

Melissa Development Quarterly Update

Period Ending March 2017

Melissa Population (1980 – 2017)							
Year	Population	Year	Population	Year	Population	Year	Population
1980*	604	2003	2,524	2008	4,185	2013	6,154
1990*	557	2004	2,846	2009	4,483	2014	6,703
2000*	1,539	2005	3,172	2010*	4,695	2015	7,800
2001	1,885	2006	3,536	2011	5,200	2016	9,000
2002	2,211	2007	3,869	2012	5,700	2017 est.	10,000

*Official Census figure

Building Permit Summary

Development Type	1st Quarter 2017		2017 Summary	
	Permits Issued	Valuation	Permits Issued	Valuation
Single Family	63	\$ 17,115,011	63	\$ 17,115,011

Building Permit Comparison - Single Family Permits

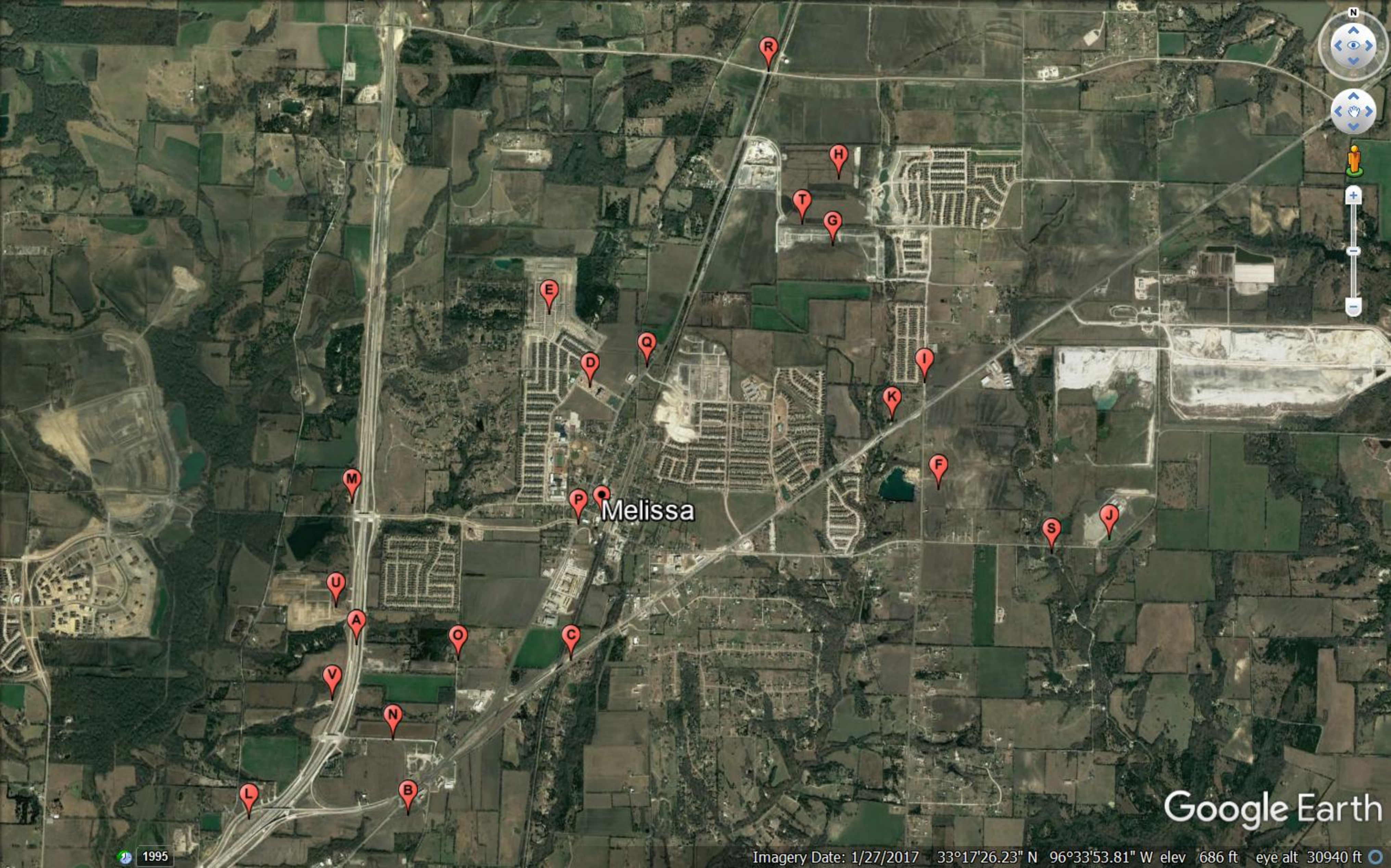
Quarter	2015		2016		2017	
	Permits	Valuation	Permits	Valuation	Permits	Valuation
1 st	87	\$18,135,286	66	\$17,034,039	63	\$ 17,115,011
2 nd	78	\$17,861,085	61	\$16,445,888	-	-
3 rd	141	\$30,825,289	43	\$11,861,774	-	-
4 th	71	\$15,929,122	56	\$16,922,806	-	-
Total	377	\$82,750,782	226	\$62,264,507	63	\$ 17,115,011

