# CITY OF MELISSA
# CITY COUNCIL REGULAR
# MEETING AGENDA

Tuesday, September 22, 2026
Regular Meeting - 6:30 p.m.

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

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## REGULAR MEETING AGENDA

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

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**3. PROCLAMATIONS AND PRESENTATIONS**

A. Human Resources Professionals Day Proclamation

B. National Fire Prevention 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in which event the item will be removed from the Consent Agenda and placed in the section titled Consideration of Items Withdrawn From the Consent Agenda.*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 September 8, 2026 City Council Work Session and the September 8, 2026 City Council Regular Meeting. (HB)

B. Consider an Ordinance amending the Fiscal Year 2025-2026 Budget and approving the Revised Budget Figures for Fiscal Year 2025-2026. (GD)

C. Consider the 121 Exchange Business Park Preliminary Engineering Site Plan, consisting of 21.304± acres of land situated in the Joab Butler Survey, Abstract No. 69, City of Melissa, Collin County, Texas and generally located at the southeast corner of Sam Rayburn Highway and McKinney Street, City of Melissa, Collin County, Texas. (TL)

D. Consider the Melissa Retail Final Engineering Site Plan, consisting of 1.74 ± acres of land situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and generally located at the southwest corner of McKinney Street and Legacy Ranch Boulevard, City of Melissa, Collin County, Texas. (TL)

E. Consider the 7-Eleven Final Engineering Site Plan, consisting of 1.45 ± acres of land situated in the D.E.W Babb Survey, Abstract No. 33, City of Melissa, Collin County, Texas and generally located at the northeast corner of Melissa Road and Milrany Lane, City of Melissa, Collin County, Texas. (TL)

F. Consider authorizing the City Manager or his designee to negotiate and execute a Development Agreement with OMA Melissa, LLC. (TS)

G. Consider authorizing the City Manager or his designee to negotiate and execute a Professional Services Agreement with WSB for Professional Engineering Services related to the Stiff Creek Lift Station Expansion and Parallel Clemons Creek Interceptor Projects. (NH)

H. 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 23.262± acres, situated in the Jacob Gragg Survey, Abstract No. 339, Collin County, Texas. (TL)

**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. Consider the Melissa Park Village Sign Coordination Plan amendment. (TL)

C. Conduct a public hearing to repeal Ordinance No. 2026-32, which granted a Specific Use Permit ("SUP") for the operation of an Automobile Repair, Major land use on a tract of land consisting of 0.888± acres of land, and the granting of a new SUP for the operation of an Automobile Repair, Major use, consisting of 0.888± acres of land, generally located at 2406 Sam Rayburn Highway, City of Melissa, Collin County, Texas. (TL)

D. Consider authorizing the City Manager to negotiate, draft, and execute an amendment to the Melissa 75 Holdings LLC Development Agreement. (TL)

E. Conduct a public hearing and consider an ordinance abandoning the City's interest in a dedicated utility easement shown in Lot 1R, Block 22, Original Town of Melissa Addition, an addition to the City of Melissa, Collin County, Texas, according to the plat thereof recorded in Volume 5, Page 118, Plat Records of Collin County, Texas. (TL)

F. Consider a recommendation from the Melissa Community and Economic Development Corporation (4B Board) for a 3-year Rental Agreement for Christmas Tree and Additional Decor at Melissa Lake Park.

G. Consider a recommendation from the Melissa Community and Economic Development Corporation (4B Board) for the acceptance of the Guaranteed Maximum Price for the construction of the Melissa Athletic Center. (TS)

H. Consider authorizing the City Manager or his designee to execute a Facilities Use and Operating Agreement with Melissa Sports for operations of the Melissa Athletic Center. (TS)

I. Take Any Action as a Result of the Executive Session held in the Work Session.

**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 16th day of September, 2026.

CITY OF MELISSA • TEXAS

Posted: September 16, 2026 @ 12:00 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.