

**CITY OF BLUE RIDGE
REGULAR SESSION AGENDA
FEBRUARY 2, 2021, 7:00 P.M.
Blue Ridge Community Center
200 W. Tilton Street**

THE BLUE RIDGE CITY COUNCIL WILL MEET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, FEBRUARY 2, 2021, AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT 200 W. TILTON, BLUE RIDGE, TEXAS WITH THE FOLLOWING ITEMS ON THE AGENDA FOR CONSIDERATION AND/OR ACTION.

1. Call to order, Roll Call
2. Prayer and Pledges of Allegiance
3. Announcements relating to items of public interest: Proclamation recognizing Health for Humanity Yogathon; the Downtown Revitalization Grant has been approved and the process now begins with our engineer to bid out the project to contractors; the grant for playground equipment at Bratcher Park fell through, but another company has picked up the bid and we are waiting on a meeting with the Community Development Corporation to facilitate the project; we are waiting on the specifics from the Federal Government for our Automated Meter Reading System grant to begin the project; bid opening for a contractor for the Sewer Grant will be February 9th -
4. Public Comment: This is an opportunity for the public to address the Council on any matter included on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Council, speakers MUST complete a Speaker Form and provide it to the City Secretary PRIOR to the start of the meeting. Each speaker shall approach the front of the Council and state his/her name and street address before speaking. Speakers shall address the Council with civility that is conducive to appropriate public discussion. The public cannot speak from the gallery but only from the front of the Council. Per the Texas Open Meetings Act, the Council is not permitted to take action on or discuss any item not listed on the agenda. The Council may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy; or (3) propose the item be placed on a future agenda, in accordance with Council procedures.
5. Consent Agenda (All matters listed under the Consent Agenda for discussion and possible actions are considered to be routine by the City Council and require little or no deliberation. There will not be a separate discussion of these items and the Consent Agenda items will be enacted by one vote. If a Council Member expresses a desire to discuss a matter listed on the Consent Agenda, the item will be considered separately).
 - a. Discuss, approve or disapprove the minutes from Regular Session held January 5, 2021
 - b. Public Works Update;
 - c. City Financial Report;
 - d. Fire Department Report;
 - e. Animal Control Report
6. Consider, discuss and act upon information to refinance current loans with USDA
7. Consider, discuss and act upon a request from Cobb Fendley & Associates, representatives for TxDOT for Right-of-Way acquisitions, to allow a portion of the land owned by the City of Blue Ridge known as Abstract A0557, M Mowery Survey, Sheet 2, Tract 198, containing 9.048, also identified by Property ID 2760293, for land acquisition of 0.4362 acres from this tract of land for TxDOT use

8. Consider, discuss and act upon Resolution 2021-0202-001, including a Notice of General Election and an Order of General Election which calls a General Election for May 1, 2021 to elect three (3) full term Council seats
9. Consider, discuss and act upon a Joint General Election Services Contract with Collin County Elections Administrator for the May 1, 2021 General Election
10. Consider, discuss and act upon a contract amendment with Collin County regarding Fire Inspection and Fire Plan Review for Commercial Buildings
11. Consider, discuss and act upon a contract amendment with Collin County regarding Ambulance Services agreement
12. Consider, discuss and act upon Resolution 2021-0202-002 continuing participation with Atmos Cities Steering Committee with payment authorization
13. Consider, discuss and act upon standardizing elements for a RV Park
14. Discussion of placing items on future agendas
15. Adjournment.

Certified this the 29th day of January, 2021.



Rhonda Williams
Mayor, City of Blue Ridge

The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code including, Sections: 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code including, but not limited to, Section 321.3022 (Sales Tax Information)

This facility is wheelchair accessible. Request for accommodations or sign interpretative services must be made 48 hours prior to this meeting. Please contact the city secretary's office at 972-752-5791 for further information.

I, the undersigned authority, do hereby certify that this notice was posted in the regular posting place of the City Hall building for Blue Ridge, Texas, in a place and manner convenient and readily accessible to the general public at all times, and said Notice was posted January 29, 2021 by 5:00 P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary

CITY OF BLUE RIDGE
PROCLAMATION 2021-0202-001

In Recognition of the Health for Humanity Yogathon
Organized by Hindu Swayamsevak Sangh, USA
January 16th -January 31st, 2021

WHEREAS, YOGA is an ancient Hindu practice developed thousands of years ago in the Indian subcontinent for maintaining spiritual, mental, and physical wellbeing; and

WHEREAS, SURYA NAMASKARA, or Sun Salutation, is a traditional yogic practice combining a sequence of postures with breathing exercises; and

WHEREAS, HINDU SWAYAMSEVAK SANGH, or HSS, is a nonprofit charitable organization with over 235 branches in 173 cities and in 32 states, including seven branches in the State of Colorado; and

WHEREAS, through the state branches, HSS conducts a Hindu values education program and community service activities such as food drive, providing PPE to first responders in several cities across the state, helping international students and interns in need, and collaborating with local centers to help the communities; and

WHEREAS, HSS is organizing its annual Health for Humanity Yogathon to promote the spiritual, mental, and physical wellbeing of all members of the community; and

WHEREAS, YOGA enthusiasts, yoga studios, local schools, and other community organizations are participating in the HSS Health for Humanity Yogathon.

*NOW, **THEREFORE** I, Rhonda Williams, Mayor of the City of Blue Ridge, do hereby proclaim Health for Humanity Yogathon from January through March 2021 in this city. Further, I urge all residents to do their part to promote the spiritual, mental and physical wellbeing of all members of the community.*

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City to be affixed this 2nd day of February in the year 2021.

