CITY OF MELISSA
CITY COUNCIL REGULAR
MEETING AGENDA

Tuesday, September 8, 2026
Regular Meeting - 6:30 p.m.

City of Melissa City Hall
3411 Barker Avenue
Melissa, TX 75454

REGULAR MEETING AGENDA

1. **CALL TO ORDER AND ROLL CALL**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **PROCLAMATIONS AND PRESENTATIONS**

   A. Constitution Week Proclamation

   B. Code Enforcement Officer Appreciation Week Proclamation

   C. Customer Service Week Proclamation

4. **PUBLIC COMMENTS - AGENDA ITEMS**
   This item is available for citizens to speak for up to 3 minutes on any item on the current agenda. General public comments can be made at the end of the Council meeting.

5. **CONSENT AGENDA**
   All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests and a majority of City Council are in favor, in which event the item will be removed from the Consent Agenda and placed in the section titled Consideration of Items Withdrawn From the Consent Agenda.

   A. Consider the minutes from the August 25, 2026 City Council Work Session and the August 25, 2026 City Council Regular Meeting. (HB)

   B. Consider the updated Investment Policy and the Financial Policies as part of the Fiscal Year 2027 Budget. (CF)

   C. Consider a Resolution authorizing the creation of two (2) new interest-bearing accounts at each of SouthState Bank and TexSTAR, entitled "City of Melissa Solid Waste Fund" and "City of Melissa Special Designated Fund"; and authorizing current signees to be added to these accounts. (CF)

   D. Consider an Ordinance amending Ordinance No. 90-04, Chapter 3, Article 3.1100; establishing certain new regulations relating to the maintenance of driveway approaches.

E. Consider amending the First Amended and Restated Agreement for Solid Waste and Recycling Collection, Removal and Disposal Agreement. (GD)

F. Consider authorization of Third Amended and Restated Gateway Village Incentive Agreement - Ace Hardware Parcel. (JL)

G. Consider an Interlocal Cooperative Purchasing Agreement with the Purchasing Cooperative of America (PCA) to participate in the Cooperative Purchasing Services of PCA. (KW)

H. Consider a Master Intergovernmental Cooperative Purchasing Agreement with Equalis Group to participate in the Cooperative Purchasing Programs administered by Equalis Group. (KW)

I. Consider adoption of the Updated Donations to the City Policy. (KW)

J. Consider authorizing the City Manager to execute the Development and Chapter 380 Agreement and the First Amendment to Contract of Sale with Chase Oaks Church. (TS)

6. CONSIDERATION OF ITEMS WITHDRAWN FROM CONSENT AGENDA

7. REGULAR AGENDA

A. Conduct a Public Hearing and consider an Ordinance of the City Council of the City of Melissa, Texas accepting and approving a Service and Assessment Plan and Assessment Roll for the Vineyard Hills Estates Public Improvement District; making a finding of special benefit to the property in Phase #1 of the District; levying special assessments against property within Phase #1 of the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability; and providing an effective date. (TS)

B. Conduct a public hearing and consider an ordinance amending Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, and granting a Specific Use Permit ("SUP") allowing for a Car Wash, Full Service land use on 1.719± acres of land, generally located at 1218 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)

C. Conduct a public hearing and consider an Ordinance approving the budget figures for Fiscal Year 2026-2027; adopting a budget and appropriating resources for the City of Melissa, Texas, for the Fiscal Year beginning October 1, 2026; and take a record vote. (CF)

D. Conduct a public hearing and consider an Ordinance levying taxes for the 2026 tax year; and take a record vote. (CF)

E. Consider ratifying, by vote, the property tax revenue increase reflected in the Fiscal Year 2026-2027 budget mandated by Texas Local Government Code Section 102.007. (CF)

F. Consider an Ordinance amending Melissa's Code of Ordinances, Ordinance No. 92-04, as amended, Appendix A (Melissa Fee Schedule), Section 20.00 (Water and Sewer Rates), Section 28.00 (Public Library Fees), Section 29.00 (Solid Waste and Recyclable Materials

Fees), Section 35,00 (Parks and Recreation User Fees) and Section 38.00 (Traffic Impact Analysis Review Fee); modifying certain existing regulation sand adding certain new regulations relating to Water and Sewer Rates, Public Library Fees, Solid Waste and Recyclable Materials Fees, Parks and Recreation User Fees and Traffic Impact Analysis Review Fee, each effective as of October 1, 2026; reauthorizing Building Permit Fees in accordance with Section 214.908 of the Texas Local Government Code; Providing a Penalty Clause with a maximum fine of $2,000, Savings/Repealing Clause, Severability Clause and an Effective Date; and Providing for the Publication of the Caption Hereof. (CF)

8. PUBLIC COMMENTS - NON-AGENDA ITEMS

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 unless and until properly posted on a future agenda

9. COUNCIL DISCUSSION

Council discussion with staff concerning any actions required by City Staff as a result of any item on tonight's agenda.

10. ADJOURN

Certified

Certified to this the 1st day of September, 2026.

Posted: September 1, 2026 @ 5:30 p.m.

Hope Baskin, City Secretary

CITY OF MELISSA • TEXAS

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:

551.087 Deliberations regarding Economic Development Negotiations
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

In accordance with House Bill 1522, the budget for FY2025-2026 for the City of Melissa will raise more revenue from total property taxes than last year's budget by an amount of $1,095,131, which is a 6.48% percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $1,951,306.

Scenario		TAXPAYER IMPACT: Median Taxable Homestead Value		Tax Rate	Estimated City Tax Bill	Change from Prior Year
Prior Year	FY2025	$ 413,849	2024	0.454116	$1,879.35	
Adopted Budget	FY2026	$ 441,633	2025	0.454116	$2,005.53	$126.17
No-New Revenue Rate	FY2026	$ 441,633	2025	0.477065	$2,106.88	$227.52
Voter Approved Rate	FY2026	$ 441,633	2025	0.478134	$2,111.60	$232.24

The adopted budget for FY 2025-2026 can be viewed on the City's website located at cityofmelissa.com under the Financial Transparency Tab