WORK SESSION AGENDA

1. Call to order.
2. Roll Call.
3. Discussion regarding annexation policy.
4. Discussion regarding regular agenda Items.
5. Discussion regarding upcoming agenda items.
6. Adjourn.

REGULAR MEETING AGENDA

1. Call to order.
2. Roll call.
3. Prayer.
4. Pledge of Allegiance.

CONSENT AGENDA ITEMS

1. Consider and act upon approval of the minutes from the November 13, 2018 City Council meeting and the November 20, 2018 Special called meeting.
2. Consider and act upon a Resolution related to two Inter-Local Agreements between the cities of Melissa and Van Alstyne and the cities of Melissa and Howe, in which Van Alstyne and Howe agree to transfer a portion of their respective contractual minimum take or pay water obligation with the Greater Texoma Utility Authority to the City of Melissa in exchange for an agreed payment from Melissa and authorizing the execution and administration of said Inter-local Agreements.
3. Consider and act upon a Resolution authorizing the Mayor to negotiate the Employment Contract for the City Manager.

REGULAR AGENDA

1. Citizen Comments.
   This item is available for citizens to speak for up to 3 minutes on any subject of which the City of Melissa has authority. However, no discussion or action, by law, may be taken on the topic unless and until properly posted on a future agenda.
2. Consider and act upon an Ordinance tabled from November 13, 2018 annexing, on application of the landowner, an area of land consisting of 15.366± acres of land located in the John Emberson
Survey, Abstract No. 294, Collin County, Texas; extending the boundary limits of the City of Melissa to include said area of land within the City of Melissa city limits; providing that the owners and inhabitants of the subject area of land shall be entitled to the rights and privileges of other citizens of the City of Melissa and shall be bound by the acts and ordinances now in effect and hereinafter adopted; authorizing execution of the Annexation Service Plan Agreement; providing for a penalty for a violation of this ordinance and Melissa’s Zoning Ordinance, Ordinance No. 92-08; providing a savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

3. Continue the Public Hearing from November 13, 2018 to hear concerns for or against a request for approval of a rezone from Agricultural ("A") to Planned Development ("PD") on 15.366± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.17 mile south of the intersection of Telephone Rd and Crescent Ave, City of Melissa, Collin County, Texas. **Applicant: Saddle Star Land Development, LLC.**

4. Consider and act upon a recommendation of denial from Planning and Zoning regarding a request to rezone from Agricultural ("A") to Planned Development ("PD") on 15.366± acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located approximately 0.17 mile south of the intersection of Telephone Rd and Crescent Ave, City of Melissa, Collin County, Texas.

5. Consider and act upon an Ordinance tabled from November 13, 2018, annexing, on application of the landowners, an area of land consisting of 97.470± acres of land located in the John Fitzhugh Survey, Abstract No. 319, Collin County, Texas; extending the boundary limits of the City of Melissa to include said area of land within the City of Melissa city limits; providing that the owners and inhabitants of the subject area of land shall be entitled to the rights and privileges of other citizens of the City of Melissa and shall be bound by the acts and ordinances now in effect and hereinafter adopted; authorizing execution of the Annexation Service Plan Agreement; providing for a penalty for a violation of this ordinance and Melissa’s Zoning Ordinance, Ordinance No. 92-08; providing a savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

6. Continue the Public Hearing from November 13, 2018 to hear comments for or against a request for approval of a rezone from Agricultural ("A") to Planned Development ("PD") on 97.470± acres situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located approximately 0.30 mile south of the intersection of SH 5 and Melissa Rd, City of Melissa, Collin County, Texas. **Applicant: Goodwin and Marshall**

7. Consider and act upon a recommendation of approval from Planning and Zoning regarding a request for approval of the Liberty Phase 7A-7D Preliminary Plat, consisting of 154.385 acres, being 524 residential lots and 14 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Liberty Way and Patton Drive, City of Melissa, Collin County, Texas. **Applicant: Hillwood Residential**

8. Consider and act upon a recommendation of approval by Planning and Zoning regarding a request for approval of the Hunters Run Parkway Final Plat, consisting of 12.008 acres, being 1 Collector Street and 1 HOA Open Space lot situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located west of the intersection of Wolf Creek Lane and the existing Hunters Run Parkway, City of Melissa, Collin County, Texas. **Applicant: Hillwood Residential**

