REGULAR MEETING
Mayor Greer called the meeting to order at 5:15 p.m.

Council members present were: Nicco Warren, Craig Ackerman, Jay Northcut and Stacy Jackson. Anthony Figueroa and Chad Taylor were absent.

Prayer was given by Jay Northcut.

All in attendance gave the Pledge of Allegiance.

CONSENT AGENDA ITEMS
Motion was made by Jay Northcut and seconded by Craig Ackerman to approve the following consent agenda items:
1. Consider and act upon approval of the minutes from the October 30, 2018 special called meeting.
2. Consider and act upon a Resolution of the City Council of the City of Melissa, Texas, hereby adopting the updated Investment Policy for the City of Melissa.
3. Consider and act upon a Resolution naming the sitting City Council and the sitting County Commissioner as the Tax Increment Financing Board of Directors.
Vote: 5/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments. There were no comments.

ITEM #2
Motion was made by Craig Ackerman and seconded by Stacy Jackson to open a Public Hearing at 6:03 p.m. to hear comments for or against the proposed voluntary annexation of the area of land consisting of 15.366± acres located in the John Emberson Survey, Abstract No. 294, Collin County, Texas and generally located east of Telephone Road and approximately 2,600 feet south of the intersection of Melissa Road and Telephone Road.
Vote: 5/0/0

There being no comments and upon a motion by Craig Ackerman and a second by Nicco Warren, the public hearing was closed at 6:04 p.m.
Vote: 5/0/0

ITEM #3
Motion was made by Stacy Jackson and seconded by Jay Northcut to table the following item until December 11, 2018 at 6:00 p.m.:

Consider and act upon an Ordinance of the City Council of the City of Melissa, Texas, 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.
Vote: 5/0/0

**ITEM #4**
Motion was made by Stacy Jackson and seconded by Nicco Warren to open a Public Hearing at 6:06 p.m. to hear comments for or against the proposed voluntary annexation by the City of Melissa, Texas ("Melissa") of the area of land consisting of 97.470± acres located in the John Fitzhugh Survey, Abstract No. 319, Collin County, Texas and generally located west of State Highway 5 and approximately 1,800 feet south of the intersection of SH 5 and Melissa Road.
Vote: 5/0/0

There being no comments, a motion was made by Craig Ackerman and seconded by Nicco Warren to close the Public Hearing at 6:07 p.m.
Vote: 5/0/0

**ITEM #5**
Motion was made by Craig Ackerman and seconded by Stacy Jackson to table the following item until December 11, 2018 at 6:00 p.m.:

Consider and act upon an Ordinance of the City Council of the City of Melissa, Texas, 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.
Vote: 5/0/0

**ITEM #6**
Motion was made by Nicco Warren and seconded by Craig Ackerman to open a Public Hearing at 6:09 p.m. 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**
Vote: 5/0/0

Motion was made by Craig Ackerman and seconded by Nicco Warren to continue the public hearing until December 11, 2018 at 6:00 p.m.
Vote: 5/0/0
ITEM #7
Motion was made by Jay Northcut and seconded by Stacy Jackson to open a Public Hearing at 6:11 p.m. 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**
Vote: 5/0/0

Motion was made by Nicco Warren and seconded by Stacy Jackson to continue the Public Hearing until December 11, 2018 at 6:00 p.m.
Vote: 5/0/0

ITEM #8
Motion was made by Craig Ackerman and seconded by Stacy Jackson to table the following agenda item until December 11, 2018 at 6:00 p.m.:
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. **Applicant: Saddle Star Land Development, LLC**
Vote: 5/0/0

ITEM #9
Motion was made by Nicco Warren and seconded by Stacy Jackson to open a Public Hearing at 6:13 p.m. to hear concerns for or against a request for approval of a rezone from Agricultural ("A") to Planned Development ("PD") on 61.609± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located approximately 0.19 mile south of the intersection of SH 121 and Milrany Lane, City of Melissa, Collin County, Texas. **Applicant: Hines Acquisitions, LLC**
Vote: 5/0/0

Motion was made by Nicco Warren and seconded by Craig Ackerman to close the Public Hearing at 6:26 p.m.
Vote: 5/0/0

ITEM #10
Motion was made by Stacy Jackson and seconded by Craig Ackerman to act upon the recommendation from Planning and Zoning for approval of a request to rezone from Agricultural ("A") to Planned Development ("PD") on 61.609± acres situated in the David E.W. Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas conditioned upon 1). The landowner providing a blanket instrument securing the City's ability to secure the necessary right of way to construct a standard residential street to provide an additional connection from Milrany Ranch Subdivision out to SH121; and 2). The developer agrees to stub out an additional connection to the E-W collector road on the south boundary of the subdivision; and 3). The developer will submit an updated concept plan reflecting 1 and/or 2 above to City Staff for incorporation into the PD Ordinance.
Mr. Northcut suggested that the motion should be clarified to state in number 3 above that the developer will submit an updated concept plan reflecting 1 and 2 to City Staff for incorporation into the PD Ordinance.

