***** NOTICE OF PUBLIC MEETING *****
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
TUESDAY, APRIL 26, 2016

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. Discussion regarding Tilson Homes Development Agreement.
4. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit;
   a. Section 551.072:
      i. To deliberate regarding the purchase, exchange, lease and/or value of real estate property regarding: Cooper Street Property.
5. Reconvene into Open Session.
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 Tuesday, April 12, 2016 regular meeting and work session.
2. Consider and act upon a Resolution authorizing the City Manager to execute the final Development Agreement for Tilson Homes.

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. Presentation of check to Jasmine Eastman of Melissa from Sam’s Search, a non-profit organization based in Melissa, to pay off her diabetic alert dog.


4. Continue the Public Hearing from 6:09 p.m., March 22, 2016, to hear comments, for or against, a request to amend Ordinance No. 04-09, to modify certain Planned Development Standards relating to those tracts of land identified as “Tract W-3” and “Tract W-4” in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emerson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 906, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and from Planning and Zoning Commission regarding an Ordinance amending Ordinance No. 04-09 and Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, to modify certain Planned Development Standards pertaining to the following two tracts of land: (1) that certain tract identified as “Tract W3” in Ordinance No. 04-09, consisting of 40.65± acres, situated in the John Emerson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned Development (PD); and (2) that certain tract identified as “Tract W4” in Ordinance No. 04-09, consisting of 66.97± acres, situated in the John Emerson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned Development (PD); providing that the tracts are placed in the Planned Development (PD) zoning classification with modified development standards relating to single-family uses; describing the subject tracts; providing a penalty clause, repealing/savings clause, severability clause and an effective date; and providing for the publication of the caption hereof.

5. Consider and act upon an Ordinance amending Ordinance No. 04-09, to modify certain Planned Development Standards relating to those tracts of land identified as “Tract W-3” and “Tract W-4” in Ordinance No. 04-09, which are portions of the Stoneridge Planned Development, consisting of 708.285± acres, situated in the D.E.W. Babb Survey, Abstract No. 33, the Jacob Gragg Survey, Abstract No. 339, the John Fitzhugh Survey, Abstract No. 319, the John Emerson Survey, Abstract No. 294, the Michael Ramsour Survey, Abstract No. 772, and the John Throckmorton Survey, Abstract No. 906, in the City of Melissa, Collin County, Texas; describing the subject tracts; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and from Planning and Zoning Commission regarding an Ordinance amending Ordinance No. 04-09 and Melissa’s Zoning Ordinance, Ordinance No. 92-08, as amended, to modify certain Planned Development Standards pertaining to the following two tracts of land: (1) that certain tract identified as “Tract W3” in Ordinance No. 04-09, consisting of 40.65± acres, situated in the John Emerson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned Development (PD); and (2) that certain tract identified as “Tract W4” in Ordinance No. 04-09, consisting of 66.97± acres, situated in the John Emerson Survey, Abstract No. 294, in the City of Melissa, Collin County, Texas, zoned Planned Development (PD); providing that the tracts are placed in the Planned Development (PD) zoning classification with modified development standards relating to single-family uses; describing the subject tracts; providing a penalty clause, repealing/savings clause, severability clause and an effective date; and providing for the publication of the caption hereof. [Planning and Zoning recommends denial].

6. Consider and act upon recommendation from Planning and Zoning regarding request for Auburndale Preliminary Plat, 235 residential lots and 5 HOA lots, being a 46 acre tract, more or less, out of the John Embrson Survey, Abstract No. 294 City of Melissa, Collin County, Texas and generally located Generally located west of US Hwy. 75, approximately 1200 feet southwest
of the intersection of US Hwy 75 and Melissa Road, Melissa, Collin County, Texas. Applicant: JBI Partners, Inc. – Jeff Klement. [Planning and Zoning recommends denial].

7. Consider and act upon a Resolution authorizing the City Manager to execute the Facilities Agreement between the City of Melissa and Hunter Melissa LP.

