Community Investment Program budget for the library is \$22.0 million.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR PROFESSIONAL SERVICES BY AND BETWEEN THE CITY OF ANNA, TEXAS AND 720 DESIGN INCORPORATED FOR PRE-DESIGN SERVICES ON THE ANNA PUBLIC LIBRARY, WITH A SCPE OF SERVICES AS SHOWN IN EXHIBIT "A" ATTACHED HERETO, IN A FORM APPROVED BY THE CITY ATTORNEY, AND PROVIDING FOR AN EFFECTIVE DATE.

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

- 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.)

During the project, the general contractor (Lee Lewis) encountered a number of delays pertaining to materials and subcontracted staff due to the pandemic and associated manufacturing delays. The project includes two buildings, the Anna Central Fire Station and the Anna Municipal Building. This has resulted in a revised substantial completion date for the Municipal Building of February 28, 2022.

In an effort to work with the City and address the delays, Lee Lewis has agreed to install pavers on all four verandas in the Municipal Building at no cost to the City. The pavers were originally value-engineered out of the project scope due to cost. The new pavers are a much desired element of the project and will allow the City to utilize exterior space on the 2nd floor for a range of functions. The total value of this offer is approximately \$180,000.

Staff finds that Lee Lewis has made a good faith effort to complete the project in a timely manner and also finds the offer to install the pavers at no-cost to the City to be just compensation for the delays. Staff recommends approval of Change Order #3 for the project.

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING AND AUTHORIZING THE CITY MANAGER TO ACT ON THE CITY'S BEHALF IN EXECUTING AND APPROVING CHANGE ORDER NO. 3 TO THE CONTRACT WITH LEE LEWIS CONSTRUCTION FOR THE CITY HALL CONSTRUCTION PROJECT

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

- I. 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.)

At the October 26, 2021, City Council Meeting, it was determined that the City should complete a public survey to determine what color to paint the historic water tower. There were two options, which included:

1. Silver with Black Block Letters "ANNA"
2. White with Purple Lettering "ANNA COYOTES"

The survey was opened in late October and ran through the end of November. The survey rules were:

- ☐ Voting was limited to one vote per household.
- ☐ Voters were required to be a utility customer.

628 votes were received. After applying the rules, this number went down to 551. The final results are:

(53.4%) 294 votes for silver paint and black lettering "ANNA"
(46.6%) 257 votes for white paint and purple lettering "ANNA COYOTES"

It is important to note that applying the rules only changed the winning percentage from 54.0% to 53.4% - meaning the votes received from duplicate voters and non-residents remained very consistent with the final tallies and the corrections did not affect the outcome.

In the FY2022 Budget the City budgeted \$195,000 for the project, with the fund source being the Utility Fund.

City staff have been working with a tank rehabilitation company, Maguire Iron, to develop a scope and cost for the project. Maguire Iron has TIPS (The Interlocal Purchasing System) contracts for many of their services, which allow the City to complete the procurement process and receive the best price without having to complete a separate bid process.

Staff worked with Maguire Iron to develop a scope which provides the best value and longest lasting product available for this application. Maguire Iron did extensive paint sampling and research on the existing tank condition. After completion of this work, Maguire Iron agreed to include a full lead abatement and containment, along with a full sandblast of the structure within our original project budget, which will extend the lifespan of the paint to approximately 20 years. The final price is \$170,000, plus the \$4,000 TIPS contract fee. Staff was concerned that the cost of full lead abatement would exceed the project budget. However, Maguire Iron is very interested in the project due to its historical nature and offered us a very competitive price.

Staff is recommending a budget matching the FY2022 budgeted amount of \$195,000 to allow for a small contingency which may be used if needed to address any unforeseen issues during the project.

A RESOLUTION OF THE CITY OF ANNA, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE ORDERS FOR THE REHABILITATION OF THE SHERLEY HISTORIC WATER TOWER TO MAGUIRE IRON, INCORPORATED IN THE AMOUNT NOT TO EXCEED ONE HUNDRED NINETY-FIVE THOUSAND DOLLARS AND ZERO CENTS (\$195,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: Council Member Miller moved to approve rehabilitation of the Old Sherley Water Tower to silver with black lettering. Council Member Vollmer seconded. Motion carried 5-2. Council Member Toten and Mayor Pike 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). 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. Facility 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

MOTION: Council Member Miller moved to enter Closed Session. Council Member Totten seconded. Motion carried 7-0.

Mayor Pike recessed the meeting at 9:46 PM.