Approved Single Family Platted Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2017	119	468	125	-	-	-	-	-	-	-	-	-	712
2016	-	-	81	-	-	-	-	167	-	-	-	-	248
2015	108	-	-	-	85	-	-	-	-	140	341	-	674
2014	-	-	76	96	-	-	-	137	-	-	-	-	309
2013	61	-	-	83	84	70	-	-	88	92	-	-	478

Sales Tax Comparison

	2017 Sales Tax to Date
McKinney	\$13,055,771.00
Roanoke	\$3,751,211.00
Prosper	\$1,620,696.00
Fairview	\$918,660.00
Sunnyvale	\$722,416.00
Princeton	\$579,723.00
Melissa	\$519,728.00
Anna	\$501,816.00
Celina	\$455,693.00
Van Alstyne	\$295,755.00



Melissa

Google Earth

1995

Imagery Date: 1/27/2017 33°17'26.23" N 96°33'53.81" W elev 686 ft eye alt 30940 ft

Point	Project	General Description
A	US 75 Reconstruction	Reconstruction from two lane to six lane section to FM 455
B	Highway 5 realignment	With the SH 121 project, SH 5 intersection will realign with CR 339 between RaceTrac and First National Bank of Trenton.
C	SH 121 Reconstruction	SH 121 will be widened from SH 5 to west of the Outer Loop Anna. It is expected to take approximately two and a half years to build the project and the estimated completion is fall of 2018. Lane shifts are expected, and the continuous left turn lane will no longer exist as it will become the southbound lane between the DART Railroad bridge and the Landfill. Temporary widenings have been completed to provide for turn lanes at the intersections and the busier un-signalized intersections.
D	City Hall Park	2 acre park with enhanced paving, gazebo, spray fountain, additional landscaping. Veterans Memorial in production; Ribbon cutting May 26, 2017.
E	Villages of Melissa	Villages of Melissa subdivision expansion
F	Melissa High School	First phase of the new High School; estimated completion Summer 2018
G	Creek Crossing	Phase 1 with 98 residential lots approved.
H	North Creek Expansion	Completion of the residential lots on the west side of the subdivision
I	Milrany Lane Reconstruction	Reconstruction of a two lane road to a two lane, 40 foot section with a 12 foot raised median; design include street lighting and deceleration lanes. The second phase on schedule and expected to be completed in mid to late January prior to next traffic shift. Overall project is expected to be completed by April 2017.
J	100 acre City Athletic Complex	Phase 1 of a multi phased facility; Phase 1 will consist of practice field, two competition baseball fields with shade structures with stadium type seating, concession stand/ restroom building, bullpen & soft toss screen, and competition soccer fields (unlit soccer fields with 4 practices baseball backstops). Estimated completion is summer 2017.
K	Brookside	New 296 lot subdivision. First phase is expected to be completed in mid-2017.
L	TxDOT Green Ribbon Grant Funding	City awarded \$1.75 million grant from TxDOT for the beautification of the US 75 and SH 121 interchange. Design is under review by the State. Construction likely to begin in late 2017
M	Tilson Homes	Project approved to remove existing model homes and reconstruct new model homes.
N	Davis Road	2007 Bond Election project; design underway.
O	Fannin Road	2007 Bond Election project; design underway.
P	Traffic Signal	TxDOT to install traffic signal at Fannin and SH 5; anticipated by early 2017.
Q	Pennsylvania/SH 5	The traffic signal study did not meet TxDOT warrants, thus the signal was denied; City was encouraged to reapply in September 2017, which will be done.
R	Outer Loop/SH 5	City requested TxDOT traffic signal warrant study. TxDOT approved the intersection for signalization. Design and installation will likely be in mid to late 2017.
S	Stiff Creek Sewer	Sanitary sewer line to serve Stiff Creek basin including the High School, Sports Facility, and the basin.
T	Throckmorton Road	Extension from SH 5 to Milrany; design underway.
U	Auburndale	Clearing of area for future single family lot development.
V	Davis Road Sewer Line	Gravity Sanitary Sewer extension from the Trinity River to the SH 121/US 75 intersection. Estimated completion date, summer 2017.