



AGENDA

City Council Work Session

Tuesday, April 11, 2017 @ 6:30 PM

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

The City Council of the City of Anna will meet in Work Session at 6:30 PM, on April 11, 2017, at the Anna City Hall, Located at 111 North Powell Parkway (Hwy 5), to consider the following items.

1. Call to Order, Roll Call and Establishment of Quorum
2. Presentation and review of the FY 2016 Comprehensive Annual Financial Report. (Dana Thornhill)
3. Briefing/Discussion regarding changes to the utility customer electronic billing platform. (Dana Thornhill)
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, easements, and land for parks and municipal facilities.

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 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.
6. Adjourn.

This is to certify that I, Carrie L. Smith, 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. on .

Carrie L. Smith, 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.



Item No. 2.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Presentation and review of the FY 2016 Comprehensive Annual Financial Report. (Dana Thornhill)

SUMMARY:

Last year, the City hired the accounting firm of Brooks Cardiel, PLLC to prepare the audit and Comprehensive Annual Financial Report (CAFR) for FY 2016. A representative from Brooks Cardiel will present the FY 2016 audit and CAFR to the City Council.

STAFF RECOMMENDATION:

A Resolution approving the audit will be on the regular meeting consent agenda.



Item No. 3.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Briefing/Discussion regarding changes to the utility customer electronic billing platform. (Dana Thornhill)

SUMMARY:

Our current electronic billing provider USTI has recently made some changes to the platform that supports the utility e-billing service. Staff will brief the City Council on these changes.

STAFF RECOMMENDATION:



AGENDA

Regular City Council Meeting

Tuesday, April 11, 2017 @ 7:30 PM

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

The City Council of the City of Anna will meet in Regular Session at 7:30 PM, on April 11, 2017, at the Anna City Hall, 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, Roll Call and Establishment of Quorum.
2. Invocation and Pledge of Allegiance.
3. Citizen Comments.

Citizens are allowed three 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.

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 Council Minutes from March 28, 2017 meeting. (City Secretary)
 - b. Review P&Z Minutes. (Maurice Schwanke)
 - c. Review Parks Board Minutes. (Maurice Schwanke)
 - d. Review minutes from the February 2, 2017 CDC Meetings. (Jessica Perkins)
 - e. Review minutes from the February 2, 2017 EDC Meeting. (Jessica Perkins)
 - f. Resolution accepting the FY 2016 Audit Report. (Dana Thornhill)
 - g. Resolution renewing a contract with Valley View Consulting L.L.C. for investment management and consulting services. (Dana Thornhill)
 - h. Resolution approving a Development Plat of the Latour Addition. (Maurice Schwanke)
 - i. Resolution approving a development plat of the Van Liew Addition. (Maurice Schwanke)
 - j. Resolution approving a preliminary plat of Anna Crossing Phase 2. (Maurice Schwanke)
 - k. Resolution approving a preliminary plat of Anna Town Center Lots 2-9. (Maurice Schwanke)
 - l. Resolution approving a final plat of Avery Pointe Phase 4. (Maurice Schwanke)
 - m. Resolution approving a final plat of Anna Crossing Phase 11. (Maurice Schwanke)
 - n. Resolution approving a Site Plan and Landscape Plan for the Palladium Anna Apartments. (Maurice Schwanke)
6. Conduct a Public Hearing (1st) on the annexation of approximately 466 acres of land within the J. Chalmers Survey, Abstract No. 0233 and the S. Craft Sr. Survey No. 0165. (Maurice Schwanke)
 7. Consider/Discuss/Action regarding a Resolution finding a public necessity and

authorizing the City Staff to use lawful means, including negotiations and if necessary proceedings in eminent domain, to acquire an easement on private property owned by the Luscombe Family Trust & Trust B Credit Shelter Trust. (Joseph Johnson)

8. Consider/Discuss/Action regarding a Resolution ratifying appointments to the Comprehensive Plan Advisory Committee. (Maurice Schwanke)
9. Consider/Discuss/Action regarding a Resolution appointing a Charter Review Commission. (City Manager)
10. Consider/Discuss/Action regarding an Ordinance amending the Anna City Code Of Ordinances Part II, Article 49, Section 8 (Impact Fees On New Development); and amending Part IV, Article 7, Section 13 (Water And Sewer Impact Fees). (Joseph Johnson)
11. Consider/Discuss/Action regarding a Resolution adopting a Strategic Plan. (City Manager)
12. 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, easements, and land for parks and municipal facilities.