Mayor Pike reconvened the meeting at 11:29 PM.

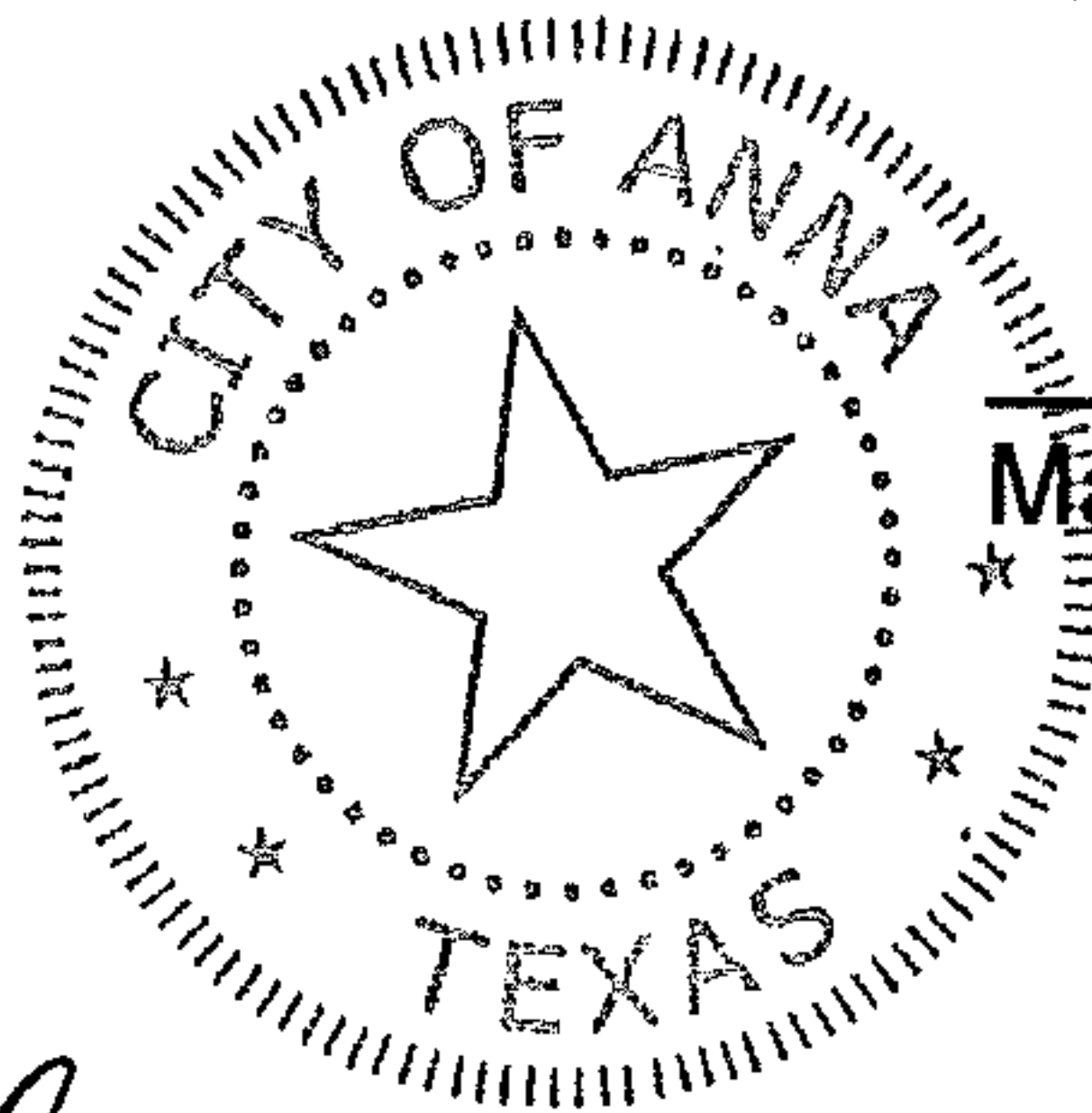
9. Consider/Discuss/Action on any items listed on any agenda - work session, regular meeting, or closed session - that is duly posted by the City of Anna for any City Council meeting occurring on the same date as the meeting noticed in this agenda.

No action taken.

10. **Adjourn.**

Mayor Pike adjourned the meeting at 11:29 PM.

Approved on January 11, 2022.