Mayor Rhonda Williams
City of Blue Ridge

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
JANUARY 5, 2021

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, JANUARY 5, 2021 AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT 200 W. TILTON, BLUE RIDGE, TEXAS 75424 AT 7:00 P.M. WITH THE FOLLOWING ITEMS ON THE AGENDA FOR CONSIDERATION AND/OR ACTION.

1. Mayor Williams called the meeting to order at 7:00 p.m. and called roll with the following members present: Mayor Rhonda Williams, Amber Wood, Keith Chitwood, Colby Collinsworth and Allen Cunnyingham. Christina Porath was absent.
2. Edie Sims offered the prayer and lead the Pledge of Allegiance to the American and Texas Flags.
3. Announcements relating to items of public interest: No announcements made.
4. Public Comment
No one signed up or spoke at this time.

5. Consent Agenda: a) Discuss, approve or disapprove the minutes from Regular Session held December 1, 2020; b) Public Works Update; c) City Financial Report; d) Fire Department Report; and e) Animal Control Report

Amber Wood motioned to approve the Consent Agenda as presented amending the notation of the December 1 meeting with Keith Chitwood seconding the motion. Motion carried unanimously.

6. Public Hearing to present maps and text produced for the City's TxCDBG Planning Study, Contract 7219014 and to receive public comment

Danielle Rojas, Grantworks Inc Project Manager, presented to the Council the overall view of the Planning Study grant and the products produced from the study to include a population analysis, housing study, land use study, water supply and distribution study, wastewater collection and treatment study, storm drainage system study, street system study, economic development study, recreation and open space study, capital improvements program, funding sources and a subdivision ordinance. These studies provide a very intensive comprehensive planning tool for the City to have as a living document and utilize to plan for growth and other needs of the City.

Mayor Williams opened the Public Hearing at 7:23pm and asked those FOR the planning study to come forward. With no one coming forth, Mayor Williams asked those OPPOSING the planning study to come forward. With no one coming forth, Mayor Williams closed the Public Hearing at 7:23pm.

Council did not have questions or concerns.

7. Consider, discuss and act upon adopting Resolution 2021-0105-001 required by Texas Department of Agriculture affirming review of the plan and its suitability to guide future policy decisions

Amber Wood motioned to approve the Resolution as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

8. Consider, discuss and act upon a variance request for ADA compliant restrooms for Jessica Branscome's Salon due to size and accessibility

Aaron Branscome, present at the meeting, had submitted a request for a variance regarding ADA compliant restrooms for the newly installed building on the west side of Branscome's Grocery for a salon. The building is 15'X30' so a compliant ADA restroom facility

would take 1/3 of the entire building. If the variance is approved, the building will have a restroom, it will not be ADA compliant. However, ADA compliant restrooms are accessible via inside Branscome's Grocery Store. Once at the Grocery Store, the restrooms are 90' inside.

With an added business and more growth for employment, Council discussed the issues of the property potentially being sold and what consequences would be incurred by such a sale. Due to the Salon being on a separate parcel, even if sold, the Grocery Store and lot adjoining would have to be sold together as the Grocery Store goes over the second lot as well. Thereby making this a non-issue.

Amber Wood motioned to approve the variance request as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

9. Consider, discuss and act upon State of the City – a reflection of 2020 and goals planned for 2021

Council was provided a list of Goals planned for 2021 to include goals set out by each employee. All employees requested continuing education to improve their jobs for the citizens. There are several specific projects planned for 2021 to include improving a water line on South Main and installing sewer line with taps for several lots. There are other projects to improve or upgrade water lines to include East Heap, Worley, Lyle and White Streets.

A promise of a minimum one street per year was made. To date, 9 streets have been improved over the past 3 years. The next street planned is Hilltop to tie into the completed High Ridge. Other goals were expressed to improve the planning and implementation of City business.

10. Discussion of placing items on future agendas No one requested any items for future agendas.

11. Adjournment Amber Wood motioned to adjourn with Allen Cunnyingham seconding the motion. Council adjourned at 8:30pm.

APPROVED:

ATTEST:

Rhonda Williams, Mayor

Edie Sims, City Secretary

January 2021 Public Works Report

1. Water leak repaired at 211 Pritchard.
2. Sewer back up repaired at 206 N. Church.
3. Sewer back up repaired on N. Morrow.
4. Potholes filled on Square, N. Main, S. Church, N. Church S. Morrow, Davis, Pruett, Ridgetop, Harmon, Willow Pecan, School, Porter, W. Lamm, N. Morrow, Dunn and Richardson.
5. Water leak repaired at 691 N. Bus 78.
6. Sewer line hit at the new school; contractors will be fixing it at their cost.
7. Sewer back up repaired at 405 FM 545.
8. Two water leaks fixed on Justin Lane.
9. Found and fixed sewer clean out at 519 W FM 545.
10. Potholes filled on Bratcher and Scott.
11. Rock added at Pruett, E. Lamm and High Ridge.
12. Potholes filled at N. Church.