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.

13. 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.
14. Adjourn.

This is to certify that I, Carrie L. Smith, 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. on 7th day of April 2017

Carrie L. Smith, 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.



Item No. 5.a.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Approve Council Minutes from March 28, 2017 meeting. (City Secretary)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
Proposed Minutes	4/7/2017	Exhibit



Item No. 5.b.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Review P&Z Minutes. (Maurice Schwanke)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
12/15/2016 Minutes	4/7/2017	Exhibit
01/09/2017 Minutes	4/7/2017	Exhibit
02/06/2017 Minutes	4/7/2017	Exhibit
03/06/2017 Minutes	4/7/2017	Exhibit



Item No. 5.c.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Review Parks Board Minutes. (Maurice Schwanke)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
10/24/2016 Minutes	4/7/2017	Exhibit
12/19/2016 Minutes	4/7/2017	Exhibit
02/2017 Minutes	4/7/2017	Exhibit



Item No. 5.d.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Review minutes from the February 2, 2017 CDC Meetings. (Jessica Perkins)

SUMMARY:

n/a

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
2-2-2017 CDC Minutes	3/27/2017	Backup Material



Item No. 5.e.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Review minutes from the February 2, 2017 EDC Meeting. (Jessica Perkins)

SUMMARY:

STAFF RECOMMENDATION:

ATTACHMENTS:

Description	Upload Date	Type
2-2-2017 EDC Minutes	3/27/2017	Staff Report



Item No. 5.f.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution accepting the FY 2016 Audit Report. (Dana Thornhill)

SUMMARY:

Last year, the City hired the accounting firm of Brooks Cardiel, PLLC to prepare the audit and Comprehensive Annual Financial Report (CAFR) for FY 2016. A representative from Brooks Cardiel will present the FY 2016 audit and CAFR to the City Council during the workshop session.

STAFF RECOMMENDATION:

Staff recommends approval of a Resolution accepting the FY 2016 audit report.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Accepting Audit	4/7/2017	Resolution



Item No. 5.g.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution renewing a contract with Valley View Consulting L.L.C. for investment management and consulting services. (Dana Thornhill)

SUMMARY:

In February 2015, the City entered into a contract with Valley View Consulting, LLC to assist with the management of investments, to assist in preparation of quarterly investment reports, and to support the City's compliance with the Public Funds Investment Act. The current contract has expired. The attached resolution and contract will engage Valley View until January 31, 2018 with an option to extend up to two additional years.

STAFF RECOMMENDATION:

Staff recommends approval of the attached Resolution authorizing the City Manager to execute a contract with Valley View Consulting, LLC.

ATTACHMENTS:

Description	Upload Date	Type
Resolution approving Investment Advisor Agreement	3/31/2017	Resolution
Exhibit 1, Agreement with Valley View Consultants	3/31/2017	Exhibit



Item No. 5.h.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a Development Plat of the Latour Addition. (Maurice Schwanke)

SUMMARY:

Michael and Ashley Latour have submitted an application for approval of a development plat of the Latour Addition. The development plat for your review is located within Anna's exterritorial jurisdiction and generally known as 12969 County Road 477. The tract is located in the James Fisher Survey, Abstract No. A-305 and contains approximately 37.411 acres of land. The owner is proposing to build a house on the property. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Staff recommends approval of the attached Resolution and development plat.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/7/2017	Resolution
Exhibit 1, Latour Development Plat	3/31/2017	Exhibit
Location Map	3/31/2017	Exhibit



Item No. 5.i.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a development plat of the Van Liew Addition. (Maurice Schwanke)

SUMMARY:

Sharon Van Liew has submitted an application for approval of a development plat of the Van Liew Addition. The development plat for your review is located within Anna's exterritorial jurisdiction and generally known as 1106 Taylor Blvd. The tract is located in the R. A. Johnson Survey, Abstract No.479 and contains approximately 2.599 acres of land. The owner is proposing to build a house and garage on the property. Included on the development plat is right-of-way reservations for the future expansion and extentions of both Taylor Blvd. and Ferguson Parkway respectively. The submittal meets the City of Anna development plat requirements.