Mayor Nate Pike

ATTEST:

Carrie L. Land
City Secretary Carrie L. Land

2022-2023 TCAP Board Ballot

BALLOT – 2022/2023 TCAP BOARD OF DIRECTORS

Instructions for Voting:

Only one ballot per member city/entity. The member representative is entitled to cast seven for the seven current positions. **PLEASE BE SURE THAT NO MORE THAN SEVEN CANDIDATES HAVE BEEN CHECKED! Ballots with more than seven cast votes will be rejected.** No more than one vote may be cast for the same nominee. Places 2, 4, and 6 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Place 8 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 10 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 12 and 14 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.

(Vote for seven)

Names were randomly drawn for ballot order

☐ Gary Broz, Edna – LC (I)	☐ David Esquivel, Tomball – MC (I)
☐ Darron Leiker, Wichita Falls – HC (I)	☐ Karen Manila, North Richland Hills, HC (I)
☐ Miles Risley, Corpus Christi – HC (I)	☐ Isom Cameron, DeSoto - MC
☐ William Linn, Kenedy - LC	☐ Roy Rodriguez, McAllen – HC (I)
☐ Courtney Alvarez, Kingsville – MC (I)	

Please complete and return by **5 p.m. C.S.T., Thursday, December 30, 2021** to:

Janet DeVault, TCAP Secretary
15455 Dallas Parkway, Suite 600
Addison, TX 75001
or jdevault@tcaptx.com

You may also submit in person by 11:00 a.m. at the January 7, 2022, TCAP Annual Membership Meeting

Submitted by (MUST BE COMPLETED):

Mayor Nate Pike
Printed Name

Signature

City of Anna
Member City/Entity:

Submit Ballot

2022/2023 TCAP Board Biographies

(alphabetical order)



Courtney Alvarez, City of Kingsville

Courtney Alvarez is the City Attorney for the City of Kingsville, Texas. She has served as a city attorney for Kingsville since 2000. She received a BBA in International Business and a BBA in Finance from the University of Texas in Austin. Courtney attended law school at the South Texas College of Law in Houston and interned at the Texas Supreme Court. Prior to her career in Kingsville, she worked at an insurance defense firm in Corpus Christi. She was involved with the South Texas Aggregation Project (STAP) from its creation in 2001 to its later merger with Cities Aggregation Power Project (CAPP) in 2011 to form TCAP. Courtney has served on the TCAP Board of Directors since its formation in 2011. She has been licensed to practice law in the State of Texas for over twenty-five years. Courtney is a member of several professional organizations which include the State Bar of Texas, the Texas Bar College, the Texas Municipal Courts Association, the International Municipal Lawyers Association, the Texas City Attorneys Association, and the Texas Bar Foundation. She currently serves as the TCAP President.



Gary Broz, City of Edna

Gary was born on September 15, 1955 in San Angelo, Texas. Gary and his siblings grew up in San Angelo. He graduated from Paint Rock High School. Gary went onto college in Sul Ross State University in Alpine, Texas where he graduated in 1977 with a bachelor's degree.

After school, came back home to the family farm and ranch. Mid 1980's were bad farming years. He went to work outside the family farm as General Manager at Paint Rock Wool Warehouse where they brokered wool, lamb feed lot, general store and automotive center.