January 2021 Work Orders Report

DATE	WO#	ADDRESS	NOTES	
1/1/2021	5309	111 A Harmon	meter read, turn off water	12/31/2021
12/30/2021	5310	205 Ridgetop	read meter, 1 tote, turn water on	12/31/2021
1/4/2021	5311	104 Willow	deliver 1 extra trash tote	1/8/2021
1/4/2021	5312	313 W.Lamm	deliver 1 extra trash tote	
1/6/2021	5313	304 Ridgeway	meter read, turn off water	1/7/2021
1/6/2021	5314	304 Ridgeway	read meter, turn water on	1/7/2021
1/6/2021	5315	1206 N Bus 78	meter read, turn off water	
1/6/2021	5316	306 Oak St	deliver 1 extra trash tote	1/7/2021
1/7/2021	5317	106 S. Church	check for sewer back up in tub	1/7/2021
1/7/2021	5318	200 Beryl	check for sewer back up	1/7/2021
1/8/2021	5319	101 W FM 545	meter read	
1/8/2021	5320	101 W FM 545	read meter	1/8/2021
1/11/2021	5321	322 E. Lamm	read meter, deliver 1 tote, turn water on	1/15/2021
1/12/2021	5322	401 N Bus 78	change meter	1/12/2021
1/13/2021	5323	305 Bratcher	meter read, p/u tote, leave water on	1/13/2021
1/14/2021	5324	205 Ridgetop	read meter, take 1 tote	1/14/2021
1/14/2021	5325	507 White	deliver 1 extra trash tote	1/14/2021
1/18/2021	5326	302 W. Benjamin	read meter, 2 totes, turn water on	
1/19/2021	5327	306 W. Lamm	deliver 1 extra trash tote	1/22/2021
1/21/2021	5328	411 A N Bus78	meter read, p/u tote, turn water off	1/22/2021
1/22/2021	5329	200 Beryl	read meter, turn water on for temp service	1/22-1/24/2021
1/22/2021	5330	202 Bratcher	deliver 1 extra trash tote	1/22/2021
1/25/2021	5331	305 S. Church	read meter, 1 tote, turn water on	1/25/2021
1/28/2021	5332	1206 N Bus 78	read meter	1/28/2021
1/28/2021	5333	1206 N Bus 78	read meter, 1 tote	

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01/29/21

Accrual Basis

City of Blue Ridge General Fund
Profit & Loss Budget vs. Actual
 October 2020 through September 2021

	Oct '20 - Sep 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4510 · Court Income	100.00	300.00	-200.00	33.3%
4515 · Copies & Faxes	8.00	50.00	-42.00	16.0%
4525 · Franchise Tax Income	12,098.47	45,000.00	-32,901.53	26.9%
4570 · Permit & Inspection Fees	4,022.65	8,000.00	-3,977.35	50.3%
4571 · Replat/Rezoning Fees	0.00	2,500.00	-2,500.00	0.0%
4580 · Sales Tax Income	35,814.40	245,000.00	-209,185.60	14.6%
4600 · Property Tax Income	205,600.65	321,551.42	-115,950.77	63.9%
4899 · Misc Income	597.38			
4900 · Payroll from Revenue Account	6,310.71	136,868.00	-130,557.29	4.6%
Total Income	264,552.26	759,269.42	-494,717.16	34.8%
Gross Profit	264,552.26	759,269.42	-494,717.16	34.8%
Expense				
VOID	0.00			
5110 · Ambulance Service	0.00	12,000.00	-12,000.00	0.0%
5130 · Animal Control Services	4,762.50	11,000.00	-6,237.50	43.3%
5150 · Codification	0.00	500.00	-500.00	0.0%
5160 · Contract Labor				
5161 · Code Enforcement	2,800.00	10,100.00	-7,300.00	27.7%
5160 · Contract Labor - Other	0.00	6,000.00	-6,000.00	0.0%
Total 5160 · Contract Labor	2,800.00	16,100.00	-13,300.00	17.4%
5170 · Copies	-1.50			
5180 · Council & Mayor Expense	119.19	500.00	-380.81	23.8%
5210 · Election Expense	0.00	5,000.00	-5,000.00	0.0%
5230 · Fuel Expense - General	243.09	5,200.00	-4,956.91	4.7%
5231 · Fuel Expense - Fire Dept	398.41	3,000.00	-2,601.59	13.3%
5236 · Court Expense	0.00	0.00	0.00	0.0%
5237 · Court - Petty Cash	0.00	200.00	-200.00	0.0%
5238 · Court Payroll	1,400.00	4,800.00	-3,400.00	29.2%
5240 · Grants				
5241 · Parks Grant	0.00	7,350.00	-7,350.00	0.0%
5242 · Planning & Capacity	0.00	3,681.00	-3,681.00	0.0%
Total 5240 · Grants	0.00	11,031.00	-11,031.00	0.0%
5250 · Inspection Expense	1,915.82	9,000.00	-7,084.18	21.3%
5260 · Insurance -Liab/Comp/Prop	6,569.75	29,100.00	-22,530.25	22.6%
5261 · Insurance - Fire Dept	0.00	10,000.00	-10,000.00	0.0%
5270 · Janitorial General	354.97	500.00	-145.03	71.0%

