



CITY OF ANNA AGENDA NOTICE – CITY COUNCIL WORKSHOP

January 28, 2014

6:30 p.m. – Anna City Hall Administration Building

The City Council of the City of Anna will meet in Workshop Session at 6:30 p.m., January 28, 2014, at the Anna City Hall Administration Building, located at 111 N. Powell Parkway (Hwy 5), regarding the following items:

1. Call to Order.
2. Roll Call and Establishment of Quorum.
3. Presentation by WebQA regarding a city mobile app. (Jessica Perkins)
4. **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**);
 - b. 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**); proposed retail development.
 - c. discuss or deliberate personnel matters: City Secretary Update; positions in Public Works Department including Parks

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.

Superintendent and Administrative Assistant. (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.

4. Consider/Discuss/Action on any items listed on posted agenda for January 14, 2014 City of Anna City Council Regular Meeting or any Closed Session occurring during this Workshop, as necessary.
5. Adjourn.

This is to certify that I, Natha Wilkison, City Secretary, posted this agenda 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., January 24, 2014.

Natha Wilkison

Natha Wilkison, 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.



City of Anna City Council Agenda Staff Report

Council Meeting: January 28, 2014

Staff Contact: Jessica Perkins

Account Code #: _____

Budgeted Amount: _____

Exhibits: ___ Yes ___X___ No

AGENDA SUBJECT: Consider/Discuss/Action regarding renewing our contract with WebQA the Shop Local program and City Mobile App.

SUMMARY: Web QA is a well-established business located in the Chicago area that partners with cities all over the US to provide a variety of municipal customer services. They have a program call Shop QA. Shop QA is an online shop local marketing program that we have used for the past 2 years. The shop local page was not very popular and local businesses where not utilizing it.

Recently, Web QA launched a Mobile App for City Websites. After we told them we were not interested in renewing the Shop Local page, Web QA offered to cut the price in half and give us the City Mobile App as well.

The City Mobile App is a nice product that offers compatibility with smart phones. This component along with the ½ price is a nice offer.

Jessica London with Web QA will present a live presentation of their new City Mobile App during the workshop session.

STAFF RECOMMENDATION: Staff recommends you consider renewing.



CITY OF ANNA AGENDA NOTICE – CITY COUNCIL REGULAR MEETING

January 28, 2014

7:30 p.m. – Anna City Hall Administration Building

The City Council of the City of Anna will meet in Regular Session at 7:30 p.m., January 28, 2014, at the Anna City Hall Administration Building, located at 111 North Powell Parkway (Hwy 5), 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.
2. Invocation and Pledge of Allegiance.
3. Citizen comments. *Citizens are allowed 3 minutes to speak. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.*
4. 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.*

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.

5. 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 Minutes for January 14, 2014 Regular Meeting.
 - b. Review EDC Minutes from October 3, 2013 and November 21, 2013 and December 5, 2013.
 - c. Review CDC Minutes from October 3, 2013 and November 21, 2013.
6. Consider/Discuss/Action adopting an ordinance authorizing the issuance and sale of City of Anna, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2014; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject. (Clayton Fulton)
7. Consider/Discuss/Action approving a Resolution regarding Wal-Mart Anna Addition’ preliminary plat. (Maurice Schwanke)
8. Consider/Discuss/Action approving a Resolution regarding the development plan/landscape plan of the Wal-Mart Anna Addition. (Maurice Schwanke)
9. Consider/Discuss/Action regarding a Resolution approving the Renovations of Public Works and Municipal Annex Buildings. (Rob Woods)
10. (a) To consider public comments on a request by William Dahlstrom, representative for Chief Partners, LP, owner of property, requesting changes to the Planned Development zoning by replacing the existing Planned Development (PD) Ordinance Numbers 120-2003 (PD) and 121-2003 (PD) establishing a new Planned Development with guidelines and uses. The property is located north of West White Street and east of U.S. Highway 75. (Maurice Schwanke)

(b) Consider/Discuss/Action approving an Ordinance replacing the existing Planned Development (PD) Ordinance Numbers 120-2003 (PD) and 121-2003 (PD) establishing a new Planned Development with guidelines and uses. The property is located north of West White Street and east of U.S. Highway 76. (Maurice Schwanke)
11. Consider/Discuss/Action approving an Ordinance regarding a Voluntary Annexation of land owned by Bloomfield Homes commonly known as Lakeview. (Maurice Schwanke)

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.

12. Public Hearing: (2nd) For City Council to hear public comment regarding annexation of the following tract: A tract of land in the D. E. W. Babb Survey, ABS A33 generally located east of County Road 418, north of the Collin County Outer Loop and adjacent to the city limits, containing 9.97 acres of land more or less. (Maurice Schwanke)

13. 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**);

b. 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**); proposed retail development.

c. discuss or deliberate personnel matters: City Secretary Update; positions in Public Works Department including Parks Superintendent and Administrative Assistant. (**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.