9. Consider and act upon a recommendation of approval from Planning and Zoning regarding a request for approval of the Liberty Phase 7A North Final Plat, consisting of 24.894 acres, being 101 residential lots and 3 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately northwest of
the intersection of Wolf Creek Lane and the existing Hunters Run Parkway, City of Melissa, Collin County, Texas. **Applicant: Hillwood Residential**

10. Consider and act upon a recommendation of approval by Planning and Zoning regarding a request for approval of the Liberty Phase 7A South Final Plat, consisting of 32.399 acres, being 86 residential lots and 3 HOA Open Space lots situated in the Davide E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately southwest of the intersection of Wolf Creek Lane and existing Hunters Run Parkway, City of Melissa, Texas. **Applicant: Hillwood Residential**

11. Consider and act upon a recommendation of approval by Planning and Zoning regarding a request for approval of the Liberty Phase 7B South Final Plat, consisting of 16.844 acres, being 69 residential lots and 1 HOA Open Space lot situated in the David E. W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located immediately north and east of the northern terminus of Eisenhower Avenue, City of Melissa, Texas. **Applicant: Hillwood Residential**

12. Consider and act upon a Resolution authorizing the City Manager to execute the Development Agreement between Bloomfield Homes, L.P. and the City of Melissa, Texas.

13. Consider and act upon a recommendation of approval by Planning and Zoning regarding a request for approval of the Brookside Phase 3 Preliminary Plat, consisting of 45.807 acres, being 116 residential lots and 4 HOA Open Space lots situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located on the north side of SH121 approximately 395 feet to the southwest of the intersection of SH121 and Brookside Drive, City of Melissa, Collin County, Texas. **Applicant: Goodwin and Marshall**

14. Consider and act upon a recommendation of approval from Planning and Zoning for approval of the Miller-Thornberry Addition Final Plat, consisting of 1.00 acres, being a proposed replat of Lot 4, Block 1 of the Ice Land Addition and generally located on the west side of Miller Road approximately 926 feet to the south of the intersection of State Highway 121 and Miller Road, Melissa, Collin County, Texas. **Applicant: Richard Breed**

15. Consider and act upon a recommendation of approval from Planning and Zoning regarding a request for approval of the Melissa Sports Facility Phase 2 Preliminary Site Plan. **Applicant: Pacheco Koch/City of Melissa**

16. Consider and act upon a Resolution of the City Council of the City of Melissa, Texas, exempting property generally located at 4500 Highland Rd, Melissa, Texas 75454 from compliance with the development plat requirements set forth in Section 3.05 of the City’s subdivision regulations solely with respect to the installation of a new OSSF system on the property in accordance with applicable rules and regulations of Collin County and the State of Texas, and for no other purpose; providing an expiration date; and providing an effective date.

17. Consider and act upon a Resolution authorizing the City Manager to execute all necessary documents related to the acceptance of a 2013 Texas Forest Service HB2604 grant in the amount of $8,975.

18. Consider and act upon an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Appendix A (Melissa Fee Schedule), Section 21.00 (Meter Reread Fee; Service Call Fee; Water Meter and Equipment Fee; Meter Installation Fee) and Section 22.00 (Utility Deposit); modifying the Service Call Fee provision, establishing Water Meter and Equipment Repair and Replacement Fees and modifying certain utility deposit requirements; providing a savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

19. Consider and act upon an Ordinance of the City Council of the City of Melissa, Texas, amending Chapter 3 (Building and Construction), Article 3.1100 (Street Excavations) of Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended; establishing regulations on the use of public right-of-way within the City of Melissa; amending Appendix A (Melissa Fee Schedule) of Melissa’s
Code of Ordinances to provide for the adoption of new fees related to the use of the public right-of-way; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

20. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda.


Certified to this the _____7th_____ day of December 2018.

________________________________
Linda Bannister, City Secretary

Posted: December 7, 2018 @ 5:00 p.m.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code §551.001 et seq., will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

551.071 Private consultation with the attorney for the City.
551.072 Discussing purchase, exchange, lease or value of real property.
551.074 Discussing personnel or to hear complaints against personnel

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS
The Melissa City Hall is wheelchair accessible. Access to the building and special parking are available at the south entrance. Persons with disabilities who plan to attend this meeting, and who may need auxiliary aids or service such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary’s Office at (972) 838.2520 or by FAX (972) 837.2452. BRaille IS NOT AVAILABLE.