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01/29/21

Accrual Basis

City of Blue Ridge General Fund

Profit & Loss Budget vs. Actual

October 2020 through September 2021

	Oct '20 - Sep 21	Budget	\$ Over Budget	% of Budget
5300 · Legal & Professional Fees				
5301 · Legal Notices/Publications	312.00	2,500.00	-2,188.00	12.5%
5300 · Legal & Professional Fees - Other	9,692.41	15,000.00	-5,307.59	64.6%
Total 5300 · Legal & Professional Fees	10,004.41	17,500.00	-7,495.59	57.2%
5302 · Parks & Recreation	0.00	1,500.00	-1,500.00	0.0%
5305 · Storage Unit Rent	0.00	660.00	-660.00	0.0%
5310 · Maint. & Repair Equipment	0.00	5,000.00	-5,000.00	0.0%
5315 · Bldg Maintenance & Repair	700.00	2,000.00	-1,300.00	35.0%
5320 · Maint. & Repair Office Equ	0.00	2,000.00	-2,000.00	0.0%
5321 · Vehicle Maintenance & Repair	123.82	2,000.00	-1,876.18	6.2%
5325 · Miscellaneous Expense	2,508.82	0.00	2,508.82	100.0%
5330 · Mowing Expense	0.00	0.00	0.00	0.0%
5340 · Office Supplies				
5341 · Office Equipment	2,520.00	3,000.00	-480.00	84.0%
5340 · Office Supplies - Other	875.29	0.00	875.29	100.0%
Total 5340 · Office Supplies	3,395.29	3,000.00	395.29	113.2%
5350 · Parts & Equipment Expense	227.40	3,500.00	-3,272.60	6.5%
5361 · Property Tax Expense	1,056.75	3,500.00	-2,443.25	30.2%
5370 · Payroll Expenses				
5372 · Health Insurance - TML	7,517.92			
5372.0 · Health Insurance - Company	17,681.71			
5372 · Health Insurance - TML - Other				
Total 5372 · Health Insurance - TML	25,199.63			
5373 · Longevity Pay	480.00	1,020.00	-540.00	47.1%
5374 · Medicare Expenses	1,228.98			
5375 · TMRS	9,507.41			
5376 · SS Expenses	5,254.88			
5377 · TWC Expenses	108.28			
5379 · Wages	48,186.43	0.00	48,186.43	100.0%
5370 · Payroll Expenses - Other	39,192.54	309,911.39	-270,718.85	12.6%
Total 5370 · Payroll Expenses	129,158.15	310,931.39	-181,773.24	41.5%
5380 · Postage, Freight & Shipping	66.11	500.00	-433.89	13.2%
5390 · Filing Fees	31.00	1,000.00	-969.00	3.1%
5399 · Petty Cash	9.00	200.00	-191.00	4.5%
5450 · Returned Checks	0.00	0.00	0.00	0.0%
5500 · Road Construction				
5502 · Street Projects	2,530.00	110,000.00	-107,470.00	2.3%
5500 · Road Construction - Other	1,344.00			
Total 5500 · Road Construction	3,874.00	110,000.00	-106,126.00	3.5%

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Accrual Basis

City of Blue Ridge General Fund

Profit & Loss Budget vs. Actual

October 2020 through September 2021

	Oct '20 - Sep 21	Budget	\$ Over Budget	% of Budget
5510 • Sales Tax Expense (Trash)	1,974.78			
5530 • Seminars - Training Courses	120.00	1,500.00	-1,380.00	8.0%
5535 • Special Project	0.00	2,000.00	-2,000.00	0.0%
5540 • Subscriptions, Dues & Permits	3,305.09	1,000.00	2,305.09	330.5%
5700 • Trash	1,004.11	2,500.00	-1,495.89	40.2%
5710 • Travel/Mileage	0.00	500.00	-500.00	0.0%
5715 • Computer				
5716 • Consulting Fees	2,354.20	18,379.92	-16,025.72	12.8%
5715 • Computer - Other	113.12			
Total 5715 • Computer	2,467.32	18,379.92	-15,912.60	13.4%
5720 • Utilities				
5721 • Electric Services	7,759.96	28,000.00	-20,240.04	27.7%
5724 • Natural Gas Services	261.51	650.00	-388.49	40.2%
5726 • Telephone Services General	1,477.07	4,800.00	-3,322.93	30.8%
Total 5720 • Utilities	9,498.54	33,450.00	-23,951.46	28.4%
5750 • Uniforms	22.95	500.00	-477.05	4.6%
5900 • Debt Service-Principal				
5901 • Loan - Equipment	1,482.48	0.00	1,482.48	100.0%
5900 • Debt Service-Principal - Other	0.00	41,000.00	-41,000.00	0.0%
Total 5900 • Debt Service-Principal	1,482.48	41,000.00	-39,517.52	3.6%
5930 • Debt Service-Interest	0.00	18,619.25	-18,619.25	0.0%
5950 • Capital Outlay	0.00	58,597.86	-58,597.86	0.0%
6690 • Reconciliation Discrepancies	-4,514.00			
Total Expense	185,078.25	759,269.42	-574,191.17	24.4%
Net Ordinary Income	79,474.01	0.00	79,474.01	100.0%
Other Income/Expense				
Other Income				
4210 • Earned Interest	2.99	51.75	-48.76	5.8%
Total Other Income	2.99	51.75	-48.76	5.8%
Net Other Income	2.99	51.75	-48.76	5.8%
Net Income	79,477.00	51.75	79,425.25	153,578.7%

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01/29/21

Accrual Basis

City of Blue Ridge Revenue Profit & Loss Budget vs. Actual October 2020 through September 2021

