CITY OF MELISSA
CITY COUNCIL REGULAR
MEETING AGENDA

Tuesday, October 13, 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**

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in which event the item will be removed from the Consent Agenda and placed in the section titled Consideration of Items Withdrawn From the Consent Agenda.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 September 22, 2026 City Council Work Session and the September 22, 2026 City Council Regular Meeting. (HB)

   B. Consider authorizing the Mayor to execute the Municipal Court Judicial Services Agreement between the City of Melissa and Judge David Moore for the Municipal Court Judge. (GD)

   C. Consider a Resolution setting a Public Hearing for the creation of a Public Improvement District and improvements within the City of Melissa for The Preserve residential development. (TS)

   D. Consider authorizing the City Manager to execute a Release of Property from Facilities Agreement. (TL)

   E. Authorize the City Manager or his designee to execute a contract with MuniCap, Inc for the administration of current and future City of Melissa Tax Increment Reinvestment Zones "TIRZ." (TS)

   F. Consider a Resolution setting a date, time and place for a public hearing on the proposed voluntary annexation by the City of Melissa of the area of land consisting of 1.680± acres,

situated in the Jesse Stiff Survey, Abstract No. 792 and the James Fisher Survey, Abstract No. 792, Collin County, Texas. (TL)

G. Consider a Resolution setting a date, time and place for a public hearing on the proposed voluntary annexation by the City of Melissa of the area of land consisting of 180.720± acres, situated in the Jesse Stiff Survey, Abstract No. 792 and the James Fisher Survey, Abstract No. 304, Collin County, Texas. (TL)

H. Consider a Resolution setting a public hearing for the creation of a public improvement district and improvements within the Extraterritorial Jurisdiction of the City of Melissa for the Long Ranch residential development. (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 regarding annexing, on application of the landowner, an area of land consisting of 1.680± acres of land, situated in the Jesse Stiff Survey, Abstract No. 792 and the James Fisher Survey, Abstract No. 304, Collin County, Texas, and generally located the intersection of Wildrose Drive and County Road 413, Collin County, Texas. (TL)

C. Conduct a public hearing and consider an ordinance annexing, on application of the landowner, an area of land consisting of 23.262± acres of land, situated in the Jacob Gragg Survey, Abstract No. 339, Collin County, Texas, and generally located at the northeast corner of US 75 and Throckmorton Road, City of Melissa, Collin County, Texas. (TL)

D. Conduct a public hearing and consider an ordinance to amend Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone a tract of land consisting of 47.784± acres of land in the aggregate, generally located at the northeast corner of US 75 and Throckmorton Road, City of Melissa, Collin County, Texas, heretofore zoned Agricultural District ("A") within the Commercial Corridor Overlay District ("CC/O") zoning classification; providing that the property is rezoned and placed in the Planned Development/General Commercial District ("PD/C-2") within the Commercial Corridor Overlay District ("CC/O"). (TL)

E. Conduct a public hearing and consider an ordinance amending Melissa's Zoning Ordinance, Ordinance No. 92-08, as amended, to rezone a tract of land consisting of 18.237± acres of land in the aggregate, heretofore zoned Planned Development/Multi-Family ("PD/MF"), provided that the property, generally located approximately 1,174 feet southwest of the intersection of E Melissa Road and Bryant Street, City of Melissa, Collin County, Texas is rezoned and placed in the Planned Development/Multi-Family ("PD/MF") to Planned

Development/Restricted Commercial District/Townhome Residential District ("PD/C-1/TH"). (TL)

F. Consider an Ordinance, amending the Code of Ordinances, Ordinance No. 92-04, as amended, Chapter 11 (Utilities & Solid Waste) to add Article 11.4000 (Municipal Drainage Utility System); Establishing a Municipal Drainage Utility System in the City of Melissa pursuant to Chapter 552, Subchapter C of the Texas Local Government Code; Declaring Drainage of the City to be a Public Utility; Providing for Drainage Service, Billing Procedures, Exemptions, Drainage Charges, Appeals and Enforcement; Providing a penalty clause with a maximum fine of $500; Providing a savings/repealing clause; Providing an effective Date; and providing for the publication of the caption hereof.

G. Consider a Resolution directing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation for Park, Public Safety and Public Work Projects; and Resolving Other Matters Related to the Subject. (TS)

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 6th day of October, 2026.

CITY OF MELISSA • TEXAS

Posted: October 6, 2026 @ 5:30 p.m.

Hope Baskin, City Secretary

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 the FY2026-2027 for the City of Melissa will raise more revenue from total property taxes than last year's budget by an amount of $1,526,613, which is a 8.39% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $1,579,802.

		Taxpayer Impact:				
Scenario		Median Taxable Homestead Value		Tax Rate	Estimated City Tax Bill	Change from Prior Year
Prior Year	FY2026	$ 451,807	2025	0.454116	$2,051.73	
Adopted Budget	FY2027	$ 432,453	2026	0.454116	$1,963.84	-$87.89
No-New Revenue Rate	FY2027	$ 432,453	2026	0.451047	$1,950.57	-$101.16
Voter Approved Rate	FY2027	$ 432,453	2026	0.491481	$2,125.42	$73.70

The adopted budget for FY2026-2027 can be viewed on the City's website located at cityofmelissa.com under the Financial Transparency Tab.