14. Consider/Discuss/Action on any items listed on posted agenda for January 28, 2014 Workshop Session or any closed session occurring during this Regular Meeting, as necessary.

15. Adjourn.

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.

This is to certify that I, Natha Wilkison, City Secretary, posted this agenda 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. January 24, 2014.

Natha Wilkison

Natha Wilkison, 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.
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**City of Anna
City Council Agenda
Staff Report**

Council Meeting: January 28, 2014

Staff Contact: Philip Sanders

Account Code #: N/A

Date Prepared: 1-23-14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: 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 Minutes for January 14, 2014 Regular Meeting.
- b. Review EDC Minutes from October 3, 2013 and November 21, 2013 and December 5, 2013.
- c. Review CDC Minutes from October 3, 2013 and November 21, 2013.

RECOMMENDATION: Staff recommends approval of the consent items.



City of Anna City Council Agenda Staff Report

Council Meeting: January 28, 2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 1/23/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action adoption of an ordinance authorizing the issuance and sale of City of Anna, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2014; levying an annual ad valorem tax and providing for the security for and payment of said certificates; approving the official statement; providing an effective date; and enacting other provisions relating to the subject.”

SUMMARY: During the Council meeting held on January 14 staff discussed the proposed projects to be funded with this debt issue including the estimated costs and the impact the debt will have upon the current water rates under various growth scenarios.

The attached ordinance authorizes the issuance of combination tax and revenue certificates of obligation to fund the necessary projects. On January 28 the debt will be competitively bid on the open market. Our Financial Advisors, First Southwest will present the result of the competitive bid at the council meeting.

Our bond counsel, Rudy Segura of McCall, Parkhurst & Horton L.L.P. will also be in attendance to answer any legal questions.

FSW will provide “sale books” for the Council and Staff that include the Preliminary Official Statement (used to inform investors of our bond sale), the Notice of Sale, information on bids received and other ancillary items.

The attached ordinance will be updated Tuesday January 28 after all bids have been received. Once the ordinance is updated, staff will distribute to the council.

RECOMMENDATION: Staff recommends that the Council approve the ordinance.



**City of Anna
City Council Agenda
Staff Report**

Council Meeting: January 28, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 01/22/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action approving a Resolution regarding “Wal-Mart Anna Addition” preliminary plat.

SUMMARY: A preliminary plat has been submitted on a 115.4 acre tract of land located at the northeast corner of U.S. 75 and West White Street wrapping around the CVS site that is currently under construction. The preliminary plat provides for a north/south 4 lane divided thoroughfare that will function as a backer road to U.S. 75. This facility along with an east/west thoroughfare which will eventually connect to the existing Hackberry Street is shown on the adopted Thoroughfare Plan.

In order for the north/south thoroughfare to align with the proposed median opening when West White Street is reconstructed and to provide for the proposed location of the Walmart store a variance will be required for the minimum centerline radius for the thoroughfare. Currently, the Radius required for such a thoroughfare is 850 feet when 40 miles per hour traffic speed is used. However, the design speed at 30 miles per hour is 365 feet. At the location a 30 miles per hour speed limit should be adequate. The Staff is in support of this variance.

A drainage study has been submitted with the preliminary Plat. The study is under review by a consulting drainage engineer. Prior to the submittal of a final plat the drainage issues will be resolved.

PLANNING AND ZONING ACTION: The Planning and Zoning Commission Recommended Approval of the preliminary plat at their special meeting, January 21st 2014.

RECOMMENDED ACTION: The Staff is recommending approval of the Preliminary Plat with the anticipation that drainage issues will be resolved prior to final plat approval and with the variance to the centerline radius of the backer thoroughfare.



City of Anna City Council Agenda Staff Report

Council Meeting: January 28, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 01/22/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Approving a Resolution for the development plan/landscape plan of the Walmart Anna Addition.

SUMMARY: A development plan has been submitted on approximately 20 acres for a future Walmart store that will contain an 189,543 square foot building with a pharmacy, tire and lube express, a proposed fuel station with convenience store, and a garden center. The plan over the last several months has been reviewed by the staff, and consulting engineers and appropriate changes have been made. A zoning application that covers this tract is also on the Councils Agenda. A preliminary plat that covers this tract and an additional 95 acres has also been submitted.

PLANNING AND ZONING ACTION: The Planning and Zoning Commission recommended approval of the development plan/landscape plan at their special meeting on January 21st, 2014.

RECOMMENDED ACTION: The Staff is recommending approval of the Development Plan and Landscape Plan as shown.



City of Anna City Council Agenda Staff Report

Council Meeting: January 28, 2014

Staff Contact: Robert Woods

Account Code #2012 City of Anna CO Bond

Budgeted Amount: \$435,000.00

Exhibits: X Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding a Resolution approving the Renovations of Public Works and Municipal Annex Buildings.

