AGENDA
City Council Meeting

Tuesday, May 26, 2026 @ 6:00 PM

Anna Municipal Complex - Council Chambers
120 W. 7th Street, Anna, Texas 75409

The City Council of the City of Anna will meet on Tuesday, May 26, 2026, at 6:00 PM, in the Anna Municipal Complex – Council Chambers, located at 120 W. 7th Street, to consider the following items.

Welcome to the City Council meeting. 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.**
American Pledge*: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.*

Texas Pledge*: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. **Neighbor Comments.**
At this time, any person may address the City Council regarding an item on this meeting Agenda that is not scheduled for public hearing. Also, at this time, any person may address the City Council regarding an item that is not on this meeting Agenda. Each person will be allowed up to three (3) minutes to speak. No discussion or action may be taken at this meeting on items not listed on this Agenda, other than to make statements of specific information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

4. **Presentations.**
Receive reports from Staff or the City Council about items of community interest.

Items of community interest include: expression 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.

a. Recognize exemplary performance during recent EMS call.

b. Recognition of out going Deputy Mayor Pro Tem Stan Carver II.

c. Administer Oath of Office to Newly Elected City Council Members.

d. Break

5. **Work Session.**

a. Discussion and staff direction on an ordinance requiring minors (17 and under) to wear helmets when riding bicycles, scooters, or skateboards, or when operating any electric or motorized vehicles.

b. Presentation to Council on Collin County Regional Trails Master Plan and Trail Planning & Implementation

c. Presentation to Council on Anna 2050 Parks, Open Space, Trails, & Recreation Master Plan Next Steps and Community Services Programs and Operations

6. **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 Meeting Minutes for May 12, 2026. (City Secretary Carrie Land)

b. Review Minutes of the April 2, 2026, Joint Community Development Corporation and Economic Development Corporation Board Meeting. (Interim Director of Economic Development Natasha Roach)

c. Review Minutes of the April 6, 2026, Planning & Zoning Commission Meeting. (Director of Development Services Kaleb Kentner)

d. Review Monthly Financial Report for the Month Ending April 30, 2026. (Director of Finance Terri Doby)

e. Approve a Resolution determining the costs of certain Authorized Improvements to be financed by the Liberty Hills Public Improvement District No. 2 for Improvement Area #1 thereof; approving a Preliminary Service Plan and Assessment Plan, including the proposed Assessment Roll for Improvement Area #1; calling a regular meeting and noticing a Public Hearing for June 23, 2026 to consider an ordinance Levying Assessments on property located within Improvement Area #1 of said District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing City staff to publish and mail notice of said Public Hearing; and resolving other matters incident and related thereto. (Director of Public Works Joseph Cotton)

f. Approve a Resolution of the City of Anna, Texas, Approving the First Amendment to Meadow Vista Development Agreement. (Director of Public Works Joseph Cotton)

g. Approve a Resolution of the City Council of the City of Anna approving the Anna Community Development Corporation's execution and delivery of a First Amendment to Leaseback Agreement with Bengal Anna Plaza, LLC; authorizing related actions; and providing an effective date. (Director of Economic Development Natasha Roach)

h. Approve a Resolution Authorizing the Anna Police Department to apply for the Motor Vehicle Crime Prevention Authority Grant. (Chief of Police Terry Eoff)

7. **Items For Individual Consideration and Public Hearings.**

At the time and place of any public hearing held during this meeting, all persons who desire will have an opportunity to be heard in opposition to or in favor of the ordinance, application, or other proposed item.

a. Conduct a Public Hearing/Consider/Discuss/Action on a recommendation to amend Article 9.04 (Zoning Ordinance) adopting regulations as it pertains to drone delivery infrastructure. (TA 26-0002) (Development Services Director Kaleb Kentner)

b. Conduct a Public Hearing and take testimony on the proposed levy of assessments on property located within Improvement Area #2, Improvement Area #3, and Improvement Area #4 of the Sherley Tract Public Improvement District No. 2 pursuant to Chapter 372, Texas Local Government Code. (Director of Public Works Joseph Cotton)

c. Consider/Discuss/Action on an Ordinance accepting and approving a 2026 Amended and Restated Service and Assessment Plan and Assessment Rolls for the Sherley Tract Public Improvement District No. 2, making a finding of special benefit to such property; Levying special assessments against property within Improvement Area #2, Improvement Area #3, and Improvement Area #4

of the District and establishing a Lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code. (Director of Public Workks Joseph Cotton)

d. Consider/Discuss/Action on an Ordinance authorizing the issuance of the "City of Anna, Texas, Special Assessment Revenue Bonds, Series 2026 (Sherley Tract Public Improvement District No. 2 Improvement Areas #2-4 Projects)" in a principal amount of up to $11,000,000; and approving various documents related to such Bonds. (Director of Public Works Joseph Cotton)

e. Conduct a first reading of a Resolution approving a joint project of the Anna Community Development Corporation and the City of Anna to enter into an Economic Development Incentive Agreement among the City, the Corporation, and BVE Anna NEC SPE LLC for the Rosamond Town Center Development. (Director of Economic Development Natasha Roach)

f. Conduct a second reading of a Resolution approving a joint project of the Anna Community Development Corporation and the City of Anna to enter into an Economic Development Incentive Agreement among the City, the Corporation, and BVE Anna NEC SPE LLC for the Rosamond Town Center Development. (Director of Economic Development Natasha Roach)

g. Consider/Discuss/Action on a Resolution approving a joint project of the Anna Community Development Corporation and the City of Anna to enter into an Economic Development Incentive Agreement among the City, the Corporation, and BVE Anna NEC SPE LLC for the Rosamond Town Center Development. (Director of Economic Development Natasha Roach)

h. Consider/Discuss/Action on Appointment of Mayor Pro Tem and Deputy Mayor Pro Tem. (City Secretary Carrie Land)

8. **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).

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).

d. Discuss or deliberate personnel matters (Tex. Gov't Code §551.074). City Council

The Council further reserves the right to enter into Closed Session at any time throughout any duly noticed meeting under any applicable exception to the Open Meetings Act.

9. Consider/Discuss/Action on any items listed on any agenda - executive 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.

10. **Adjourn.**

This is to certify that I, Carrie L Land, City Secretary, posted this Agenda on the City's website (www.annatexas.gov) and at the Anna Municipal Complex bulletin board at or before 5:00 p.m. on 05/20/2026.

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Carrie L. Land, City Secretary

1. The Council may vote and/or act upon each of the items listed in this Agenda. Notwithstanding the foregoing or any other statement in this Agenda, the Council shall not take action on any item until after providing an opportunity for public testimony under the "Neighbor Comments" item or after any public hearing held under applicable law.
2. The Council reserves the right to retire into closed 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. In accordance with the Americans with Disabilities Act, it is the policy of the City of Anna to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format, or if you require any other accommodation, please contact the ADA Coordinator at least 48 working hours in advance of the event by emailing adacompliance@annatexas.gov. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.