	Oct '20 - Sep 21	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4700 · Water Bill Income	101,683.26	235,448.53	-133,765.27	43.2%
4701 · Transfer Fee	0.00	45.00	-45.00	0.0%
4702 · Sewer Charges	47,051.50	110,000.00	-62,948.50	42.8%
4703 · Late Charges	5,550.39	22,000.00	-16,449.61	25.2%
4704 · Trash Charges	39,238.71	89,835.00	-50,596.29	43.7%
4705 · Water Surcharge	1,593.00	4,500.00	-2,907.00	35.4%
4706 · NSF Fee	92.00	230.00	-138.00	40.0%
4707 · Conservation Fee Income	1,800.99	4,500.00	-2,699.01	40.0%
4708 · Reconnect Fees	382.50	4,500.00	-4,117.50	8.5%
4709 · Credit Card Fees	1,512.61	7,200.00	-5,687.39	21.0%
4710 · Water Tap Fee	0.00	7,750.00	-7,750.00	0.0%
4711 · Sewer Tap Fee	0.00	7,750.00	-7,750.00	0.0%
4750 · Water Deposit	2,688.25	9,200.00	-6,511.75	29.2%
4751 · Sales Tax - Trash	3,161.57	0.00	3,161.57	100.0%
4752 · Water	0.00	0.00	0.00	0.0%
4753 · Non Refund. Deposit Fee	474.00	2,500.00	-2,026.00	19.0%
4799 · Miscellaneous Revenue	155.00	25,000.00	-24,845.00	0.6%
4899 · Misc Income	2,500.86	0.00	2,500.86	100.0%
Total Income	207,884.64	530,458.53	-322,573.89	39.2%
Expense				
5100 · Advertising	0.00	0.00	0.00	0.0%
5140 · Bank Fees	0.00	0.00	0.00	0.0%
5150 · Bond Payment	6,115.00	64,766.25	-58,651.25	9.4%
5151 · Interest Expense	0.00	0.00	0.00	0.0%
5152 · Penalties	0.00	0.00	0.00	0.0%
5160 · Contract Labor	18,666.93	1,000.00	17,666.93	1,866.7%
5170 · Copies	0.00	0.00	0.00	0.0%
5190 · Depreciation Expense	0.00	0.00	0.00	0.0%
5220 · Extermination Expense	0.00	0.00	0.00	0.0%
5229 · Finance Fee	599.75	6,000.00	-5,400.25	10.0%
5230 · Fuel Expense	613.59	4,500.00	-3,886.41	13.6%
5240 · Grants				
5241 · Automated Meter Reading System	0.00	30,000.00	-30,000.00	0.0%
5242 · Sewer Grant Match	0.00	12,500.00	-12,500.00	0.0%
Total 5240 · Grants	0.00	42,500.00	-42,500.00	0.0%

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01/29/21

Accrual Basis

City of Blue Ridge Revenue

Profit & Loss Budget vs. Actual

October 2020 through September 2021

	Oct '20 - Sep 21	Budget	\$ Over Budget	% of Budget
5270 · Janitorial	0.00	500.00	-500.00	0.0%
5300 · Legal & Professional Fees	7,136.48	5,000.00	2,136.48	142.7%
5301 · Engineering Fees	250.00	5,000.00	-4,750.00	5.0%
5310 · Maint. & Repair Equipment	13,417.06	700.00	12,717.06	1,916.7%
5320 · Maint. & Repair Office Equ	0.00	200.00	-200.00	0.0%
5325 · Miscellaneous Expense	892.06	2,000.00	-1,107.94	44.6%
5340 · Office Supplies	1,255.19	550.00	705.19	228.2%
5370 · Payroll Expenses	5,505.51	136,868.00	-131,362.49	4.0%
5378 · Uniforms	22.95	700.00	-677.05	3.3%
5380 · Postage, Freight & Shipping	73.91	800.00	-726.09	9.2%
5399 · Petty Cash	0.00	200.00	-200.00	0.0%
5400 · Refund - Water Deposits	1,090.74	2,000.00	-909.26	54.5%
5450 · Returned Checks	110.00	500.00	-390.00	22.0%
5510 · Sales Tax Expense (Trash)	1,777.77	6,500.00	-4,722.23	27.4%
5530 · Seminars - Training Courses	163.75	1,500.00	-1,336.25	10.9%
5540 · Subscriptions, Dues & Permits	3,099.87	3,000.00	99.87	103.3%
5700 · Trash Pickup	22,029.63	89,835.00	-67,805.37	24.5%
5710 · Travel/Mileage	0.00	600.00	-600.00	0.0%
5715 · Computer				
5716 · Consulting Fees	2,403.79	12,000.00	-9,596.21	20.0%
5715 · Computer - Other	339.17	0.00	339.17	100.0%
Total 5715 · Computer	2,742.96	12,000.00	-9,257.04	22.9%
5720 · Utilities				
5721 · Electric Services	6,511.38	26,000.00	-19,488.62	25.0%
5723 · Mobile Phones	0.00	0.00	0.00	0.0%
5725 · Pagers/2-Way Radios	106.55	468.00	-361.45	22.8%
5726 · Telephone Services	677.34	2,500.00	-1,822.66	27.1%
5720 · Utilities - Other	36.31			
Total 5720 · Utilities	7,331.58	28,968.00	-21,636.42	25.3%
5800 · Water & Sewer				
5801 · W&S Maint & Repair	21,682.50	7,000.00	14,682.50	309.8%
5802 · W&S Parts & Equipment	617.48	60,000.00	-59,382.52	1.0%
5803 · W&S Testing/Samples	859.08	18,500.00	-17,640.92	4.6%
5804 · Vehicle Maint/Repairs	9.20	4,500.00	-4,490.80	0.2%
5805 · Water & Sewer - Chemicals	1,871.68	7,200.00	-5,328.32	26.0%
5812 · Water & Sewer Testing & Samples	3,928.40			
Total 5800 · Water & Sewer	28,968.34	97,200.00	-68,231.66	29.8%

11:14 AM

01/29/21

Accrual Basis

City of Blue Ridge Revenue Profit & Loss Budget vs. Actual October 2020 through September 2021