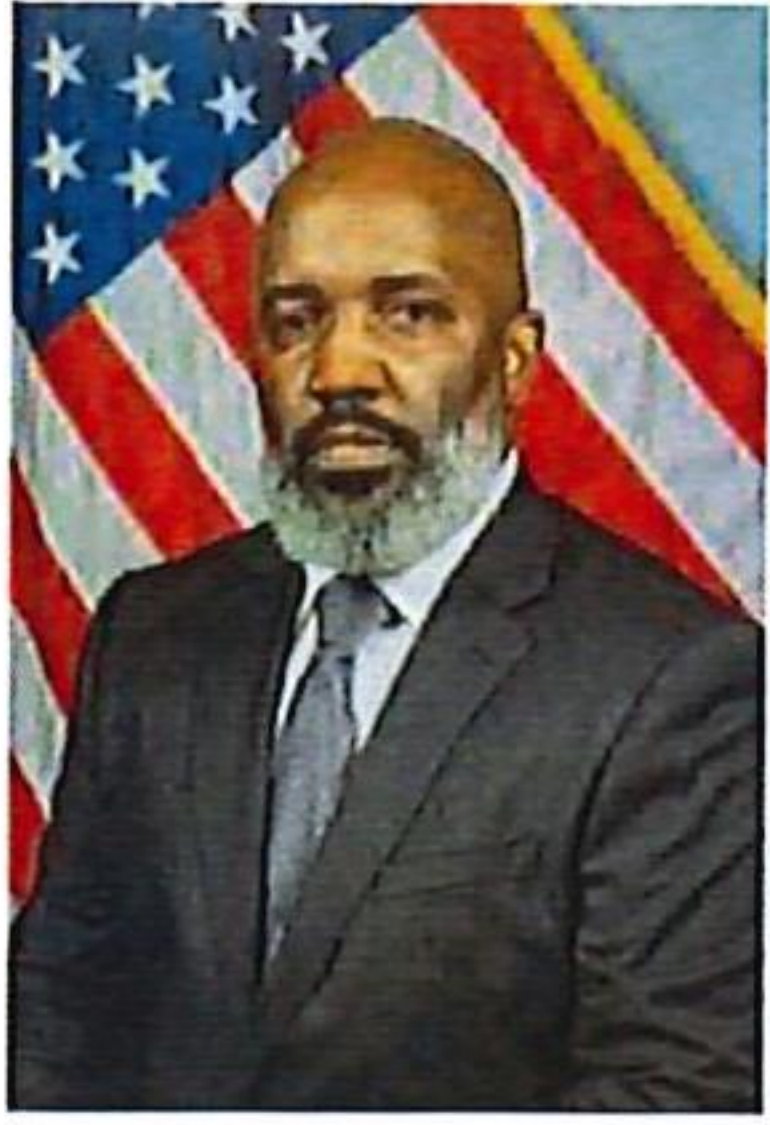
In 1987, Gary went to work for the City of Brady. He began as Purchasing Agent moved up to Director of Public Works. He soon became Assistant to the City Manager, then Assistant City Manager and was promoted to City Manager in 1997.

After leaving Brady in November 2000 and accepted the position as City Manager in Port Lavaca where he worked there until November 2009. Gary and his wife moved to Liberty. He continued his career as City Manager in Liberty until retirement in 2018. After retiring, he and his wife, moved outside Columbus, Texas to start enjoying retirement. In July 2018, Gary was asked to be the City Manager in Eagle Lake, Texas where he worked until May 2019. The City of Edna proudly hired Gary to be their City Manager where he is now.

Gary has been married to Georgia for forty-one (41) years. They have two children. Their daughter, Shawna and her husband live in Ganado, Texas while son, Jonathan and grandson live in Port Lavaca, Texas.

2022/2023 TCAP Board Biographies

(alphabetical order)



Isom Cameron, City of DeSoto

Isom Cameron is the Deputy City Manager for the City of DeSoto. As Deputy City Manager, Isom oversees the following areas: Public Utilities, Development Services, Parks and Recreation, Environmental Health, Solid Waste Contractual Services, and various special projects. Additionally, Isom serves as the City Manager's liaison to the Fire Department, Southwest Regional 911 Communications Center, and Municipal Court.

Prior to becoming Deputy City Manager, Isom served as the City of DeSoto's Director of Public Utilities from 2010 to 2019 and as Water Superintendent from 2007 to 2010. Before joining the City of DeSoto, Isom spent 15 years with the City of Jackson, Mississippi in various capacities, including 6 years as Water Plant Operations Manager.

Isom earned a Bachelor of Business Administration Degree from Jackson State University and a Master of Business Administration Degree from the Richard DeVos School of Management at Northwood University. He is also a graduate of the National Forum for Black Public Administrators Executive Leadership Institute and an ICMA Credentialed Manager Candidate.



David Esquivel, PE City of Tomball

David Esquivel currently serves as City Manager for the City of Tomball. David previously served the City of Cleburne for 11 years in various capacities including Public Works director and Assistant City Manager. David came to the City of Tomball as the Public Works director and then served as the Assistant City Manager before the City Council appointed him as the City Manager in July 2021. David holds a Bachelor of Science degree in civil engineering from Texas Tech University and is a registered professional engineer. David has a wonderful wife, Brandilyn, and blessed with 3 terrific kids. Twin daughters Nadia and Sophia and a son Joaquin.



Darron Leiker, City of Wichita Falls

Darron Leiker has served as City Manager in Wichita Falls for 16 years. He oversees 1,240 employees and an annual budget of \$196 million. He was an Assistant City Manager here for three years before that. Darron has over 25 years of local government experience, in Texas and Kansas.

He has a Master of Public Administration degree and is a Credentialed City Manager by the International City Management Association (ICMA), a distinction held by less than 13% of members. Darron is also a graduate of the Senior Executive Institute at the University of Virginia.

