MINUTES
CITY OF MELISSA CITY COUNCIL
REGULAR MEETING
DECEMBER 11, 2018
6:00 P.M.

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

Council members present were: Stacy Jackson, Chad Taylor, Craig Ackerman, Jay Northcut and Shannon Sweat. Nicco Warren was absent.

Prayer was given by Chad Taylor.

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 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.

Vote: 6/0/0

REGULAR AGENDA

ITEM #1
Citizen Comments. There were no comments.

ITEM #2
Motion was made by Jay Northcut and seconded by Craig Ackerman to adopt 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 contingent upon approval of the rezone from Agricultural (A) to Planned Development (PD) as described in Item #4 of this agenda; 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: 6/0/0
ITEM #3
Motion was made by Craig Ackerman and seconded by Stacy Jackson to continue the public hearing from November 13, 2018. The public hearing was opened at 6:05 p.m.
Vote: 6/0/0
Speaking on behalf of this project was:
    Mr. Pat Akins from Saddle Star Land Development
    3076 Hayes Lane
    Rockwall, TX

Motion was made by Craig Ackerman and seconded by Chad Taylor to close the public hearing at 6:14 p.m.
Vote: 6/0/0

ITEM #4
At the request of the developer, a motion was made by Jay Northcut and seconded by Craig Ackerman to accept the withdrawal of the application.
Vote: 6/0/0

ITEM #5
Motion was made by Craig Ackerman and seconded by Chad Taylor to continue the tabling from November 13, 2018 until January 22, 2019 at 6:00 p.m., 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: 6/0/0

ITEM #6
Motion was made by Craig Ackerman and seconded by Chad Taylor to continue the Public Hearing from November 13, 2018 until January 22, 2019 at 6:00 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: 6/0/0

ITEM #7
Motion was made by Craig Ackerman and seconded by Stacy Jackson to act upon the recommendation of approval from Planning and Zoning for the 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
Vote: 6/0/0
ITEM #8
Motion was made by Chad Taylor and seconded by Craig Ackerman to act upon a recommendation by Planning and Zoning to approve a request for 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
Vote: 6/0/0

ITEM #9
Motion was made by Stacy Jackson and seconded by Jay Northcut to act upon a recommendation from Planning and Zoning to approve 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
Vote: 6/0/0

ITEM #10
Motion was made by Chad Taylor and seconded by Stacy Jackson to act upon a recommendation by Planning and Zoning 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 David 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
Vote: 6/0/0

ITEM #11
Motion was make by Stacy Jackson and seconded by Chad Taylor to act upon a recommendation by Planning and Zoning approving 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
Vote: 6/0/0

ITEM #12
Motion was made by Craig Ackerman and seconded by Shannon Sweat to adopt a Resolution authorizing the City Manager to execute the Development Agreement between Bloomfield Homes, L.P. and the City of Melissa, Texas.
Vote: 6/0/0

ITEM #13
Motion was made by Jay Northcut and seconded by Stacy Jackson to 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.
ITEM #14
Motion was made by Craig Ackerman and seconded by Shannon Sweat to 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 we side of Miller Road approximately 926 feet to the south of the intersection of State Highway 121 and Miller Road, Melissa, Collin County, Texas.
Vote: 6/0/0

ITEM #15
Motion was made by Craig Ackerman and seconded by Chad Taylor to 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
Vote: 6/0/0

ITEM #16
Speaking on behalf of this item was: Diane Miller
P.O. Box 126
Melissa, TX 75454

Motion was made by Jay Northcut and seconded by Chad Taylor to adopt a Resolution 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 with the exception of the ROW dedication, and for no other purpose; providing an expiration date; and providing an effective date.
Vote: 5/1/0- Craig Ackerman against

ITEM #17
Motion was made by Craig Ackerman and seconded by Chad Taylor to adopt 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.
Vote: 6/0/0

ITEM #18
Motion was made by Chad Taylor and seconded by Stacy Jackson 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, 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.
Vote: 6/0/0
ITEM #19
The following agenda item was postponed until further review: 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.

ITEM #20
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 #21
Motion was made by Stacy Jackson and seconded by Chad Taylor to adjourn at 7:24 p.m.
Vote: 6/0/0

_____________________________
Reed Greer, Mayor

ATTEST:

_____________________________
Linda Bannister, City Secretary