	Oct '20 - Sep 21	Budget	\$ Over Budget	% of Budget
5810 · Water Bill Expense	0.00	500.00	-500.00	0.0%
5901 · Equipment Loan	10,623.84	15,071.28	-4,447.44	70.5%
5999 · Bad Debt Expense	0.00	1,500.00	-1,500.00	0.0%
6690 · Reconciliation Discrepancies	-1,108.80			
6700 · Capital Outlay	0.00	0.00	0.00	0.0%
Total Expense	131,378.11	530,458.53	-399,080.42	24.8%
Net Ordinary Income	76,506.53	0.00	76,506.53	100.0%
Other Income/Expense				
Other Income				
4210 · Earned Interest	51.93	150.00	-98.07	34.6%
Total Other Income	51.93	150.00	-98.07	34.6%
Net Other Income	51.93	150.00	-98.07	34.6%
Net Income	76,558.46	150.00	76,408.46	51,039.0%

Kenneth L. Maun
Tax Assessor Collector
Collin County
2300 Bloomdale Rd
P.O. Box 8046
McKinney, Texas 75070
972- 547-5020
Metro 424-1460 Ext.5020
Fax 972-547-5040

January 11, 2021

Mayor Rhonda Williams
City of Blue Ridge
200 S. Main
Blue Ridge, Texas 75424

Dear Mayor Williams,

Enclosed is the Monthly Collection Report for:
The City of Blue Ridge tax collections for the month were:

December 2020
162,392.37

Sincerely,



Kenneth L. Maun
Tax Assessor Collector

Attachment

cc: Edie Sims, City Secretary

KM:jd

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Page 1

Monthly Collection Status Report
December 2020

City of Blue Ridge #08

Current Tax Year Collections	Collections Month of December	Cumulative Total 10/1/20 thru 12/31/20	% of Collections
Base M&O	131,663.44	159,191.69	60.83%
Base I&S	29,872.87	36,118.72	
Late Rendition Penalty	4.19	21.15	
P&I M&O	0.00	0.00	
P&I I&S	0.00	0.00	
P&I I&S Bond			
Attorney Fee	0.00	0.00	
Subtotal	161,540.50	195,331.56	60.83%
Delinquent TaxYears Collections			
Base M&O	556.49	880.63	
Base I&S	120.42	165.45	
Late Rendition Penalty	0.00	0.00	
P&I M&O	144.23	257.93	
P&I I&S	30.73	44.67	
P&I I&S Bond			
Attorney Fee	116.16	184.90	
Subtotal	968.03	1,533.58	0.48%
Combined Current & Delinquent:			
Base M&O	132,219.93	160,072.32	
Base I&S	29,993.29	36,284.17	
Late Rendition Penalty	4.19	21.15	
P&I M&O	144.23	257.93	
P&I I&S	30.73	44.67	
P&I I&S Bond			
Attorney Fee	116.16	184.90	
Total Collections	162,508.53	196,865.14	61.31%
Original 2020 Tax Levy		321,101.35	100.00%

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Page 2

Cumulative Comparative Collection Status Report
December 2020

City of Blue Ridge #08

Current Tax Year Collections	Collections thru December 2020		Collections thru December 2019	
	% Collections		% Collections	
Base M&O	195,310.41	60.83%	181,502.99	59.19%
Late Renditon Penalty	21.15		4.99	
P&I M&O	0.00		0.00	
Attorney Fee	0.00		0.00	
Subtotal	195,331.56	60.83%	181,507.98	59.19%
Delinquent Tax Years Collections				
Base M&O	1,046.08		1,548.18	
Late Renditon Penalty	0.00		0.36	
P&I M&O	302.60		368.46	
Attorney Fee	184.90		313.00	
	0.00		0.00	
Subtotal	1,533.58	0.48%	2,230.00	0.73%
Combined Current & Delinquent:				
Base M&O	196,356.49		183,051.17	
P&I M&O	302.60		368.46	
Late Rendition Penalty	21.15		5.35	
Attorney Fee	184.90		313.00	
	0.00			
Total Collections	196,865.14	61.31%	183,737.98	59.91%
Adjusted 2019 Tax Levy			306,667.64	100.00%
Original 2020 Tax Levy	321,101.35	100.00%		

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Page 3

Levy Outstanding Status Report
December 2020

City of Blue Ridge #08

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 11/30/20	288,745.75	8,166.10
Base M&O Collections	161,536.31	676.91
Supplement/Adjustments	0.00	0.00
Write-off	0.00	0.00
Remaining Levy as of 12/31/20	<u>127,209.44</u>	<u>7,489.19</u>
Cumulative (From 10/01/20 thru 12/31/20)		
Original 2020 Tax Levy (as of 10/01/20)	321,101.35	8,535.27
Base M&O Collections	195,310.41	1,046.08
Supplement/Adjustments	1,418.50	0.00
Write-off	0.00	0.00
Remaining Levy as of 12/31/20	<u>127,209.44</u>	<u>7,489.19</u>

Kenneth L. Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

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Monthly Distribution Report
December 2020

City of Blue Ridge #08

	Distribution Month of December	Distribution 10/1/20 thru 12/31/20
Weekly Remittances:		
Week Ending 12/4/20	10,256.14	15,802.40
Week Ending 12/11/20	2,560.91	12,042.32
Week Ending 12/18/20	41,787.96	48,433.40
Week Ending 12/23/20	11,193.50	15,952.60
Week Ending 12/31/20	96,593.65	104,448.46
Total Weekly Remittances	<u>162,392.16</u>	<u>196,679.18</u>
Overpayment from Prior Month	0.00	0.00
Excess Refund Remittance Repaid to Entity	0.00	0.00
Commission Paid Delinquent Attorney	116.16	184.90
Entity Collection Fee	0.00	0.00
Judgement Interest	0.00	0.00
5% CAD Rendition Penalty	0.21	1.06
Total Disbursements	<u>162,508.53</u>	<u>196,865.14</u>
Carryover to Next Month	0.00	0.00