SUMMARY: Staff received approval for advertisement for renovation and expansion of the Public Works and Municipal Annex Buildings at the November 12, 2013 Council meeting. The city received four bids for the proposed work. The bids were reviewed by staff and the consultant it was determined that Schmoltdt Construction was the lowest qualified bidder. The contract amount is for \$362,770.00. Please find attached the recommendation letter for award from BV Architects.

The Police/Utility Building renovation will consist of the remodeling of approximately 250 square feet (sf) of building space. The expansion and renovation of the Public Works Building will consist of the renovating approximately 1,425 sf of building space. The expansion will increase the square footage by approximately 2,510 sf of the building. The expansion will bring the total square footage of the Public Works Building to +/-4,450 sf of office space.

RECOMMENDATION: Staff recommends approval of the attached Resolution for renovations of Public Works and Municipal Annex Buildings.



City of Anna City Council Agenda Staff Report

Council Meeting: January 28, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 01/22/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT:

a) To consider public comments on a request by William Dahlstrom, representative for Chief Partners, LP, owner of property, requesting changes to the Planned Development zoning by replacing the existing Planned Development (PD) Ordinance Numbers 120-2003 (PD) and 121-2003 (PD) establishing a new Planned Development with guidelines and uses. The property is located north of West White Street and east of U.S. Highway 75.

b) Consider/Discuss/Action regarding an ordinance replacing the existing Planned Development (PD) Ordinance Numbers 120-2003 (PD) and 121-2003 (PD) establishing a new Planned Development with guidelines and uses. The property is located north of West White Street and east of U.S. Highway 75.

SUMMARY: This zoning request is on 115.6 acres of land that will be north and east of the CVS tract under construction. The owner and owner representatives have been working with the City Staff on revised standards which are attached for your review. On the attached Concept Plan 5 development pods are shown where C-2 uses are allowed as modified in the standards. In the 14.6 acre pod located on the eastern central tract multi-family uses are shown as an allowable option. The Comprehensive Plan does not indicate high density residential use in this area, however, the location, access to thoroughfares, and buffering from surrounding lower intensity land uses to the east would make this area ideally situated for quality high density residential development.

The original application requested an eighty foot pole sign for the site. The City standard along U.S. 75 and West White Street is 35'. The Planning and Zoning Commission recommended a 35' maximum sign height. The staff subsequently received an email from Walmart's Architect that 35' would work. Now, a request to reinstate the 80' sign will be made at the Council meeting. Exhibits have been attached that reflect Walmart's current desire. It is a concern of the staff that 80' will become the norm. Two legal non-conforming 80' signs exist at the intersection. These signs can be seen from Bloomdale Road in McKinney, from State Highway Number 5 near Foster Crossing and many other places within Anna. Highway 75 follows a ridge line intensifying the visibility. It appears that 80' maybe excessive.

PLANNING AND ZONING ACTION: The Planning and Zoning Commission recommended approval of the zoning with the condition that no pole sign exceed 35' at their January 6th, 2013 meeting.

RECOMMENDED ACTION: Approval of the Planned Development Plan with Concept Plan request with the recommendation that the signage be limited to 35'.



City of Anna City Council Agenda Staff Report

Council Meeting: January 28, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 01/22/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action approving an Ordinance regarding a Voluntary Annexation of land owned by Bloomfield Homes commonly known as Lakeview.

SUMMARY: Under section 43.028 of the Local Government Code certain annexations do not require public hearings. The proposed annexation meets the criterion. This annexation was initiated and is voluntary by the owner(s). The property is located in the Joseph Schluter Survey, Abstract No. 836 generally located east of Ferguson Pkwy and west of Anna Lake and adjacent to the city limits, containing 3.3 acres of land more or less. The land is part of a proposed development known as Lakeview. A residential subdivision plans for this area are being prepared by Bloomfield's Engineer. As such before final platting, this area needs to be incorporated into the City Limits. The staff is recommending approval of this request.

PLANNING AND ZONING ACTION: The Planning and Zoning Commission recommended approval of the annexation at their meeting November 4, 2013.

RECOMMENDED ACTION: Approval of the Annexation Ordinance.



**City of Anna
City Council Agenda
Staff Report**

Council Meeting: January 28, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 01/22/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Public Hearing: (2nd) For City Council to hear public comment regarding annexation of the following tract: A tract of land in the D. E. W. Babb Survey, ABS A33 generally located east of County Road 418, north of the Collin County Outer Loop and adjacent to the city limits, containing 9.97 acres of land more or less.

SUMMARY: A first public hearing was held at the City Council meeting on January 14, 2013. The Nelson Concrete Development is located outside the City Limits in the Extra Territorial Jurisdiction adjacent to the Collin County Outer Loop. A major thoroughfare shown on the City's Comprehensive Plan is planned to traverse the site as shown on the attached development plat. The Collin County Outer Loop will be a major Gateway through the City; as such the Land Uses adjacent to the thoroughfare need to be monitored.

RECOMMENDED ACTION: Hold Public Hearing