MINUTES
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
SEPTEMBER 22, 2015
6:00 p.m.

REGULAR MEETING
Mayor Reed Greer called the meeting to order at 6:00 p.m.

Council members present were: Julie Anderson, Sharon Weideman, Anthony Figueroa, Tom Stevens, Nicco Warren and Jason Kaiser.

Prayer was given by Anthony Figueroa.

All in attendance gave the Pledge of Allegiance.

CONSENT AGENDA ITEMS
Motion was made by Julie Anderson and seconded by Tom Stevens to approve the following consent agenda items:

1. Consider and act upon the minutes of the September 8, 2015 regular meeting and work session.
2. Consider and act upon a Resolution authorizing the City Manager to execute an Interlocal Purchasing Agreement between the City of Melissa and the City of Cedar Hill, Texas for the purchase of EMS medical supplies.
3. Consider and act upon an Ordinance of the City of Melissa amending Ordinance No.14-30 (2014-15 Budget), and approving the revised budget figures for Fiscal Year 2014-2015.

Vote: 7/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments:
Mr. Ray Castoldi
3211 Pilgrim Drive
Melissa, TX  75454
Spoke regarding the increase in water rates.

ITEM #2
Erin Mynatt, Utility Billing Supervisor, gave an update and briefing regarding water usage.

ITEM #3
Motion was made by Sharon Weideman and seconded by Julie Anderson to open a Public Hearing at 6:27 p.m. to hear comments, for or against, the proposed involuntary annexation by the City of Melissa of the area of land consisting of 18.21+ acres and containing the following four tracts of land located in Collin County, Texas: (1) 4.007 + acres in the Jacob Gragg Survey, Abstract No. 339; (2) 10.08 + acres in the Jacob Gragg Survey, Abstract 339; (3) 2.97+ acres in the Jacob Gragg Survey, Abstract No. 339; and (4) 1.153 + acres of land in the Jacob Gragg Survey, Abstract No. 339.

Vote: 7/0/0
Mr. Greg Harwell  
Attorney Representing Landowner  
H&S Excavation

There being no further comments and upon a motion by Julie Anderson and a second by Tom Stevens, the Public Hearing was closed at 6:32 p.m.  
Vote: 7/0/0

**ITEM #4**  
Motion was made by Sharon Weideman and seconded by Julie Anderson to open the second Public Hearing at 6:33 p.m. to hear comments, for or against, the proposed involuntary annexation by the City of Melissa of the area of land consisting of 18.21+ acres and containing the following four tracts of land located in Collin County, Texas: (1) 4.007 + acres in the Jacob Gragg Survey, Abstract No. 339; (2) 10.08 + acres in the Jacob Gragg Survey, Abstract 339; (3) 2.97+ acres in the Jacob Gragg Survey, Abstract No. 339; and (4) 1.153 + acres of land in the Jacob Gragg Survey, Abstract No. 339.  
Vote: 7/0/0

There being no further comments, a motion was made by Julie Anderson and seconded by Tom Stevens, the Public hearing was closed at 6:34 p.m.  
Vote: 7/0/0

**ITEM #5**  
Mayor Greer presented a Proclamation to Fire Chief Harold Watkins, recognizing the week of October 4-10, 2015 as Fire Prevention Week in the City of Melissa.  
Vote: 7/0/0

**ITEM #6**  
Motion was made by Julie Anderson and seconded by Jason Kaiser to open a Public Hearing at 6:39 p.m. to hear comments, for or against, an Ordinance amending Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone a tract of land consisting of 12.08 + acres, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Agricultural District (A); providing that the tract is hereby rezoned and placed in the Single-Family Residential-3 District (SF-3) zoning classification.  
Vote: 7/0/0

There being no comments and upon a motion by Sharon Weideman and seconded by Jason Kaiser the Public Hearing was closed at 6:41 p.m.  
Vote: 7/0/0

**ITEM #7**  
Motion was made by Julie Anderson and seconded by Anthony Figueroa to adopt an Ordinance amending Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone a tract of land consisting of 12.08 + acres, situated in the D.E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas, heretofore zoned Agricultural District (A); providing that the tract is hereby rezoned and placed in the Single-Family Residential-3 District (SF-3) zoning classification; describing the tract to be rezoned; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.  
Vote: 7/0/0
ITEM #8
Motion was made by Julie Anderson and seconded by Anthony Figueroa to adopt an Ordinance of the City Council of the City of Melissa, Texas, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 13 (Impact Fees), Article 13.100 (Water, Wastewater and Roadways), Sections 13.102 (Definitions), 13.106 (Impact Fees Adopted) and 13.108 (Assessment of Impact Fees); adopting updated Land Use Assumptions; adopting an updated Capital Improvements Plan; adopting revised Water, Wastewater and Roadway Impact Fees to be assessed and collected; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Mrs. Anderson expounded on her motion to establish impact fee collection rates as follows:

