

AGENDA

City Council Meeting



Tuesday, February 22, 2022 @ 6:30 PM

**Anna City Hall - City Council Chambers
111 N. Powell Parkway
Anna, Texas, 75409**

The City Council of the City of Anna will meet at 6:30 PM, on February 22, 2022, at Anna City Hall - City Council Chambers, located at 111 N. Powell Parkway, 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.

- a. Joint meeting with Council and Parks Advisory Board on Monday, February 28th, 2022 at 6:30 PM. (Neighborhood Services Marc Marchand)

- b. Special Recognition of Anthony Richardson for Exemplary Service to our Community.
- c. Recognition of the "Last Official City Council Meeting" in City Hall - 111 N Powell Parkway.

5. **Work Session.**

- a. Discussion & Direction - Multiple-Family Residential, Anna Town Center, Block A, Lot 5R (Director of Development Services, Ross Altobelli)
- b. Avery Pointe Neighborhood Meeting Recap

6. **Consent Items.**

These items consist of non-controversial or "housekeeping" items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

- a. Approve City Council Meeting Minutes from February 8, 2022. (City Secretary Carrie Land)
- b. Review Minutes of the November 15, 2021, and December 20, 2021, Parks Advisory Board Meetings. (Director of Neighborhood Services Marc Marchand)
- c. Approve Police Department report on 2021 racial profiling data that was submitted to the Texas Commission on Law Enforcement (TCOLE). (Police Chief Dean Habel)
- d. Approve the Quarterly Investment Report for the Period Ending December 31, 2021. (Director of Finance Alan Guard)
- e. Approve an Ordinance amending Ordinance 959-2022 Ordering a General Election to be held on May 7, 2022. (City Secretary Carrie Land)
- f. Development Agreement – Bridge Tower GP Residential & Commercial (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a development agreement with Harlow Sheryl Family Trust, Colby Harlow Trustee – Harlow Capital Management, LLC to establish development and design regulations for residential and non-residential development on 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road.

- g. Monthly Financial Report for the Month Ending January 31, 2022. (City Manager Jim Proce)
- h. Acting as the Anna Housing Finance Corporation ("AHFC") Board of Directors, engage and enter into an Agreement for financial and accounting services with Brown, Graham & Company P.C. (Director of Economic Development Joey Grisham)
- i. Acting as the Anna Housing Finance Corporation ("AHFC") Board of Directors, approve a Resolution authorizing the President to execute a legal services contract. (Director of Economic Development Joey Grisham)
- j. Acting as the Anna Public Facility Corporation ("APFC") Board of Directors, approve a Resolution authorizing the President to execute a legal services contract. (Director of Economic Development Joey Grisham)

7. **Items For Individual Consideration.**

- a. Zoning - Bridge Tower GP Residential & Commercial (Planning Manager Lauren Mecke)

1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 28.0± acres located at the southwest corner of W. White Street and Slater Creek Road from SF-E Single-Family Residential – Large Lot (SF-E) to Restricted Commercial District (C-1), SF-Z Single-Family Residence District – Zero Lot Line Homes (SF-Z), and Planned Development-SF-TH Townhome District (PD-SF-TH).

2) Consider/Discuss/Action on a Resolution regarding the Bridge Tower GP Residential & Commercial, Concept Plan.

- b. Annexation - Anna West (Director of Development Services Ross Altobelli)

Conduct a public hearing to consider public comments regarding annexation of 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287.

- c. Zoning - Anna West (Director of Development Services Ross Altobelli)

1) Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to zone 43.9± acres located on the north side of Farm-to-Market Road 455, 250± feet west of County Road 287 to Planned Development - MF-2 Multiple-Family Residential - High Density (PD-MF-2). Currently zoned: Extraterritorial Jurisdiction (ETJ).

- d. Discuss and consider a Resolution authorizing the City Manager to execute an agreement for professional services related to the final engineering design, architecture, product selection, bid services, and construction management for the Hurricane Creek Regional Wastewater Treatment Plant. (Director of Public Works Greg Peters, P.E.)
- e. Conduct a first reading of a Resolution approving an Agreement with Zablink Hospitality, LLC for a hotel project. (Director of Economic Development Joey Grisham)
- f. Conduct a second reading of a Resolution approving an Agreement with Zablink Hospitality, LLC for a hotel project. (Director of Economic Development Joey Grisham)
- g. Consider/Discuss/Action on a Resolution approving a hotel project and authorizing the Anna Community Development Corporation to fund an Economic Development Agreement with Zablink Hospitality, LLC not to exceed \$208,990.06. (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). Public Improvement Districts
- b. Discuss or deliberate the purchase, exchange, lease, or value of real property (Tex. Gov't Code §551.072).
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the City has

received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the City is conducting economic development negotiations; or (2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087).

- d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). City Manager

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, February 18, 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.