



## **CITY OF ANNA AGENDA NOTICE – CITY COUNCIL WORKSHOP**

**April 8, 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., April 8, 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. Update and Discussion regarding the City’s Strategic Plan. (City Manager)
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 the purchase, exchange, lease, or value of real property (**Tex. Gov’t Code §551.072**); acquisition of right-of-way and utility easements;

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.

- 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** ); proposed retail development; Villages of Hurricane Creek.
- d. discuss or deliberate personnel matters: City Secretary Update; City Attorney Annual Review. (**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.

5. Consider/Discuss/Action on any items listed on posted agenda for April 8, 2014 City of Anna City Council Regular Meeting or any Closed Session occurring during this Workshop, as necessary.
6. 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., April 4, 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 AGENDA NOTICE – CITY COUNCIL REGULAR MEETING**

**April 8, 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., April 8, 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 March 25, 2014 Regular Meeting.
  - b. Approve City Council Minutes for April 1, 2014 Special Meeting.
6. Consider/Discuss/Action regarding a Resolution creating a Downtown Advisory Committee. (Maurice Schwanke)
7. Consider/Discuss/Action regarding a Resolution approving a Professional Services Agreement with Centurion American. (City Manager)
8. Consider/Discuss/Action regarding a Resolution approving a Financial Advisory Agreement with First Southwest Company. (City Manager)
9. Consider/Discuss/Action regarding the City’s vote for the re-election of nominees to the Build America Mutual Assurance Company’s Board of Directors. (Clayton Fulton)
10. 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 the purchase, exchange, lease, or value of real property (Tex. Gov’t Code §551.072); acquisition of rights-of-way and utility easements;
  - 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**); proposed retail development; Villages of Hurricane Creek.

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.

- d. discuss or deliberate personnel matters: City Secretary Update; City Attorney Annual Review. **(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.

11. Consider/Discuss/Action on any items listed on posted agenda for April 8, 2014 Workshop Session or any closed session occurring during this Regular Meeting, as necessary.
12. 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. April 4, 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: April 8, 2014

Staff Contact: Philip Sanders

Account Code #: N/A

Date Prepared: 4-03-14

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 March 25, 2014 Regular Meeting.
- b. Approve City Council Minutes for April 1, 2014 Special Meeting.

**RECOMMENDATION:** Staff recommends approval of the consent items.



**City of Anna  
Staff Report**

Council Meeting: 04/08/2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 04/04/2014

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:** Citizen Advisory Group for Downtown Plan

**SUMMARY:** The City of Anna Strategic Plan, as one of the City’s annual goals, directs staff to Promote Downtown Redevelopment. Anna has significant potential to reestablish and revitalize its downtown area - something many neighboring communities have done with success. In many of these communities, the downtowns have become centers of essential growth, providing jobs and raising property values. As part of their newly reinvigorated downtowns, communities are bringing in a strong core of small businesses, business and civic centers, entertainment districts, and unique housing opportunities. Creating a downtown plan will help shape a vision of a vital downtown into reality.

Facilitating stakeholder and public input for envisioning a vital downtown is a critical component for the planning process to be successful. Staff recommends that the council adopt a resolution establishing a Citizen Advisory Group to assist with input. The Group should be representative of the various stakeholders involved. Other than the City Council Liaison and other stakeholder members as deemed appropriate by the City Council the following people have been contacted and are willing to participate if Appointed:

1. City Council Liaison
2. Planning and Zoning Commission – Justin Burr
3. Economic Development Corporation -Alonzo Tutson
4. Downtown area property owners: – Jon Hendricks  
Julian Smith  
John Rattan
5. Other stakeholder membership as deemed appropriate at Council’s discretion

**RECOMMENDED ACTION**

Make appointments and approve Resolution.



## City of Anna City Council Agenda Staff Report

Council Meeting: April 8, 2014  
Account Code # \_\_\_\_\_  
Amount: \_\_\_\_\_

Staff Contact: City Manager

Exhibits: X Yes       No

**AGENDA SUBJECT:** Consider/Discuss/Action regarding a Resolution approving a Professional Services Agreement with Centurion American.

**SUMMARY:** The City and Centurion American have expressed a mutual interest in negotiating the terms of an agreement related to the possible development of the Villages of Hurricane Creek. The negotiations would involve discussions to consider the creation of one or more public improvement districts ("PID") and tax increment reinvestment zones ("TIRZ") to help finance certain public improvements and amenities necessary or desirable for the development the property as a master planned community. In the attached Professional Services Agreement, Centurion American has agreed to reimburse the City any fees and associated expenses and costs for professional services that are incurred by the City to negotiate, develop, draft, and consider various concepts and documents in connection with its consideration of the development agreement.