(1) Roadway Impact Fee for Service Area 1: an amount equal to 100 percent (100%) of the assessed maximum impact fee per service unit for residential uses and an amount equal to 75 percent (75%) of the assessed maximum impact fee per service unit for non-residential uses;

(2) Roadway Impact Fee for Service Area 2: an amount equal to 100 percent (100%) of the assessed maximum impact fee per service unit for residential uses and an amount equal to 75 percent (75%) of the assessed maximum impact fee per service unit for non-residential uses;

(3) Water Impact Fee: an amount equal to 100 percent (100%) of the assessed maximum impact fee per service unit;

(4) Wastewater Impact Fee: an amount equal to 100 percent (100%) of the assessed maximum impact fee per service unit.

Vote: 7/0/0

ITEM #9 & 10
The following agenda items were withdrawn from the agenda by the applicant:

9. Conduct a Public Hearing to hear concerns for or against a request for Specific Use Permit – Exterior construction (Single-Family (SF-3) Historical Overlay District) – Applicant Casey Hollis: 0.6 acres more or less, being a survey of part of Block 3 of the Graves Addition recorded in Volume 1, Page 61 of the Collin County Plat Records being a survey of the tract of land described in a deed from Abel Gonzalez to Casey Hollis and Erin Hollis and generally located south and east of the intersection of Santa Fe and Waller Streets, Melissa, Collin County, Texas.

10. Consider and act upon an Ordinance granting a Specific Use Permit – Exterior construction (Single-Family (SF-3) Historical Overlay District) – Applicant Casey Hollis: 0.6 acres more or less, being a survey of part of Block 3 of the Graves Addition recorded in Volume 1, Page 61 of the Collin County Plat Records being a survey of the tract of land described in a deed from Abel Gonzalez to Casey Hollis and Erin Hollis and generally located south and east of the intersection of Santa Fe and Waller Streets, Melissa, Collin County, Texas; providing a
penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

**ITEM #11**
Motion was made by Sharon Weideman and seconded by Anthony Figueroa to open a Public Hearing a 6:51 p.m. to hear comments, for or against, a request for replat: Being 0.612 acres, more or less, situated in the D.E.W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas and generally located approximately 200 feet east of the Intersection of Fannin Road and Cardinal Drive on the south side of Fannin Road, Melissa, Texas.
Vote: 7/0/0

There being no comments, a motion was made by Sharon Weideman and seconded by Julie Anderson to close the Public Hearing at 6:53 p.m.
Vote: 7/0/0

**ITEM #12**
Motion was made by Anthony Figueroa and seconded by Tom Stevens to approve the request for replat: Being 0.612 acres, more or less, situated in the D.E.W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas and generally located approximately 200 feet east of the Intersection of Fannin Road and Cardinal Drive on the south side of Fannin Road, Melissa, Texas.
Vote: 7/0/0

**ITEM #13**
Motion was made by Tom Stevens and seconded by Julie Anderson to open a Public Hearing at 6:54 p.m. to hear concerns, for or against, amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Sections 20 (Schedule of Uses and Parking Requirements), 23 (Special and Additional Regulations), 31 (Rules of Construction and General Definitions).

There being no comments a motion was made by Sharon Weideman and seconded by Julie Anderson to close the Public hearing at 7:02 p.m.

**ITEM #14**
Motion was made by Sharon Weideman and seconded by Julie Anderson to adopt an Ordinance amending Melissa’s Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 12 (Planning and Zoning), Article 12.300 (Zoning Ordinance Adopted), Sections 20 (Schedule of Uses and Parking Requirements), 23 (Special and Additional Regulations), 31 (Rules of Construction and General Definitions); providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
Vote: 7/0/0
ITEM #15
City Manager, Jason Little, requested that the following item be withdrawn from the agenda. Planning and Zoning did not recommend approval therefore another plan has been drawn up that will satisfy all of the City’s requirements for setbacks:

    15. Consider and act upon a recommendation from Planning and Zoning regarding the Town Center Plaza Site Plan, Lot 1, Block CC, Villages of Melissa, Phase 1B, Melissa, Collin County, Texas and generally located east of Cardinal Drive between the intersections of Cardinal Drive and Scott Street and Cardinal Drive and Surrey Street, Melissa, Texas.

ITEM #16
City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight’s agenda. No action was taken.

ITEM #17
Motion was made by Sharon Weideman and seconded by Julie Anderson to adjourn the meeting at 7:05 p.m.
Vote: 7/0/0

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Reed Greer, Mayor

ATTEST:

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Linda Bannister, City Secretary