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the Texas Comptroller's website if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

- [View Grid Based on Fiscal Year](#)
- [View Grid With All Years](#)

[Download to Excel](#)

By Calendar Year

Year	January	February	March	April	May	June	July	August	September	October	November	December	Total
2021	\$24,594	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,594
2020	\$18,516	\$22,882	\$18,032	\$20,028	\$23,840	\$23,837	\$22,854	\$30,136	\$22,486	\$21,852	\$26,721	\$23,056	\$274,240
2019	\$14,965	\$26,513	\$16,084	\$13,567	\$19,591	\$16,900	\$16,587	\$17,849	\$17,846	\$17,704	\$18,763	\$16,847	\$213,215
2018	\$13,137	\$19,091	\$12,219	\$13,580	\$19,502	\$19,937	\$17,445	\$22,987	\$14,110	\$14,338	\$17,996	\$15,614	\$199,954
2017	\$15,763	\$17,919	\$13,277	\$11,886	\$16,248	\$14,238	\$13,124	\$22,031	\$23,142	\$13,654	\$18,552	\$13,595	\$193,429
2016	\$13,043	\$15,423	\$12,633	\$12,675	\$16,640	\$15,459	\$13,098	\$15,980	\$13,237	\$13,422	\$16,942	\$13,012	\$171,564
2015	\$10,832	\$13,388	\$8,437	\$10,235	\$13,995	\$11,700	\$10,528	\$13,150	\$11,657	\$12,017	\$15,383	\$11,484	\$142,808
2014	\$9,352	\$21,018	\$10,164	\$9,997	\$13,758	\$10,854	\$9,433	\$14,642	\$11,136	\$12,417	\$14,043	\$10,961	\$147,776
2013	\$8,851	\$13,244	\$9,099	\$8,872	\$10,834	\$10,316	\$11,142	\$12,682	\$10,025	\$10,788	\$12,277	\$10,455	\$128,585
2012	\$6,914	\$11,127	\$8,110	\$8,068	\$11,944	\$7,171	\$9,616	\$10,589	\$9,112	\$8,743	\$10,575	\$8,887	\$110,854

January, 2021



Delinquent Tax Collection Report to the City of Blue Ridge

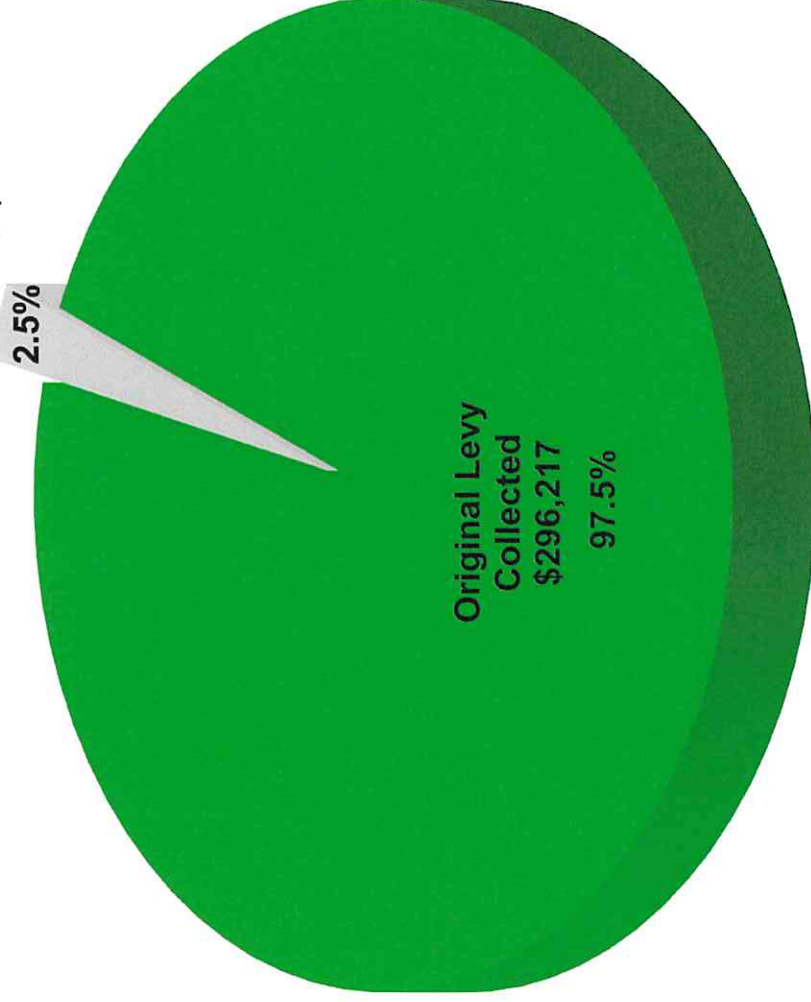
Submitted by:

Erin Minett Hutto / Elena Fernandez
Perdue Brandon Fielder Collins & Mott, LLP
500 E. Border Street, Suite 640
Arlington, Texas 76010
817-461-3344
www.pbfcmm.com