**RECOMMENDATION:** Staff recommends approval of the attached Resolution and Agreement.





## City of Anna City Council Agenda Staff Report

Council Meeting: April 8, 2014  
Account Code # \_\_\_\_\_  
Amount: \_\_\_\_\_

Staff Contact: City Manager

Exhibits: X Yes       No

**AGENDA SUBJECT:** Consider/Discuss/Action regarding a Resolution approving a Financial Advisory Agreement with First Southwest Company.

**SUMMARY:** As part of its negotiations with Centurion American on the development agreement for the Villages of Hurricane Creek, the City will need First Southwest (our financial advisor) to evaluate the terms of the agreement as it relates to the creation of one or more public improvement districts ("PID") and tax increment reinvestment zones ("TIRZ"), and other financial matters related to the agreement. The attached Financial Advisory Agreement outlines the scope of services that will be provided by First Southwest. The fees charged by First Southwest related to the Villages of Hurricane Creek negotiation will be reimbursed directly to the City by Centurion American, or will be included in any program bonds that result from a successful negotiation.

**RECOMMENDATION:** Staff recommends approval of the attached Resolution and Agreement.



## City of Anna City Council Agenda Staff Report

Council Meeting: April 8, 2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 4/02/14

Budgeted Amount: N/A

Exhibits:  Yes       No

**AGENDA SUBJECT:** Consider/Discuss/Action regarding the City's vote for the re-election of nominees to the Build America Mutual Assurance Company's Board of Directors

**SUMMARY:** The Build America Mutual Assurance Company "BAM" insured the 2014 CO issued earlier this calendar year. As the City holds debt BAM insures, we are entitled to a vote for officers on their board of directors. On April 22 the BAM board will meet to fill 2 seats on their board. Both officers currently serve on the board and are nominated for re-election. Both nominees are unopposed.

The attached exhibit includes the letter addressed to the City Manager detailing the purpose of the meeting and how to cast our vote. Additionally, BAM's 2013 report and details of the meeting and nominees are included.

For ease of reference, the bios on each nominee are provided below.

*Robert Phillips Cochran*, age 64, is a Managing Director, Chairman of the Board and cofounder of the Company, Prior to co-founding the Company, Mr. Cochran was a principal of Hudson-Greenwich Partners, LLC. Mr. Cochran co-founded Financial Security Assurance Inc. ("FSA") in 1985 and was Chief Executive Officer from 1990 to 2009 (NYSE: FSA from 1994 to 2000). In 1990, FSA's board of directors appointed him Chief Executive Officer, successor to Jim Lopp, FSA's principal founder, He also chaired the Association of Financial Guaranty Insurers from 2001 to 2002, Mr. Cochran joined FSA from the law firm Kutak Rock, where he was a public finance lawyer and Managing Partner of the Washington, DC office, He holds a B.A. from Centre College and a J.D. from Duke University School of Law, and clerked for Judge Pierce Lively of the 6th Circuit Court of Appeals.

*Robert Albert Vanosky*, age 65, is a private investor. He retired from RBC Dain Rausher Incorporated in 2004, where he was the Head of the Public Finance Division and a member

of the Management Committee, He began his career at Rausher Pierce Refsnes, Inc. in 1972, ultimately serving as head of Fixed Income and a member of the Executive Committee when that firm merged with Dain Bosworth in 1998 to form Dain Rauscher. Mr. Vanosky then served as head of Public Finance and a member of the Management Committee for the combined firm until it was acquired by RBC Capital Markets in 2000. He remained as the Head of the Public Finance Division until his retirement in 2004. During his career, Mr. Vanosky was an active member of The Bond Market Association ("TBMA"), having served on its board of directors, chaired the Municipal Executive Council and served as a past member of TBMA's Regional Advisory Council. He is also a past Board Member of the Municipal Securities Rule Making Board and a past Chairman of the Municipal Advisory Council of Texas. He currently serves on the Board of the Rancho Santa Fe Foundation. He is a past Board Member of the Arizona Higher Education Loan Authority and the Dallas Symphony Orchestra. He holds a B.A. from Arizona State University.

The City may cast a vote for each nominee in the following form:

- For
- Against
- Abstain

**RECOMMENDATION:** Staff recommends that the Council authorize the City Manager to cast their vote for each nominee for the BAM Board of Directors.