2022/2023 TCAP Board Biographies

(alphabetical order)



William Linn, City of Kenedy

Mr. Linn is the current City Manager of Kenedy, Texas and a well-seasoned professional with a high overall acuity in addition to a high business and government acumen. The eldest grandson of a life-long public servant in Western Pennsylvania, Mr. Linn's grandfather during his lifetime was considered one of the most respected and influential political figures within Pennsylvania. From silently observing his grandfather's actions, Mr. Linn learned the art of politics and how to bring opposing sides together for the common good of all.

Mr. Linn attended Indiana University's Southeast campus in New Albany, Indiana where he earned his Bachelor of Science Degree in Business. After graduating with his Bachelor's Degree, Mr. Linn was accepted to several law schools where he intended to specialize in business and intellectual property law. However, due to law school strict non-work requirements for incoming first year students and weighing that against needing to support his family, Mr. Linn opted to forego a law degree and enrolled in Southern New Hampshire University where he earned his Master of Business Administration and Master of Science in Organizational Leadership degrees concurrently. In addition to his degrees, Mr. Linn is a Certified Fraud Examiner and a Certified Public Manager and is working to complete both the Lean Six Sigma Black Belt and Project Manager Professional Certifications.

Throughout Mr. Linn's career he has been a participant on a regional CDBG oversight board, a county water supply board, and various other advisory committees for both for-profit and non-profit organizations alike. Additionally, when Mr. Linn is not serving a Governing Body or Municipality, he is busy with his consulting business, ministry, writing, serving as CFO of his wife's coffee shop organization, and enjoying quality time with his family.

Mr. Linn and his wife have been married for over 23 years and have 5 children. Mr. Linn and his family are active within their church, and Mr. Linn's God appointed ministry has led him to preach and teach on a domestic and international level taking God's message to countries like Pakistan.

