



CITY OF ANNA AGENDA NOTICE – CITY COUNCIL WORKSHOP

September 9, 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., September 9, 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. Briefing/Discussion regarding possible annexation of land. (Maurice Schwanke)
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 municipal facilities;
 - 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.**

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.

Gov't Code §551.087); proposed residential and retail developments;

- d. discuss or deliberate personnel matters: City Secretary Annual Review and update; City Manager Annual Review; Boards and Commissions.(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 September 9 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., September 5, 2014.

Natha Wilkison

Natha Wilkison, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
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City of Anna City Council Agenda Staff Report

Council Meeting: September 9, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 08/03/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Briefing/Discussion regarding possible annexation of land.

SUMMARY: The Anna incorporated limits currently surrounds a significant parcel of land that is being used for agricultural purposes. The attached exhibits show the location which is north of the Falls and Creekside Addition and traversed by County Road 370. QJR Partners are the owners of the approximately 226.6 acres of land of which 162.1 acres exist south of County Road 370 and 64.5 acres exist north of County Road 370. Currently, no land use regulations exist on the property since it is in the County. Utilities are going to be placed across the parcel and uses could develop that may not be in the best interest of the City. Therefore, the staff is asking for direction from the Council concerning potential annexation proceedings on this property.

RECOMMENDED ACTION: Direction from Council.



CITY OF ANNA AGENDA NOTICE – CITY COUNCIL REGULAR MEETING

September 9, 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., September 9, 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 August 26, 2014 City Council Regular Minutes.
 - b. Review P & Z Minutes of July 14, 2014.
 - c. Approve “Balsamo Addition” Development Plat. (Maurice Schwanke)
 - d. Approve a Transparency application and pledge. (Clayton Fulton)
6. Consider/Discuss/Action regarding adopting an Ordinance approving and adopting the proposed City of Anna Fiscal Year 2014-2015 Budget for the City of Anna, Texas. (Clayton Fulton)
7. Consider/Discuss/Action regarding adopting and Ordinance setting the ad valorem tax rate per \$100 valuation for 2014 tax year at \$0.649 for the City of Anna, Texas. (Clayton Fulton)
8. Consider/Discuss/Action regarding a Resolution to ratify the property tax revenue increase reflected in the City of Anna FY 2015 Budget and acknowledge that the 2014 tax year ad valorem tax rate will raise more revenue from property taxes than the previous year. (Clayton Fulton)
9. Public Hearing: City Council will hear public comment on proposed Impact Fees. (Maurice Schwanke)
10. Consider/Discuss/Action regarding a Resolution approving an Amended Subdivision Improvement Agreement with the Owners of an approximate 634 acre tract of land located in the Grandison Stark Survey, Abstract No. 798. (City Manager)
11. 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 municipal facilities;

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 residential and retail developments;
- d. discuss or deliberate personnel matters: City Secretary Annual Review and Update; City Manager Annual Review; Boards and Commissions. **(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.

12. Consider/Discuss/Action on any items listed on posted agenda for September 9, 2014 Workshop Session or any closed session occurring during this Regular Meeting, as necessary.
13. 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. September 5, 2014.

Natha Wilkison

Natha Wilkison, City Secretary

1. The Council may vote and/or act upon each of the items listed in this agenda.
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City of Anna City Council Agenda Staff Report

Council Meeting: September 9, 2014

Staff Contact: Philip Sanders

Account Code #: N/A

Date Prepared: 9-4-14

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 08-26-14 City Council Regular Minutes.
- b. Review P & Z Minutes of July 14, 2014.
- c. Approve "Balsamo Addition" Development Plat. (Maurice Schwanke)
- d. Approve a Transparency application and pledge. (Clayton Fulton)

RECOMMENDATION: Staff recommends approval of the consent items.



City of Anna City Council Agenda Staff Report

Council Meeting: September 9, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 08/03/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Approve a Resolution “Balsamo Addition” Development Plat.

SUMMARY: The development plat submitted for your review is located within the extraterritorial jurisdiction of the City. The tract is in the Henry Hahn Survey and contains approximately 49 acres of land. The property is located west of the East Fork Trinity River and north of County Road 1005. The owner is proposing to build a house on the tract. The plat meets the City of Anna development plat requirements. The Staff recommends approval of the development plat.

