CITY OF MELISSA
CITY COUNCIL REGULAR
MEETING AGENDA

Tuesday, October 27, 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. Municipal Courts Week Proclamation

B. World Town Planning Day Proclamation

C. International Accounting Day 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in which event the item will be removed from the Consent Agenda and placed in the section titled Consideration of Items Withdrawn From the Consent Agenda.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 October 13, 2026 City Council Work Session and the October 13, 2026 City Council Regular Meeting. (HB)

B. Consider an Ordinance adopting the 2026 Certified Tax Roll Jurisdiction Summary. (CF)

C. Consider the Willow Grove Final Engineering Site Plan, consisting of 32.2313± acres of land situated in the John Emberson Survey, Abstract No. 294, and the Andrew Thomas Survey, Abstract No. 894, City of Melissa, Collin County, Texas, and generally located approximately 541 feet east of the intersection of Willow Grove Way and US Highway 75, City of Melissa, Collin County, Texas. (TL)

D. Consider authorizing the City Manager or his designee to execute a Chapter 380 Agreement with Bloomfield Homes. (GD)

6. CONSIDERATION OF ITEMS WITHDRAWN FROM CONSENT AGENDA

7. REGULAR AGENDA

A. Conduct a public hearing and consider an ordinance 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)

B. Conduct a public hearing and consider an ordinance annexing, on application of the landowner, an 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)

C. 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 180.720± acres of land in the aggregate, heretofore zoned Agricultural District ("A"), provided that the property, generally located at the southeast corner of County Road 413 and County Road 471, Collin County, Texas is rezoned and placed in the Planned Development/Single Family Residential District 3 ("PD/SF-3"). (TL)

D. Take Any Action Necessary as a Result of the Executive Session held in 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 20th day of October, 2026.

Posted: October 20, 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 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% 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 $1,579,802.

		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 FY 2026-2027 can be viewed on the City's website located at cityofmelissa.com under the Financial Transparency Tab