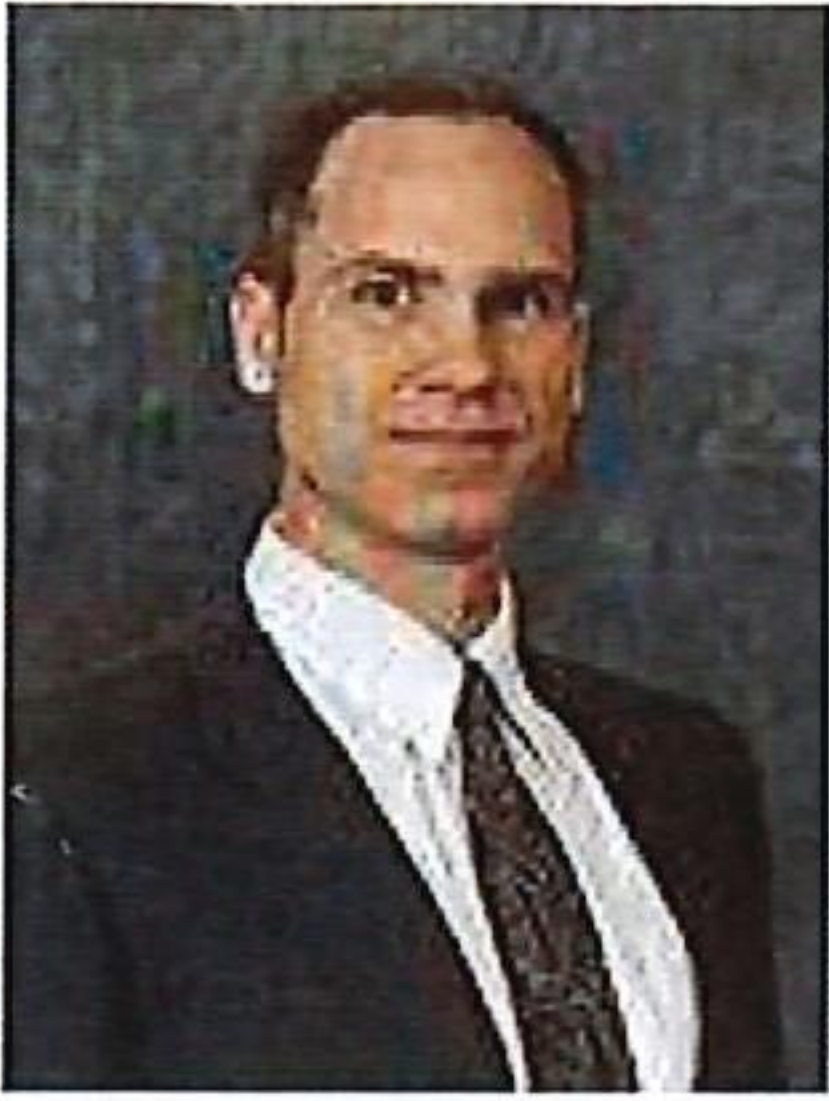


Karen Manila, City of North Richland Hills

Karen Manila is an Assistant City Manager for the City of North Richland Hills and oversees administrative / fiscal services for the City including budget, finance, information services, municipal court, human resources, legislative analysis, organizational analysis and mineral leasing for city property. She is the city's liaison for franchised utilities including electricity, telephone and gas and has oversight of the city's solid waste contract. Ms. Manila earned a bachelor's of business administration in management from the University of Texas at San Antonio and a master's in public administration from the University of North Texas. She joined the City of North Richland Hills in 1999 as the city's director of budget and research. Prior to this, Ms. Manila held positions with the City of Garland, Texas; the City of Kaufman, Texas and worked for several years in public accounting. She has been on the TCAP board of directors since 2011.

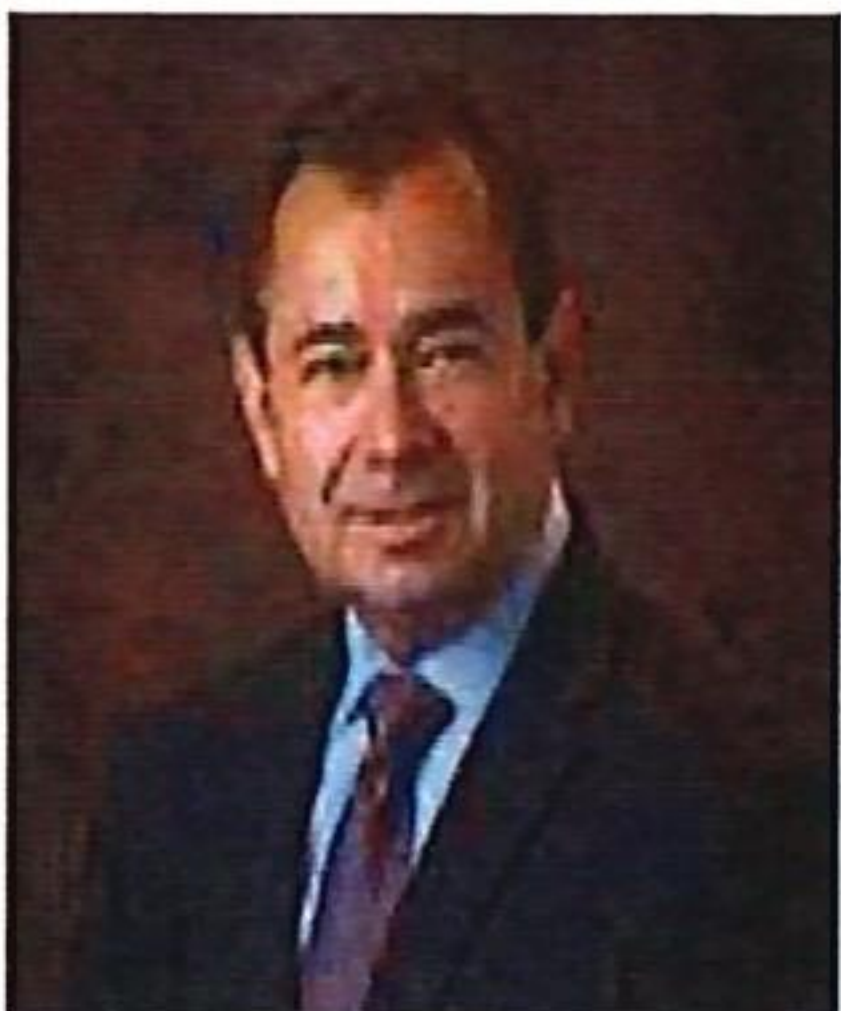
2022/2023 TCAP Board Biographies

(alphabetical order)



Miles Risley, City of Corpus Christi

Miles Risley has served as a director for TCAP since it was established at the beginning of 2011. He is currently President of TCAP. He has served as City Attorney for the cities of Victoria, Wichita Falls, and Corpus Christi. He has been involved in electricity regulation issues since 1994, when he became a municipal attorney in Victoria, Texas, and, in the following years represented Victoria to the Steering Committee of Cities served by Central Power & Light and the South Texas Aggregation Project, Inc. (STAP). In 2009, he became the City Attorney for Wichita Falls and represented it to the Cities Aggregation Power Project (CAPP) and the Oncor Cities Steering Committee. In 2014, he became the City Attorney for Corpus Christi. As a municipal attorney for more than 25 years, Mr. Risley has drafted numerous resolutions and ordinances relating to electric, gas, and other utility issues. He has also negotiated franchise agreements with electric, gas, cable, and telephone providers. In addition, he has lobbied legislators throughout the years on various issues.