PLANNING AND ZONING ACTION: This agenda item is schedule for the Planning and Zoning Commission on Monday, September 8, 2014.

RECOMMENDED ACTION: Approval of the development plat



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

Council Meeting: September 9, 2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 09/04/2014

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding a pledge to maintain the City's financial transparency regarding future debt issues.

SUMMARY: The Comptroller's Office for the State of Texas manages a government transparency program and recognizes various governmental agencies with a degree of transparency awards.

The City of Anna has maintained the highest standard (gold level) awarded by the Comptroller's Office for 3 years. For this year, the Comptroller has introduced a new platinum level award. To achieve this distinction, the City must accomplish all the gold level criteria (which we now do) and post additional information regarding the City's debt and pledge to post information regarding any future debt issues.

The attached information includes the pledge required by the Comptroller's Office as seen in the application, the pledge written on the City's letterhead, and the City's score on the platinum level award.

RECOMMENDED ACTION: Staff recommends the Mayor sign the pledge on behalf of the City.



City of Anna City Council Agenda Staff Report

Council Meeting: September, 9 2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 09/04/2014

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding adopting an Ordinance approving and adopting the proposed City of Anna Fiscal Year 2014 - 2015 Budget for the City of Anna, Texas.

SUMMARY: The Annual Budget and Plan of Municipal Services is the most important document that is adopted by the City Council each year. In developing this document, as always, a significant amount of time is devoted by City Council Members and City Staff. An Annual Budget is developed through an extensive process of reviewing requests received from various City departments then prioritizing those requests in a manner that utilizes resources effectively, within fiscal constraints, while working to achieve goals set forth by the City Council.

Beginning in 2009 the taxable value of existing properties in Anna declined an average of 3% per year through 2012. During this span nearly \$60 million in new value was added to the tax rolls; however, losses in value to existing properties exceeded the value of new construction. Property value eventually stabilized in 2013 and eclipsed the peak from 2008. Based upon the 2014 certified values from the Collin Central Appraisal District, existing properties have not only retained their value since 2013, they have also seen some market appreciation. We remain guardedly optimistic this recent trend toward market appreciation will hold steady in the coming years.

The growth in taxable value corresponds to a significant increase in population over the past 12 months. According to the most recent population estimates published by the North Central Texas Council of Governments, the City of Anna population as of January 1, 2013 was 10,350. In 2013, the City issued 305 single family building permits which equates to just under 1,000 new city residents. A similar growth pattern has occurred during 2014. With the growth in population comes a proportional increase in demand for municipal services that are primarily funded by property taxes.

As Anna continues to grow, the city remains committed to the Hometown ideal outlined in its Strategic Vision. Additionally, the Council's strategic goals and objectives have

helped to guide the development of the FY 15 budget through a series of workshops with the Council to review proposed budgets and supplemental requests from each department.

The FY 14 budget can be funded by adopting a tax rate of \$0.649 cents per \$100 valuation, which is lower than the tax rate adopted last year.

Other than minor grammatical and editing, the budget included in the packet tonight is identical to the final draft budget the council has already received.

RECOMMENDED ACTION: Staff recommends approval of the attached Budget Ordinance and FY 15 Budget.



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

Council Meeting: 09/09/2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 09/04/2014

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding adopting an Ordinance setting the ad valorem tax rate per \$100 valuation for the 2014 tax year at \$0.649 for the City of Anna, Texas

SUMMARY: The FY 15 budget can be funded by adopting a tax rate of \$0.649 cents per \$100 valuation, which is lower than the tax rate adopted last year. Of the total tax rate, \$0.545826 cents are dedicated to the general fund maintenance and operations (M&O) and \$0.103174 cents are dedicated for the payment of general fund debt obligations, or interest and sinking (I&S).

State regulations call for specific language to be included in the ordinance and motion adopting the tax rate. The language in the motion is meant to reflect the change in the total tax rate while the language in the section 5 of the ordinance only reflects the change in the M&O portion of the rate. The M&O rate exceeds the effective rate by 8%; however, the proposed rate for 2014 is lower than the adopted rate for 2013 resulting in a \$13.54 decrease on a \$100,000 home.