STAFF RECOMMENDATION:

Staff recommends approval of the attachd Resolution and development plat.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	4/7/2017	Resolution
Exhibit 1, Van Liew development plat	3/30/2017	Exhibit
Location Map	3/30/2017	Exhibit



Item No. 5.j.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a preliminary plat of Anna Crossing Phase 2. (Maurice Schwanke)

SUMMARY:

Anna Crossing Creekside, Ltd. has submitted an application for approval of a preliminary plat of the Anna Crossing Phase 2. The Anna Crossing Phase II preliminary plat contains 39.799 acres located in the Granderson Stark Survey, Abstract No. 798. Within this project, 136 residential lots are proposed. The plat layout is in conformance with the existing zoning.

The developer has requested the following variance to the Subdivision Regulations:

- Extending the maximum allowed block length from 800' to 1100' on Blocks L and K.

In approving this variance, the City Council will need to make the following findings:

- (1) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly Subdivision of other property in the vicinity;
- (2) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the Property Owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;
- (4) The waiver/suspension will not in any manner vary the provisions of the Zoning Ordinance, Comprehensive Plan (as amended), or any other adopted plan(s) or ordinance(s) of the City; and
- (5) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

A drainage way traverses this site diagonally and then parallels the south property line as a HOA tracts. Additionally, a street stub to the south at the southeast corner of this tract was requested

during review to provide wastewater and water service to the tract to the south to facilitate orderly development in the future.

STAFF RECOMMENDATION:

Staff recommends approval of the attached Resolution which approves the preliminary plat of Anna Crossing Phase 2 and the variance requested by the applicant.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Approving Anna Crossing Ph. 2 preliminary plat	4/5/2017	Resolution
Exhibit A, Preliminary Plat Sheet 1	3/31/2017	Exhibit
Exhibit A, Preliminary Plat Sheet 2	4/6/2017	Exhibit
Location Map	3/31/2017	Backup Material



Item No. 5.k.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a preliminary plat of Anna Town Center Lots 2-9. (Maurice Schwanke)

SUMMARY:

Q Seminole Anna Town Center, LP. has submitted an application for approval of a preliminary plat of the Anna Town Center Addition Lots 2-9. The Anna Town Center Lots 2-9 preliminary plat contains 84.774 acres located in the Thomas Ratton Survey, Abstract No.782, W.S. Ratton Survey, Abstract No. 752 and the F.T. Duffau Survey, Abstract No. 288. Within this project, 8 commercial lots are proposed (Exhibit 1). This plat wraps around the Walmart site on the east and north.

A waiver of the minimum driveway spacing and corner clearances provisions of the Subdivision Design Standards is being proposed. The developer will be using several mitigating features to help facilitate this waiver approval such as using a “pork chop” median and a long entry queuing feature. These features are illustrated in Exhibit 2.

In approving these variances, the City Council will need to make the following findings:

- (1) Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property or to the owners of other property, and the waiver/suspension will not prevent the orderly Subdivision of other property in the vicinity;
- (2) The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;
- (3) Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular undue hardship to the Property Owner would result, as distinguished from a mere inconvenience or increased expense, if the strict letter of these regulations is carried out;
- (4) The waiver/suspension will not in any manner vary the provisions of the Zoning Ordinance, Comprehensive Plan (as amended), or any other adopted plan(s) or ordinance(s) of the City; and
- (5) An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

STAFF RECOMMENDATION:

Staff recommends approval o the attached Resolution approving the preliminary plat of Anna Town Center, Lots 2-9.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Approving a preliminary plat for Anna Town Center 2-9	4/5/2017	Resolution
Exhibit 1 Preliminary Plat	4/6/2017	Exhibit
Exhibit A, Waiver Exhibit	4/6/2017	Exhibit
Location Map	4/6/2017	Backup Material



Item No. 5.I.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a final plat of Avery Pointe Phase 4. (Maurice Schwanke)

SUMMARY:

Lennar Homes of Texas. has submitted an application for approval of a final plat of the Avery Pointe Phase 4 Subdivision. The Avery Pointe Ph.4 final plat contains 27.820 acres located in the Francis T. Duffau Survey, Abstract No. 288. Within this project 112 residential lots are proposed. The plat layout is in conformance with the existing zoning and preliminary plat. Phase 4 will complete Ferguson Parkway as a 4 lane divided thoroughfare from West White Street to Hackberry Lane.

STAFF RECOMMENDATION:

Staff recommends approval of a Resolution approving the final plat of Avery Pointe Ph. 4.