8. Conduct a Public Hearing to hear comments, for or against, a request for the replat of Lot 1R, Block 3, J. H. Graves Additional, being a replat of a part of Block 3, J. H. Graves Addition, 0.310 acres, more or less, D. E. W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas and generally located south and east of the intersection of Santa Fe and Waller Streets, Melissa, Collin County, Texas. **Applicant: Casey Hollis**

9. Consider and act upon the recommendation from Planning and Zoning regarding approval/denial of a replat of a part of Block 3, J. H. Graves Addition, 0.310 acres, more or less, D. E. W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas and generally located south and east of the intersection of Santa Fe and Waller Streets, Melissa, Collin County, Texas. [Planning and Zoning recommends approval].

10. Conduct a Public Hearing to hear comments, for or against, a request for a Specific Use Permit-Exterior Construction (Single Family (SF-3) Historical Overlay District): Lot 8, 9 and 10, Block 24 of the Revised Map of Melissa, an addition to the City of Melissa as recorded in Volume 5, Page 118 of the Collin County Map of Records, being part of the D. E. W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas. Generally located south and west of the intersection of Harrison and Red River Streets, Melissa, Texas. **Applicant: Sunflower Homes**

11. Consider and act upon recommendation from Planning and Zoning regarding approval/denial of a Specific Use Permit-Exterior Construction (Single Family (SF-3) Historical Overlay District): Lot 8, 9 and 10, Block 24 of the Revised Map of Melissa, an addition to the City of Melissa as recorded in Volume 5, Page 118 of the Collin County Map of Records, being part of the D. E. W. Babb Survey, Abstract 33, City of Melissa, Collin County, Texas. Generally located south and west of the intersection of Harrison and Red River Streets, Melissa, Texas. **Planning and Zoning recommends Council approve the request for Specific Use Permit – Exterior Construction (Single-Family (SF-3) Historical Overlay District) to allow hardie-board exterior construction with color palette such as Sherwin Williams American Heritage Historical Collection Homes.**

12. Conduct a Public Hearing to hear comments, for or against, the request for a replat of: Revised Map of Melissa, Lot 9R, Block 24, being Lots 9 & 10, Block 24 of Revised Map of Melissa as recorded in Volume 5. Page 118 CCMR, D. E. W. Babb Survey, Abstract No. 33, City of Melissa, Texas and generally located south and west of the intersection of Harrison and Red River Streets, Melissa, Texas. **Applicant: Sunflower Homes**

13. Consider and act upon recommendation from Planning and Zoning regarding approval/denial of a replat of: Revised Map of Melissa, Lot 9R, Block 24, being Lots 9 & 10, Block 24 of Revised Map of Melissa as recorded in Volume 5. Page 118 CCMR, D. E. W. Babb Survey, Abstract No. 33, City of Melissa, Texas and generally located south and west of the intersection of Harrison and Red River Streets, Melissa, Texas. **Planning and Zoning recommends Council approve request for replat with confirmation of utility easements**

14. Consider and act upon an Ordinance amending the City of Melissa’s Personnel Policies and Procedures Manual: Chapter 5, Absences and Leaves; Section 6.02 (Work Standards); Section 6.14 (Violence in the Workplace); and Chapter 12, Travel Policy; Section 12.03 (Allowable Expenses), Subsection C (Meals).

15. Consider and act upon a Resolution authorizing the City Manager to execute the Guaranteed Maximum Price/AIA Contract for the Construction of Phase 1 of the City of Melissa sports facility.

16. Consider and act upon a Resolution authorizing the City Manager to execute the proposed Interlocal Agreement with the North Texas Municipal Water District for sewer infrastructure.

17. Presentation regarding concept plan design for City Hall Park Veterans Plaza.
18. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit:
   A. Section 551.072: To deliberate regarding the purchase, exchange, lease and/or value of real Property related to:
      i. Hiram Brinlee Survey, Abstract 30, Tracts 25; 31; 32 and 35.
19. Reconvene into Open Session and take any action necessary as a result of the Closed Session.
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 22th day of April, 2016.

[Stamp]
Linda Bannister, City Secretary

Posted 22 April, 2016 @ 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.