Roy Rodriguez, City of McAllen

Since March 2014, Roel Roy Rodriguez, P.E., has served as City Manager for the City of McAllen. Reporting directly to the Mayor and City Commission, Mr. Rodriguez manages 35 departments including two international ports of entry, an international airport, a municipal golf course, and the Convention Center District and has direct oversight over the City's \$197 million operating budget.

Mr. Rodriguez has over 30 years' experience managing diverse fiscal, environmental and community areas. He previously served as General Manager for the McAllen Public Utility where he oversaw all water and wastewater operations, including a capacity of 59 million gallons of treated water per day and growing. He previously worked as the City Engineer, Assistant City Manager and City Manager in Harlingen; the City Engineer in Weslaco; Jefferson County Engineer in Texas; and as Area Engineer in Oklahoma.

Mr. Rodriguez has a Bachelor of Science in Civil Engineering from Texas A&I University and a Master of Public Administration from the University of Texas - Pan American.

He served on the Texas Municipal Retirement System (TMRS) Board of Trustees from 2005 to 2018, to which he was appointed by Governor Rick Perry in 2005. He was also appointed by Governor Rick Perry in 2009 to serve on the Rio Grande Regional Water Authority.

Mr. Rodriguez is a member of the engineering advisory council at the University of Texas Rio Grande Valley as well as South Texas College. He also serves on the Public Administration Advisory Council at South Texas College and the Texas A&M University Kingsville College of Engineering Dean's Advisory Board. He is a member of the Texas City Manager Association and the American Society of Civil Engineers.