ATTACHMENTS:

Description	Upload Date	Type
Resolution approving the Final Plat of Avery Pointe Ph. 4	4/5/2017	Resolution
Exhibit 1, Final Plat of Avery Pointe	3/30/2017	Exhibit
Location Map	3/30/2017	Backup Material
Engineer's drainage letter	4/7/2017	Backup Material

CITY OF ANNA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF ANNA, TEXAS APPROVING A FINAL PLAT OF AVERY POINTE PHASE 4.

WHEREAS, In order to provide for the orderly development of land within the Anna city limits and extraterritorial jurisdiction, the City Council of the City of Anna, Texas (the "City Council") has adopted Part III-A of the Anna City Code of Ordinances ("Subdivision Regulations"); and

WHEREAS, Lennar Homes of Texas. has submitted an application for approval of a final plat of the Avery Pointe Phase 4 Subdivision;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ANNA, TEXAS, THAT:

Section 1. Recitals Incorporated.

The recitals above are incorporated herein as if set forth in full for all purposes.

Section 2. Approval of Final Plat

The City Council hereby approves the final plat of Avery Pointe Phase 4 attached hereto as Exhibit 1.

PASSED AND APPROVED by the City Council of the City of Anna, Texas, on this 11th, day of April, 2017.

ATTEST:

APPROVED:

City Secretary, Carrie L. Smith

Mayor, Mike Crist



Item No. 5.m.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a final plat of Anna Crossing Phase 11. (Maurice Schwanke)

SUMMARY:

Anna Town Center No 2/Brto Ltd has submitted an application for approval of a final plat of the Anna Crossing Phase 11 Subdivision. The Anna Crossing Ph.11 final plat contains 9.482 acres located in the Grandison Stark Survey, Abstract No. 798. Within this project, Pladium will build 120 multi-family residential units. The plat layout is in conformance with the existing zoning. The access for this tract will be from Finley Blvd. of which two lanes are currently being constructed from existing Finley to an extension of Leonard Drive.

STAFF RECOMMENDATION:

Staff Recommends approval of the attached Resolution approving the Anna Crossing Ph. 11 Final Plat.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Approving the Final Plat of Anna Crossing Phase 11	4/5/2017	Resolution
Exhibit 1, Final Plat Anna Crossing Phase 11	3/31/2017	Exhibit
Location Map	3/31/2017	Backup Material
No Adverse Impact Drainage Letter	4/5/2017	Backup Material



Item No. 5.n.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Resolution approving a Site Plan and Landscape Plan for the Palladium Anna Apartments.
(Maurice Schwanke)

SUMMARY:

Palladium USA. has submitted an application for approval of a site plan and landscape plan of the Palladium Anna Apartments. The site plan and landscape plans regarding the “Palladium” development have been reviewed by the City staff. The proposed site plan reduces the overall number of units from 180 (proposed when the zoning application was approved) to 120. Even though the number of units has decreased; the amenity package, the parking garages, and the number of covered parking spaces have not been reduced. All units will also be required to meet the minimum masonry requirements of 75 percent.

STAFF RECOMMENDATION:

Staff recommends approval of the attached Resolution approving of the site plan and landscape plan for Palladium Anna Apartments.

ATTACHMENTS:

Description	Upload Date	Type
Resolution Approving the Site and Landscape Plans for Palladium Anna Apartments	4/6/2017	Resolution
Exhibit 1 - Site Plan	3/30/2017	Exhibit
Exhibit 2 - Landscape Plan	3/30/2017	Exhibit
building elevations and unit layouts	3/30/2017	Backup Material
Location Map	3/30/2017	Backup Material



Item No. 6.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Conduct a Public Hearing (1st) on the annexation of approximately 466 acres of land within the J. Chalmers Survey, Abstract No. 0233 and the S. Craft Sr. Survey No. 0165. (Maurice Schwanke)

SUMMARY:

On February 28, 2017, the City Council approved a Resolution setting the dates and times for public hearings on the proposed annexation of approximately 466 acres of land within the J. Chalmers Survey, Abstract No. 0233 and the S. Craft Sr. Survey No. 0165. The area contains 26 parcels of property with 5 single family homes, 18 manufactured homes, and two commercial buildings under construction and is bounded on the south by the Sam Rayburn Memorial Hwy. and is traversed by F.M. 2862 and County Road 526. The north boundary is County Road No.525. Notice of this public hearing was sent to all property owners within the described area on March 10th, 2017.

