



CITY OF ANNA AGENDA NOTICE – CITY COUNCIL SPECIAL MEETING

September 2, 2014

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

The City Council of the City of Anna will meet in Special Session at 6:30 p.m., September 2, 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. Roll Call and Establishment of Quorum.
3. Invocation and Pledge of Allegiance.
4. Public Hearing: For City Council to hear public comment on the proposed 2014-15 tax rate. (Clayton Fulton)
5. Consider/Discuss/Action regarding a resolution approving the purchase of Police department vehicles. (Clayton Fulton)
6. Consider/Discuss/Action regarding a resolution setting a public hearing under Sec. 372-009 of the Texas Local Government Code on the advisability of establishing a public improvement district to finance certain public improvements within the City of Anna, Texas; and authorizes the issuance of notice by the City Secretary of the City of Anna, Texas regarding the public hearing. (City Attorney)
7. 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

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.

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**); land for public improvements;
- 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 residential and retail developments

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.

8. 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. August 29, 2014.

Natha Wilkison

Natha Wilkison, City Secretary

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

Council Meeting: September 2, 2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 8/27/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Public Hearing: For City Council to hear public comment on the proposed 2014 Tax Rate.

SUMMARY: The City Council scheduled September 2, 2014 at 6:30 p.m. as the date and time for the second public hearing on the proposed 2014 Tax Rate.

RECOMMENDATION:



City of Anna City Council Agenda Staff Report

Council Meeting: September 2, 2014

Staff Contact: Clayton Fulton

Account Code #: 10-550-6911

Date Prepared: 8/27/14

Budgeted Amount: \$56,000

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding a Resolution approving the purchase of Police department vehicles

SUMMARY: As part of the budget amendment approved at the August 26th council meeting, funds were budgeted for the purchase of two replacement police cruisers. The total cost for the two vehicles is budgeted at 56,000 and requires council authorization.

The vehicles are being purchased under a cooperative purchasing agreement with the Houston Galveston Area Council (HGAC). HGAC conducts competitive bids to satisfy government purchasing requirements and then locks the prices into a contract. The City of Anna has entered into an ILA with HGAC and is eligible to purchase under their contracts.

RECOMMENDATION: Staff recommends approval of the attached Resolution approving the purchase of two police cruisers



City of Anna City Council Agenda Staff Report

Council Meeting: August 28, 2014
Account Code #: _____
Budgeted Amount: _____

Staff Contact: Clark McCoy

Exhibits: X Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding a resolution setting a public hearing under Sec. 372.009 of the Texas Local Government Code on the advisability of establishing a public improvement district to finance certain public improvements within the City of Anna, Texas; and authorizing the issuance of notice by the City Secretary of the City of Anna, Texas regarding the public hearing.

SUMMARY: The City recently received a petition signed by the owners of an undeveloped tract commonly referred to as the Villages of Hurricane Creek, which is a 368.2 acre tract generally located north of FM 455, west of Interstate Highway 75, and east of Anna's western city limits. The petition and proposed resolution are either included in the Council's packet or were distributed to you separately.

The subject development is slated for single-family homes and related amenities. The current owners are under contract to sell the development to an entity affiliated with Centurion American ("Centurion"), which has been involved in the development of Oak Hollow, Northpointe Crossing, and Sweetwater Crossing. Most of Centurion's other single-family developments are in or near the Metroplex, with several being located in and/or planned for communities in Collin County including McKinney, Frisco, Prosper, Allen, and Celina. Some of Centurion's marketing materials of their single-family developments can be found here:

<http://centurionamerican.com/county/single-family/>

The developer is proposing that the City create a public improvement district ("PID") to finance certain public improvements that are necessary for the development of the property. The PID would have a board of directors composed of the City Council. The PID could issue bonds to generate some of the initial capital required for the public infrastructure, including but not limited to water, sewer, roadways, drainage, landscaping, sidewalks, parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and similar items located in the development as well as similar off-site projects that provide a benefit to the property. The PID would levy assessments on the property requiring the owners to make payments to service the debt created by the bond issuance. The developer and the City's financial advisor are also in support of creating a Tax Increment Reinvestment Zone ("TIRZ") on the property as an additional means of financing public improvements.

City staff has been working with the developer as well as the City's financial advisor and bond counsel in support of this development, which would be Anna's first new residential

development west of U.S. 75. Staff is supportive of a development concept that would diversify the City's housing stock by providing higher-priced homes in a master planned community with public parks and amenities that would draw new residents to Anna. Staff will recommend the creation of a PID and a TIRZ if the developer commits to delivering the type of development that staff believes would greatly benefit the City.

However, this action item is not to approve the creation of the PID or a TIRZ. This item is solely to consider setting a public hearing on the advisability of creating the PID. The developer has requested that the public hearing take place at the regular Council meeting on September 23, 2014. Notice of the hearing must be published before the 15th day before the hearing, which is why this action item was placed on this special meeting agenda. If the Council adopts the resolution setting the public hearing for September 23, staff will be working with the developer to prepare additional materials for the Council's consideration at that meeting including a subdivision improvement agreement that will regulate the development of the property and provide for financing including creation of a PID and a TIRZ. There would also be an action item to create the PID, but any action on issuing bonds would occur at a future time when actual development begins.

RECOMMENDED ACTION: Consider a motion to adopt a resolution setting a September 23, 2014 public hearing on the advisability of establishing a public improvement district to finance certain public improvements for the Villages of Hurricane Creek and authorizing the issuance of notice of the hearing by the City Secretary.