

AGENDA

City Council Meeting



Tuesday, March 22, 2022 @ 6:30 PM

Anna ISD Board Room
201 E. 7th Street
Anna, Texas, 75409

The City Council of the City of Anna will meet at 6:30 PM, on March 22, 2022, at the Anna ISD Board Room located at 201 E. 7th Street, Anna, Texas, 75409, to consider the following items.

Welcome to the City Council meeting. Please sign the Sign-in Sheet as a record of attendance. If you wish to speak on an Open Session agenda item, please fill out the Opinion/Speaker Registration Form and turn it in to the City Secretary before the meeting starts.

1. **Call to Order, Roll Call, and Establishment of Quorum.**
2. **Invocation and Pledge of Allegiance.**
3. **Neighbor Comments.**

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

4. **Reports.**

Receive reports from Staff or the City Council about items of community interest.

Items of community interest include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen (but not including a change in status of a person's public office or public employment); a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the Agenda.

- a. Recognize Anna Middle School Gifted and Talented Program for providing Little Libraries in City Parks. (Neighborhood Services Coordinator Olivia Demings)

- b. We Notice! Campaign recognition of the January, February, and March designees. (Neighborhood Services Coordinator Olivia Demings)
- c. Announcement of 2021 Tree City USA Designation (Neighborhood Services Coordinator Olivia Demings).
- d. Recognize City Secretary for achieving her Texas Registered Municipal Clerks Recertification. (City Manager Jim Proce)

5. **Work Session.**

- a. Biweekly Update on the Municipal Complex by Lee Lewis Construction. (Director of Public Works Greg Peters, P.E.)

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 the City Council Meeting Minutes for February 28, 2022, and March 8, 2022. (City Secretary Carrie Land)
- b. Review Minutes of the January 6, 2022, and February 10, 2022 (Special Called) Joint Community Development Corporation and Economic Development Corporation Board Meetings. (Director of Economic Development Joey Grisham)
- c. Approve a Resolution entering into a Development Agreement with PC5 Properties, LLC, for the Anna Business Park. (Director of Economic Development Joey Grisham)
- d. Monthly Financial Report for the month ending February 28, 2022. (City Manager Jim Proce)
- e. Approve a Resolution approving a one-year extension of the primary depository bank services contract with Independent Bank. (Director of Finance Alan Guard)
- f. Approve a Resolution approving a three-year contract with Grayson County Electric Cooperative (GCEC) for fiber and telephone services and authorizing the City Manager to execute the contract. (IT Director Kevin Johnson)
- g. Approve a Resolution setting a public hearing under Section 372.009 of the Texas Local Government Code on the advisability of the creation of a public improvement district and improvements within the City of Anna, Texas, for the Crystal Park Development and authorizing the issuance of notice by the City Secretary of Anna, Texas, regarding the public hearing. (Director of Economic Development Joey Grisham)
- h. Development Agreement – Anna Retail Multifamily (Director of Development Services Ross Altobelli)

Approve a Resolution entering into a development agreement with Anna 31 Retail, LP, to establish development and design regulations for residential development on 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W. White Street (FM 455).

- i. Approve a Resolution of the City Council of the City of Anna, Texas, finding that a public necessity exists for acquisition of a permanent sanitary sewer line easement providing limited rights on and under 0.667 acres of real property, more or less, and a temporary construction easement providing temporary limited rights on and under 0.85 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. (Director of Public Works Greg Peters, P.E.)

- j. Approve a Resolution resizing the Diversity and Inclusion Advisory Commission from 11 to 7 members (Assistant City Manager Ryan Henderson).

7. Items For Individual Consideration.

- a. Zoning - Affi Addition, Block A, Lot 2R (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 2.0± acres located at the southeast corner of W. White Street and Standridge Boulevard (CR 286) from C-2 General Commercial (C-2) to I-1 Light Industrial (I-1) to allow the use of Automotive repair, major.

Consider/Discuss/Action on a Resolution regarding the Affi Addition, Block A, Lot 2R, Concept Plan.

- b. Annexation Crystal Park. (Director of Development Services Ross Altobelli)

Consider/Discuss/Act on a Resolution approving an Agreement regarding services including a plan for municipal services regarding 290.7± acres of land generally located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance regarding annexation of 290.7± acres of land into the City's corporate boundaries generally located on the west side of County Road 286, 1035± feet south of W. White Street (FM 455).

- c. Zoning Crystal Park. (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to establish zoning and rezone 391± acres located on the west side of U. S. Highway 75, 2,645± feet south of W. White Street (FM 455) in accordance with Resolution No. 2021-12-1077.

Consider/Discuss/Action on a Resolution regarding the Crystal Park, Concept Plan.

- d. Zoning - Anna Retail Addition, Block A, Lot 6 (Director of Development Services Ross Altobelli)

Conduct a Public Hearing/Consider/Discuss/Action on an Ordinance to rezone 15.4± acres located on the east and west sides of Throckmorton Boulevard, 370± feet south of W White Street (FM 455) from C-2 General Commercial to Planned Development-MF-2 Multiple-Family Residential – High Density.

Consider/Discuss/Action on a Resolution regarding the Anna Retail Addition, Block A, Lots 3R, 6, 7, 8, 9 and Block B, Lot 1, Concept Plan.

- e. Consider/Discuss/Action regarding approval of a Resolution authorizing a professional services agreement for professional services with Freese and Nichols, Inc., for the updating of the City of Anna Planning and Development Regulations. (Director of Development Services Ross Altobelli).

- f. Consider/Discuss/Action approving a Resolution appointing a Greater Texoma Utility Authority (GTUA) Board Member to Place 8. (City Secretary Carrie Land)
- g. Consider/Discuss/Action on revising the appointments to the 2022 Boards and Commissions Interview Committee. (City Secretary Carrie Land)
- h. Consider/Discuss/Action on approval of a Resolution authorizing the City Manager to execute a contract with Blue Star Utilities, LLC, for the construction of the Hurricane Creek Line "B" Sanitary Sewer project. (Director of Public Works Greg Peters, P.E.)
- i. Consider approval of a Resolution authorizing the City Manager to execute a Purchase Order to Wopac Construction, Incorporated, for the rehabilitation of North James Street in the City of Anna, Texas. (Director of Public Works Greg Peters, P.E.)

8. **Closed Session (Exceptions).**

Under Tex. Gov't Code Chapter 551, the City Council may enter into Closed Session to discuss any items listed or referenced on this Agenda under the following exception

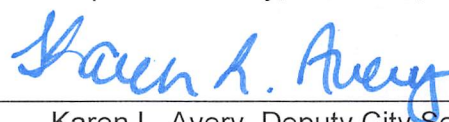
- a. Consult with legal counsel regarding pending or contemplated litigation and/or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071). Proposed development; municipal facilities; utility contracts.
- 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).

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, Karen L. Avery, Deputy 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, March 18, 2022.



Karen L. Avery, Deputy 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.