***** NOTICE OF PUBLIC MEETING*****
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 24, 2015

City of Melissa Municipal Building
3411 Barker Avenue
Melissa, TX 75454

City Council Chambers (2nd Floor)
Regular Meeting- 6:00 p.m.

Work Session – 5:15 p.m. (Work Session may be continued after the Adjournment of the Regular Agenda Meeting)

WORK SESSION AGENDA
OPEN TO PUBLIC

1. Call to order.
2. Roll call.
3. Presentation regarding park dedication requirements.
5. Discussion regarding boards and commissions.
6. Discussion regarding Regular Agenda Items.
7. 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 February 24, 2015 regular meeting and work session and the March 18, 2015 special called meeting.

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 if and until properly posted on a future agenda.

2. Conduct a Public Hearing to hear comments, for or against, an Ordinance amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, to modify Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Sections 3 (Zoning Districts Established), 12 (“MF” Multi-Family Residential District), 18 (Special Zoning Districts), 21
Consider and act upon an Ordinance amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, to modify Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Sections 3 (Zoning Districts Established), 12 (“MF” Multi-Family Residential District), 18 (Special Zoning Districts), 21 (Schedule of District Regulations), 29 (Creation of Building Site), 31 (Rules of Construction and General Definitions) and 33 (Zoning Changes and Amendments) and to add a new Section 23A (Multi-Family Incentives for Architectural, Design and Livability Enhancements) and 29A (Site Plan Requirements); Providing a penalty clause, savings/repealing and severability clause and an effective date; and providing for the publication of the caption thereof.

Consider and act upon a Resolution authorizing the City Manager to execute the Professional Services Contract Agreement between Pacheco Koch, LLC and the City of Melissa, Texas, for the development of the Melissa Park Improvements Project, Phase 1, 2015 and authorizing City Manager to execute the Professional Services Contract Agreement between Pacheco Koch, LLC and the City of Melissa, Texas, for the development of the City Hall Park.

Consider and act upon a Resolution authorizing the City Manager to execute all documents associated with the purchase of a 2015 Chevrolet Tahoe, associated equipment and service fees, to be financed through Prosperity Bank.

Consider and act upon approval of expenditures by Melissa Community and Economic Development Corporation to fund Melissa Zadow Park bleacher shade structure project.

Consider and act upon an Ordinance of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, to modify Chapter 9 (Subdivisions), Article 9.100 (Subdivision Ordinance Adopted), Article IV (Design Standards), Sections 4.07 (Reservations) and 4.08 (Improvements), and Chapter 14 (Parks and Recreation), Article 14.200 (Park Development Fee), sections 14.201 (Purpose), 14.202 (Park Development Fee), and 14.203 (Special Fund/Right of Refund), and to adopt a new Article 14.300 (Parkland Dedication) of Chapter 14 (Parks and Recreation) of the Code of Ordinances and a new Section 33.00 (Money in lieu of Parkland Dedication and Required Improvements) of Appendix A (Melissa Fee Schedule) to the Code of Ordinances; establishing a Parkland Dedication Requirement; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Consider and act upon a Resolution authorizing the City Manager to execute the First Amendment to Interlocal Agreement by and between the City of Melissa and the City of Anna for use of the Clemmons Creek Sewer line.

Consider and act upon a Resolution authorizing the continued participation with the Steering Committee of Cities serviced by ONCOR; and authorizing the payment of 11 cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to ONCOR Electric Delivery Company, LLC.

Consider authorizing the City Manager to negotiate agreement for reimbursement with Hillwood Residential Corporation for construction of a portion of the Liberty Planned Development offsite water project.

Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit: Section 551.087. Deliberation Regarding Economic Development Negotiations:

i. To discuss or deliberate regarding commercial or financial information that the
governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the governmental body and with which the governmental body is conducting economic development negotiations (Vaquero Ventures and Highland Homes); and

ii. To deliberate the offer of a financial or other incentive to the business prospect Described in 7 (i) above.

12. Reconvene into Open Session and take any action as necessary as a result of the Closed Session.

13. 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 20th day of March, 2016,

[Signature]

Linda P. Bannister, City Secretary

Posted 20 March, 2015 @ 7:00 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.