A Service Plan for the area has been prepared which explains how the City will fulfill its obligation to extend full municipal services to the properties being annexed (see attached). On February 28, 2017, the City Council approved an Automatic Aid Agreement with the Westminister Volunteer Fire Department (WVFD). Through this Agreement, the WVFD will continue to provide fire protection to the properties being considered for annexation.

Prior to annexing properties that are appraised for property tax purposes as land for agricultural, wildlife management use, or as timber land (as defined in Subchapter C, D, or E Chapter 23, Tax Code) the City is required to offer to make a development agreement with the landowner. Such a development agreement would: (1) guarantee the continuation of the extraterritorial (outside the city limits) status of the property for a period of time; and (2) authorize the enforcement of all regulations and planning authority of the city that do not interfere with the use of the property for agriculture, wildlife management, or timber.

The Council has elected to extend the same development agreement offer to the owners of all the properties being considered for annexation, including those that do not have a qualifying tax exemption. The offer of a development agreement was included with all notices sent to the affected property owners.

The proposed Development Agreement (if executed by the property owner & approved by the Council) would guarantee that the property would remain outside the city limits for one (1) year. At

the conclusion of the one-year period, the property owner would consent to voluntary annexation in 2018.

The City may elect to proceed with annexation of the subject properties if the owners decline the development agreement offer extended by the City.

This is the first public hearing on this proposed annexation. A second public hearing will be held at 7:30 p.m. on April 25.

STAFF RECOMMENDATION:

This is the first of 2 public hearings. No action by the City Council is required at this time.

ATTACHMENTS:

Description	Upload Date	Type
Location Map	4/5/2017	Exhibit
Proposed Service Plan	4/5/2017	Exhibit



Item No. 7.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Consider/Discuss/Action regarding a Resolution finding a public necessity and authorizing the City Staff to use lawful means, including negotiations and if necessary proceedings in eminent domain, to acquire an easement on private property owned by the Luscombe Family Trust & Trust B Credit Shelter Trust. (Joseph Johnson)

SUMMARY:

The City is working on the design of a new water main line that is necessary to accommodate the current and future growth of our city. The water line will run parallel to Foster Crossing Road between Pecan Grove Dr. and the DART rail road just east of SH 5 (Powell Parkway). In order to construct this water line, the City will need to acquire an easement across property owned by the Luscombe Family Trust & Trust B Credit Shelter Trust. The attached resolution authorizes Staff to negotiate, and, if necessary, initiate the use of eminent domain to acquire the needed easement.

STAFF RECOMMENDATION:

Staff recommends approval of the attached Resolution. A motion to approve the Resolution should be made precisely as follows as prescribed by law:

"I move that the City of Anna, Texas authorize the use of the power of eminent domain to acquire 0.700 acres of land, more or less, for a permanent water line easement, and 0.700 acres of land, more or less, for a temporary construction easement, said tracts located in the E. Shelby Survey, Abstract No. 839, Collin County, Texas, and being over, under and across a called 47.265 acre tract of land conveyed to the Luscombe Family Trust & Trust B Credit Shelter Trust. by deed recorded in Document Number 20110527000548820 of the Deed Records of Collin County, Texas (D.R.C.C.T.), said 0.700 acres and 0.700 acres being more particularly described by the metes and bounds description set forth in Exhibit "A" to this resolution, which I incorporate in full into my motion."

ATTACHMENTS:

Description	Upload Date	Type
Luscombe Trust Resolution	4/4/2017	Resolution



Item No. 8.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Consider/Discuss/Action regarding a Resolution ratifying appointments to the Comprehensive Plan Advisory Committee. (Maurice Schwanke)

SUMMARY:

One of the City Council's strategic goals is to review and update the City's Comprehensive Plan that was adopted in 2010. On February 14, the City Council approved a Resolution creating a Comprehensive Plan Advisory Committee. that will provide input and serve in an advisory capacity to the Planning department staff throughout the process of updating the existing Comprehensive Plan. The Mayor will preside over and be a voting member of the Committee. Six members of the Committee will be appointed by the Mayor including:

- one (1) member of the City Council;
- two (2) members of the Planning & Zoning Commission;
- one (1) member of the Anna Community Development Corporation Board of Directors;
- one (1) staff member of the Anna Independent School District recommended by the AISD Superintendent; and
- one (1) member of the City of Anna Parks Advisory Board.

In addition, each member of the City Council, other than the Mayor, may appoint one (1) person who is a qualified voter in the City to serve on the Committee.

The City Council may also select two ex-officio (non-voting) members from the ETJ to serve on the Committee.