NEW SKATEPARK FOR ANNA

First and Last name here: Chloe scainier

First and Last name here: Carson Brown

First and Last name here: Natalya Tromps

First and Last name here: Mackenzie Resurrection

First and Last name here: Sergio Silva

First and Last name here: Marvin Herrera

First and Last name here: Canon Pratt

First and Last name here: miranda martinez

First and Last name here: Marilyn Verae

First and Last name here: Edward chumley

First and Last name here: STANON Holland

First and Last name here: Jocelyn Serrano

First and Last name here: Pablo butierrez

First and Last name here: Andrew Easterwood

First and Last name here: Rubel Nazario

First and Last name here: Hayden Rabel

First and Last name here: Edgardo Cano

First and Last name here: Mathew Whitely

First and Last name here: John RoSaliz G

NEW SKATEPARK FOR ANNA

First and Last name here: Conner Ramp

First and Last name here: Lauren Malone

First and Last name here: Vair Ruess

First and Last name here: Jade Pulos

First and Last name here: Haleigh Wilson

First and Last name here: Emalie Blum

First and Last name here: Jaylon Wildboe

First and Last name here: IV Jackson

First and Last name here: Shacoriea Clayton

First and Last name here: London Copeland

First and Last name here: MAX Von Inman

First and Last name here: Ayonna Cooper

First and Last name here: Katie Rowe

First and Last name here: ~~Walter~~

First and Last name here: Jackson Heatherly

First and Last name here: Taylor Pinkston

First and Last name here: Chris Currier

First and Last name here: Chelsey Guadron

First and Last name here: Colton Clark

NEW SKATEPARK FOR ANNA

First and Last name here: Claire Kalka

First and Last name here: Dana Estrada

First and Last name here: Enrique Romero

First and Last name here: Carlos Garcia

First and Last name here: Daniel Williams

First and Last name here: Brooklyn Whiteside

First and Last name here: Malith Strawn

First and Last name here: Edgar Cordova

First and Last name here: Mary Davis

First and Last name here: Garrett Jahnke

First and Last name here: Jesse Viquez

First and Last name here: Audrey Healy

First and Last name here: Ryan DelBozque

First and Last name here: Juan Moreno

First and Last name here: Liam (Molly) Sullivan

First and Last name here: Jordan Williams

First and Last name here: Colton Bridwell

First and Last name here: Alexis Slaughter

First and Last name here: A'Niyah Gantt

NEW SKATEPARK FOR ANNA

First and Last name here: Angel Estrada

First and Last name here: Tristan Malone

First and Last name here: Eduardo Menjivar

First and Last name here: Aidan Maxwell

First and Last name here: Jacy San Martin

First and Last name here: Damien McCabe

First and Last name here: Hayden Hughes

First and Last name here: Michael Hordley

First and Last name here: Samantha Jordan

First and Last name here: Krystal Makel

First and Last name here: Jabari Finnie

First and Last name here: Jacob Gasaway

First and Last name here: Joel Crim

First and Last name here: Ethan Sibertoth

First and Last name here: Elias Garcia

First and Last name here: Wesley Lynn

First and Last name here: Jaden Shan

First and Last name here: Bryce Batt

First and Last name here: Hudson Hughes

First and Last name here: Isaiah Evans

Isaiah Evans

NEW SKATEPARK FOR ANNA

First and Last name here: Brian Mayes

First and Last name here: Alana Overdorf

First and Last name here: John

First and Last name here: Mason P.

First and Last name here: Elisah Washington

First and Last name here: Julietta Vargas

First and Last name here: Kirsten Roberts

First and Last name here: Tory Williams

First and Last name here: Blake Birt

First and Last name here: NCO Paradise

First and Last name here: Jacqui

First and Last name here: Kelby S.

First and Last name here: Gregson

First and Last name here: Miranda Segaria

First and Last name here: Jenna Torr

First and Last name here: Jaqueline Perez

First and Last name here: Jimmy Cervantes

First and Last name here: Dillon Gomes

First and Last name here: Lizzi Darden

First and Last name here: Isaiah Oler

NEW SKATEPARK FOR ANNA

First and Last name here: Malison Sth

First and Last name here: Kanya Carlade

First and Last name here: ~~Seth~~ Houston

First and Last name here: Clarissa Hicks

First and Last name here: Zimber Blad

First and Last name here: Jayson R

First and Last name here: Sapphire Eiland

First and Last name here: Jordyn mowery

First and Last name here: Quenanna Graham

First and Last name here: Sha'Lambria Fields

First and Last name here: Joselyn L

First and Last name here: Karen H

First and Last name here: Leonardo Garza

First and Last name here: Tony Martinez

First and Last name here: Valerie Alderfer

First and Last name here: Kendric Hill

First and Last name here: Jaylen Nix

First and Last name here: Lily Layton

First and Last name here: Melanie Trujillo

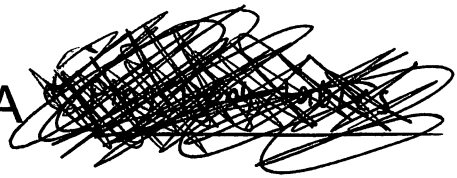
Bella Simmons

Juliette Bates

Sia Mistry

Cheryl Clemmons

NEW SKATEPARK FOR ANNA



First and Last name here: Shelby Lange

First and Last name here: Dakota Buck

First and Last name here: Richard Burr

First and Last name here: Iana Beckwith

First and Last name here: Adrian Oliva

First and Last name here: Adrian Diaz

First and Last name here: Antonio Smart

First and Last name here: Lea Calderon

First and Last name here: Joseph Jackson

First and Last name here: Mason Henson

First and Last name here: Payton Stutts

First and Last name here: John Cardinal "

First and Last name here: John Schweiger

First and Last name here: Joshua Hopper

First and Last name here: Micha Massimilli

First and Last name here: Claire Bibbo

First and Last name here: Reagan Moran

First and Last name here: Alec Reeves

First and Last name here: Trevan Clark

NEW SKATEPARK FOR ANNA

First and Last name here: Nikolas Kachovich

First and Last name here: Karalima Lopez

First and Last name here: Madison Selh

First and Last name here: Ariana Odorney

First and Last name here: Zule Blend

First and Last name here: Zack Lorenz

First and Last name here: Nevan Saugen

First and Last name here: Hannah Adams

First and Last name here: Drazen Vandrovcic

First and Last name here: Endersacher

First and Last name here: Alyssa Knight

First and Last name here: Anthony Russell

First and Last name here: Garrett Camors

First and Last name here: Landon Adams

First and Last name here: Jacob Eisenhower

First and Last name here: Hector Diaz

First and Last name here: Diamond Warfield

First and Last name here: Riley Webb

First and Last name here: Emily Reyna

Jennie Balderas

Bryan Garcia

Fabian Balderas

Marcus Gonzales

Sari B

Jackson Emerson

TOMAS BRADLEY

Ernesto Balderas

Cody Little