As the proposed rate exceeds the effective rate of \$0.587582 the motion must be made in the following form:

“I move that the property tax rate be increased by the adoption of a tax rate of \$0.649000, which is effectively a 10.45% percent increase in the tax rate.”

RECOMMENDED ACTION: Staff recommends approval of the attached Ordinance which adopts a tax rate of \$0.649 cents per \$100 valuation for the 2014 tax year.



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

Council Meeting: 09/09/2014

Staff Contact: Clayton Fulton

Account Code #: N/A

Date Prepared: 09/04/2014

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding a Resolution to ratify the property tax revenue increase reflected in the City of Anna FY 2014 Budget and acknowledges that the 2013 tax year ad valorem tax rate will raise more revenue from property taxes than the previous year.

SUMMARY: A separate vote of the City Council is required to ratify the adoption of the FY 2014 Budget if the Budget will raise more revenue from property taxes than the previous year. By adopting the proposed rate of \$0.649, which is lower than the tax rate adopted last year, the total amount of revenue generated from property taxes will increase by \$520,417 over last year. Of that amount, \$242,510 is tax revenue to be raised from new property added to the tax roll this year.

RECOMMENDED ACTION: Staff recommends approval of the attached resolution.



City of Anna City Council Agenda Staff Report

Council Meeting: September 9, 2014

Staff Contact: Maurice Schwanke

Account Code #: N/A

Date Prepared: 08/03/14

Budgeted Amount: N/A

Exhibits: Yes No

AGENDA SUBJECT: Public Hearing: City Council will hear public comment on proposed Impact Fees.

SUMMARY: In accordance with Chapter 395 of the Texas Local Government Code allows for the financing of capital improvements by municipalities through the implementation of impact fees. The development of these impact fees is undertaken using the following three steps:

1. Development of land use assumptions to identify types and intensities of land use within the City.
2. Development of a Capital Improvement Plan to include improvements planned for the next 10-year period to accommodate growth in the City.
3. Development of the maximum calculated impact fee.

In accordance with Subchapter C, Section 395.044 of the Texas Local Government Code, a public hearing to consider Land Use Assumptions and a Capital Improvement Plan under which a Roadway Impact Fee may be imposed is required. The staff has prepared the Land Use Assumptions while the City's Consulting Engineer prepared the Capital Improvement Plan. The assumptions and Plans for Roadways only include the area within the City Limits. These documents are attached for your review

IMPACT FEE ADVISORY COMMITTEE: A letter from the Chairman of the Impact Fee Advisory Committee (Justin Burr) is attached. The letter indicates that the Land Use Assumptions, Capital Improvement Plan, and the Maximum rate are in conformance with the requirements of the Texas Local Government Code Chapter 395 and offers no objections to the findings.

RECOMMENDED ACTION: Hold Public Hearing.



City of Anna City Council Agenda Staff Report

Council Meeting: September 9, 2014
Account Code #: _____
Budgeted Amount: _____

Staff Contact: City Manager

Exhibits: X Yes No

AGENDA SUBJECT: Consider/Discuss/Action regarding a Resolution approving an Amended Subdivision Improvement Agreement with the Owners of an approximate 634 acre tract of land located in the Grandison Stark Survey, Abstract No. 798.

SUMMARY: On February 11, the City Council approved a Subdivision Improvement Agreement with the owners of a 634 acre tract of land located east of State Highway 5 and primarily north of CR 422. As we have proceeded through the design phase of the project, the owner has elected to develop the northern part of the District B residential tract before the southern part. As a result of this change, the developer will need to build a longer section of the CR 422 roadway and waterline improvements within the first three years. The location of the Phase 1 project lift station and force main has also changed. The additional roadway and water line extensions will still qualify as reimbursable expenses under the same terms as the original agreement. The amended agreement includes changes to the exhibits that show the water, sewer and roadway improvements that the developer will construct during the first three years of the agreement.

RECOMMENDED ACTION: Staff recommends approval of the attached Resolution and amended agreement.