All appointees must be ratified by the City Council. The participants will need to make a commitment for this project that may take over a year to complete with monthly meetings anticipated.

STAFF RECOMMENDATION:

Staff recommends approval of a Resolution ratifying the Council's appointments to the Committee.

ATTACHMENTS:

Description	Upload Date	Type
Resolution ratifying Comp Plan Committee Appointments	4/7/2017	Resolution
Resolution 2017-03-282 Creating Comp Plan Committee	4/5/2017	Backup Material



Item No. 9.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Consider/Discuss/Action regarding a Resolution appointing a Charter Review Commission. (City Manager)

SUMMARY:

At least once every six (6) years, the City Council must appoint a Charter Review Commission. The last Commission was appointed in 2011. The Commission must consist of at least ten (10) citizens of the City all of whom must be qualified voters in the City.

The Charter Review Commission is charged with the following responsibilities:

1. inquire into the operation of the City government under the Charter and determine whether any provisions of the City Charter require revision;
2. propose any recommendations it deems desirable to insure compliance with the Charter of the City government; and
3. report its findings and present its recommendations to the City Council.

The City Council: must receive and have published in the official newspaper of the City a summary of the report presented by the Commission; must consider any recommendations made; and may order any amendments suggested to be submitted to the voters of the City. The term of office of the Commission must be for not more than six months, at the end of which time a report must be presented to the City Council. All records of proceedings of the Commission must be filed with the City Secretary and become a public record.

The City Council must name the persons who will serve on the Commission, and also name the Commission Chair and Vice Chair as outlined in the attached Resolution.

The Resolution also states that the City Manager, City Attorney, and City Secretary (the "City Council Appointees") shall attend all meetings of the Charter Review Commission and shall serve in an advisory capacity to the Commission.

STAFF RECOMMENDATION:

Staff recommends that the Council consider the appointment of citizens with previous experience

and/or knowledge of the City and its operations.

ATTACHMENTS:

Description	Upload Date	Type
Charter Review Resolution	3/30/2017	Resolution



Item No. 10.

City Council Agenda
Staff Report

Meeting Date: 4/11/2017

AGENDA ITEM:

Consider/Discuss/Action regarding an Ordinance amending the Anna City Code Of Ordinances Part II, Article 49, Section 8 (Impact Fees On New Development); and amending Part IV, Article 7, Section 13 (Water And Sewer Impact Fees). (Joseph Johnson)

SUMMARY:

Impact fees are authorized under Chapter 395 of the Texas Local Government Code and may be imposed upon new developments to fund both existing and proposed infrastructure that is necessary to provide service to a development. Our last water and wastewater impact fee update was completed in 2014. By statute the City is required to review the Land Use Assumptions and Capital Improvement Plan (CIP) at least once every 5 years but may update them sooner as growth patterns, land use and infrastructure needs change. Many of the projects on our adopted CIP have been constructed or will begin construction soon and over the last 2-3 years new infrastructure needs have become apparent.

Over the past several months staff has worked with our engineering consultant to identify water and wastewater infrastructure projects that should be added to our CIP. Subsequently, land use assumptions, population projections and calculated maximum fees were evaluated with new recommendations for the population projections, and calculated maximum fees.

On February 6, 2017 the draft report was presented to the Impact Fee Advisory Committee which subsequently took action approving a letter addressed to the Council concurring with the findings of the draft report and finding that the report is in general compliance with Texas Local Government Code Chapter 395. At the City Council Meeting held on February 14, 2017, Council approved a Resolution setting a Public Hearing for March 28, 2017 at 7:30 p.m. for the purpose of receiving public comment. The required public rearing was held on that date.

The Council may now choose to take action on the adoption of proposed amendments to the City's Land Use Assumptions, Capital Improvements Plan and Impact Fees.

STAFF RECOMMENDATION:

In addition to other proposed amendments shown as underlined, the attached Ordinance

proposes to increase the water impact fee from \$2,000 to \$2,600 per service unit equivalent; and increase the wastewater impact fee from \$2,000 to \$2,400 per service unit equivalent. Staff recommends approval of the Ordinance adopting the proposed amendments to the City's Land Use Assumptions, Capital Improvements Plan and Impact Fee regulations.

ATTACHMENTS:

Description	Upload Date	Type
Ordinance Amending Impact Fees	4/6/2017	Ordinance
Exhibit A, Water & Wastewater Impact Fee Update - 2017-2027	4/6/2017	Exhibit