

**\*\*\*\*\* NOTICE OF PUBLIC MEETING\*\*\*\*\***  
**CITY OF MELISSA CITY COUNCIL**  
**REGULAR MEETING**  
**TUESDAY, SEPTEMBER 8, 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. Update and discussion regarding annexations.
4. Discussion regarding Regular Agenda Items.
5. 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 the minutes of the August 25, 2015 regular meeting and work session and the September 1, 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, the adoption of proposed amendments to the City of Melissa's Impact Fees based on an update to the Land Use Assumptions and Capital Improvements Plan in accordance with Chapter 395 of the Texas Local Government Code.
3. Consider and act upon 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.

4. Consider and act upon an Ordinance adopting the City of Melissa FY 2015-16 annual budget and take a record vote.
5. Consider and act upon adopting an Ordinance levying the tax rate for the City of Melissa for the 2015 Tax Year.
6. Consider and act upon Ratifying, by vote, the property tax increase reflected in the budget mandated by Texas Local Government Code Section 102.007.
7. Consider and act upon an Ordinance adopting the Melissa Industrial and Economic Development Corporation (4A) Budget for FY 2015-16.
8. Consider and act upon an Ordinance adopting the Melissa Community and Economic Development Corporation (4B) Budget for FY 2015-16.
9. A Resolution of the City Council of the City of Melissa, Texas, setting public hearings on the 13th day of October 2015 and the 27th day of October 2015, beginning at 6:00 p.m., in the City Council Chamber at City Hall, 3411 Barker Avenue, Melissa, Texas 75454, on the proposed involuntary annexation by the City of Melissa of the area of land consisting of  $\pm 81.2$  acres and containing the following ten tracts located in Collin County, Texas: (1)  $20.962\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Block 5, Tracts 58-9; (2)  $1.809\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Sheet 5, Tract 56; (3)  $18.0\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Sheet 5, Tract 157; (4)  $1.0\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Sheet 5, Tract 58; (5)  $3.0\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Block 5, Tract 104; (6)  $9.945\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Block 5, Tract 57; (7)  $1.0\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Block 5, Tract 156; (8)  $8.713\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Block 5, Tract 54; (9)  $16.51\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Block 5, Tract 55 and (10)  $0.28\pm$  acres in the D.E.W. Babb Survey, Abstract 33, Sheet 5, Tract 154; authorizing and directing the City Manager, or his designee, to: (1) provide the required written notifications to the property owners and any applicable public and private entities and railroad companies; (2) notify the public of such public hearings; (3) offer any pre-annexation agreements, as required by law, or as the city manager deems appropriate, as he solely determines; and (4) execute any pre-annexation agreements described herein; providing for the City Council's determination of the area to be annexed by the City of Melissa; and providing for an effective date.
10. Consider and act upon adopting a Resolution of the City Council of the City of Melissa, Texas, setting public hearings on the 13th day of October 2015 and the 27th day of October 2015, beginning at 6:00 p.m., in the City Council Chamber at City Hall, 3411 Barker Avenue, Melissa, Texas 75454 on the proposed involuntary annexation by the City of Melissa of the area of land consisting of  $\pm 17.756$  acres and containing the following three tracts located in Collin County, Texas: (1)  $0.55\pm$  acres in the William Sanders Survey, Abstract 867, Block 2, Tract 86; (2)  $16.206\pm$  acres in the William Sanders Survey, Abstract 867, Block 2, Tract 42; and (3)  $1.0\pm$  acres in the Burleson First, Block 1, Lot 1; authorizing and directing the City Manager, or his designee, to: (1) provide the required written notifications to the property owners and any applicable public and private entities and railroad companies; (2) notify the public of such public hearings; (3) offer any pre-annexation agreements, as required by law, or as the city manager deems appropriate, as he solely determines; and (4) execute any pre-annexation agreements described herein; providing for the city council's determination of the area to be annexed by the City of Melissa; and providing for an effective date.

11. Consider and act upon adopting a Resolution of the City Council of the City of Melissa, Texas, setting 13th day of October 2015 and the 27th day of October 2015, beginning at 6:00 p.m., in the City Council Chamber at City Hall, 3411 Barker Avenue, Melissa, Texas 75454 for public hearings on the proposed involuntary annexation by the City of Melissa of the area of land consisting of ±1.24 acres and containing the following tract located in Collin County, Texas: (1) 1.24± acres in the D.E.W. Babb Survey, Abstract 33, Sheet 5, Tract 53; authorizing and directing the City Manager, or his designee, to: (1) provide the required written notifications to the property owners and any applicable public and private entities and railroad companies; (2) notify the public of such public hearings; (3) offer any pre-annexation agreements, as required by law, or as the City Manager deems appropriate, as he solely determines; and (4) execute any pre-annexation agreements described herein; providing for the City Council's determination of the area to be annexed by the City of Melissa; and providing for an effective date.
12. A Resolution of the City Council of the City of Melissa, Texas, setting 13th day of October 2015 and the 27th day of October 2015, beginning at 6:00 p.m., in the City Council Chamber at City Hall, 3411 Barker Avenue, Melissa, Texas 75454 for public hearings on the proposed involuntary annexation by the City of Melissa of the area of land consisting of ±15.04 acres and containing the following tract located in Collin County, Texas: (1) 15.04± acres in the John Emberson Survey, Abstract 294, Block 4, Tract 23; authorizing and directing the City Manager, or his designee, to: (1) provide the required written notifications to the property owners and any applicable public and private entities and railroad companies; (2) notify the public of such public hearings; (3) offer any pre-annexation agreements, as required by law, or as the City Manager deems appropriate, as he solely determines; and (4) execute any pre-annexation agreements described herein; providing for the City Council's determination of the area to be annexed by the City of Melissa; and providing for an effective date.
13. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.
14. Adjourn.

Certified to, this \_\_\_\_\_th day of September, 2015.

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Linda Bannister, City Secretary

Posted \_\_\_\_\_, 2015 @ \_\_\_\_\_ 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.**