Mr. Jackson amended his motion and Mr. Ackerman amended his second.

Vote: 5/0/0

ITEM #11
Motion was made by Nicco Warren and seconded by Stacy Jackson to act upon a recommendation of approval from Planning and Zoning regarding a replat of the Sherman Street Three Addition.

Vote: 5/0/0

ITEM #12
Motion was made by Craig Ackerman and seconded by Jay Northcut to act upon a recommendation for approval from Planning and Zoning regarding The Quarry Final Plat, being 33.228 acres situated in the John Emberson Survey, Abstract No. 294, City of Melissa, Collin County, Texas and generally located on the west side of US Hwy 75 approximately 0.55 mile southwest of the intersection of US Hwy 75 and Melissa Rd and consisting of 120 single-family residential lots and 4 HOA open space lots. **Applicant: Meritage Homes**

Vote: 5/0/0

ITEM #13
Motion was made by Jay Northcut and seconded by Craig Ackerman to act upon a recommendation of approval from Planning and Zoning regarding Meadow Run Phase 3 & 4 Preliminary Plat, consisting of 73.28 acres, being 291 residential lots and 8 HOA Open Space lots situated in the William Sanders Survey, Abstract No. 867, City of Melissa, Collin County, Texas and generally located at the southeast corner of Melissa Rd and Milrany Ln. **Applicant: Deveco-Meadow Run, LLC**

Vote: 5/0/0

ITEM #14
Motion was made by Craig Ackerman and seconded by Nicco Warren to act upon a recommendation of approval from Planning and Zoning regarding a replat of Lot 1, Block DD of the Villages of Melissa Phase 1B Final Plat. **Applicant: ClayMoore Engineering**

Vote: 5/0/0

ITEM #15
Motion was made by Nicco Warren and seconded by Stacy Jackson to act upon a recommendation from Planning and Zoning to approve the Castle Development Melissa Final Engineering Site Plan.

Vote: 5/0/0

ITEM #16
Motion was made by Jay Northcut and seconded by Craig Ackerman to open a public hearing at 6:43 p.m., to hear concerns for or against a request for approval of a replat of Lots 5 & 18, Block B of the Liberty Phase 4 Final Plat. **Applicant: Hillwood Residential**

Vote: 5/0/0

There being no comments, a motion was made by Nicco Warren and seconded by Stacy Jackson to close the public hearing at 6:44 p.m.

Vote: 5/0/0
ITEM #17
Motion was made by Stacy Jackson and seconded by Nicco Warren to act upon a recommendation of approval from Planning and Zoning to approve a replat of Lots 5 & 18, Block B of the Liberty Phase 4 Final Plat. Applicant: Hillwood Residential
Vote: 5/0/0

ITEM #18
Motion was made by Craig Ackerman and seconded by Jay Northcut to open a public hearing at 6:45 p.m. to hear concerns for or against a request for approval of a Planned Development ("PD") rezone on 8.11± acres, being Lot 4, Block 1 of the Melissa Crossing Addition, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile southwest of the intersection of SH121 and Miller Rd, City of Melissa, Collin County, Texas. Applicant: Joe Feagin
Vote: 5/0/0

Motion was made by Craig Ackerman and seconded by Nicco Warren to close the public hearing at 6:53 p.m.
Vote: 5/0/0

ITEM #19
Motion was made by Craig Ackerman and seconded by Stacy Jackson to act upon a recommendation by Planning and Zoning to approve a Planned Development ("PD") rezone on 8.11± acres, being Lot 4, Block 1 of the Melissa Crossing Addition, City of Melissa, Collin County, Texas and generally located approximately 0.18 mile southwest of the intersection of SH121 and Miller Rd, City of Melissa, Collin County, Texas. Applicant: Joe Feagin
Vote: 5/0/0

ITEM #20
Motion was made by Jay Northcut and seconded by Nicco Warren to adopt a Resolution awarding Outdoor Warning Siren project to Safetycom and authorizing the City Manager to execute all documents related to this award.
Vote: 5/0/0

ITEM #21
Motion was made by Stacy Jackson and seconded by Craig Ackerman to adopt a Resolution authorizing the City Manager to execute all documents related to the award of the bid for Management Services Agreement for City Sports Properties to Melissa Sports LLC.
Vote: 5/0/0

ITEM #22
Motion was made by Jay Northcut and seconded by Nicco Warren to adopt a Resolution authorizing the City Manager to execute the Settlement Agreement and Release between the City of Melissa, Texas and Enlightened Beginnings LLC.
Vote: 5/0/0

ITEM #23
Motion was made by Craig Ackerman and seconded by Jay Northcut to act upon a recommendation from Planning and Zoning for approval of Tracts 1 and 2, Block B of Melissa Village Addition Final Plat. (Applicant: Melissa Village, LLC)
Vote: 5/0/0
ITEM #24
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 #25
Motion was made by Craig Ackerman and seconded by Nicco Warren to adjourn at 7:29 p.m. Vote: 5/0/0

ATTEST:

______________________________________
Linda Bannister, City Secretary

______________________________________
Reed Greer, Mayor