CITY OF BLUE RIDGE
2019 Tax Year Analysis

**Adjusted Delinquent
July 1, 2020
Turnover
\$7,667**

**Original 2019
Tax Year Levy
\$303,884**

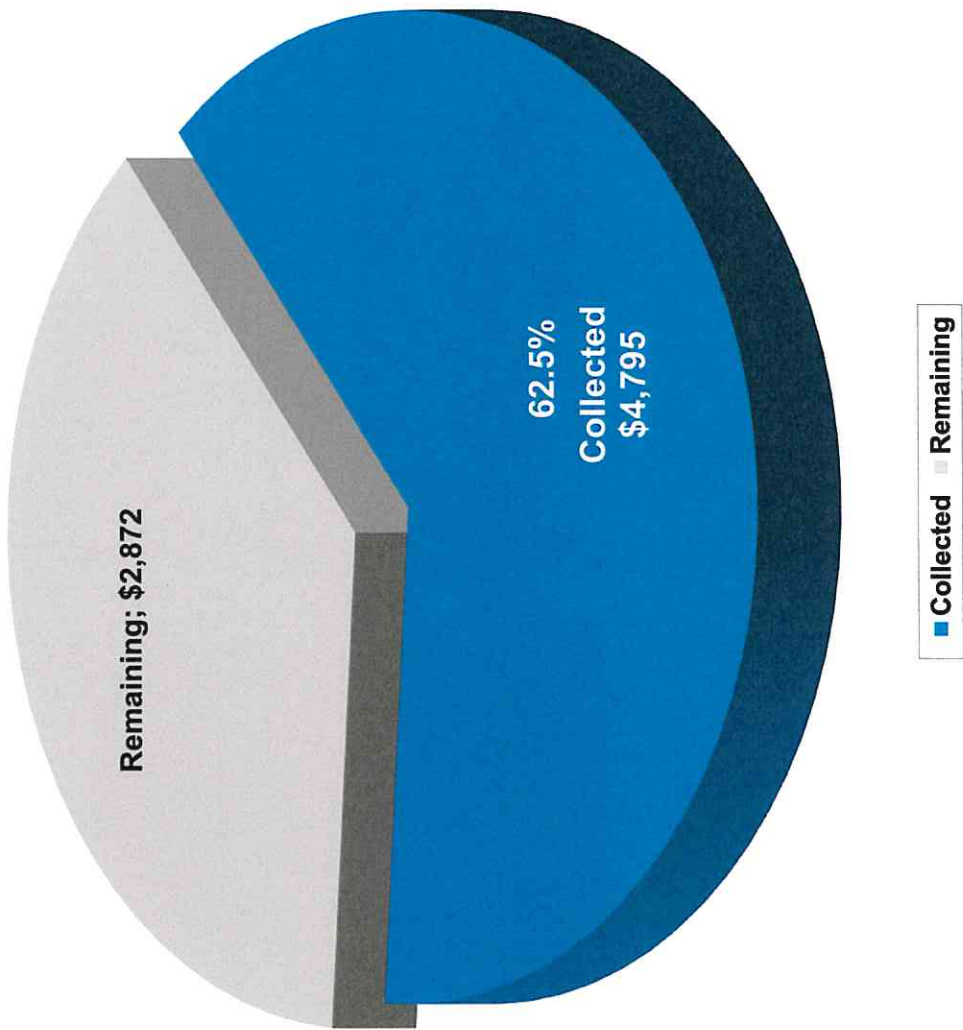


■ Original Levy Collected ■ Adjusted Delinquent July 1, 2020 Turnover

**Source: Collin County Tax Office Reports.
Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**

CITY OF BLUE RIDGE
Delinquent Tax Collections for the 2019 Tax Year
Collections from 7/1/20 thru 12/31/20

Adjusted
Delinquent
July 1, 2020
Turnover
\$7,667



Source: Collin County Tax Office Reports. Base Taxes Only - No Penalties or Interest Added. **Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**

Alerts

Stay Alert

Know about changes to your finances and online security. Choose when and what alerts you get by email or text message.

Accounts

<u>4A INDUSTRIAL DEVELOPMENT</u>	Available Balance \$177,890.18	Recent ▼
<u>4B COMMUNITY DEVELOPMENT</u>	Available Balance \$164,871.03	Recent ▼
<u>RESERVE REVENUE ACCOUNT</u>	Available Balance \$10,519.49	Recent ▼
<u>LIBRARY & LEARNING CENTER FUND</u>	Available Balance \$5,947.49	Recent ▼
<u>ROAD CONSTRUCTION</u>	Available Balance \$0.00	Recent ▼
<u>GENERAL TAX</u>	Available Balance \$145,504.92	Recent ▼
<u>REVENUE</u>	Available Balance \$21,681.67	Recent ▼
<u>DEPOSIT</u>	Available Balance \$62,665.56	Recent ▼
<u>INTEREST & SINKING BOND</u>	Available Balance \$0.00	Recent ▼
<u>GENERAL PAYROLL ACCT</u>	Available Balance \$0.00	Recent ▼
<u>REVENUE PAYROLL ACCT</u>	Available Balance \$0.00	Recent ▼
<u>USDA</u>	Available Balance \$29,909.80	Recent ▼
<u>2019 2020 CDBG Sewer Grant</u>	Available Balance \$4,678.04	Recent ▼

<u>Building Fund</u>	Available Balance	
	\$1,181.65	Recent ♥
<u>STREET IMPROVEMENTS-CO</u>	Available Balance	
	\$0.00	Recent ♥
<u>ENCUMBERED REV</u>	Current Balance	
	\$24,098.89	Recent ♥
<u>WATER DEPOSITS</u>	Current Balance	
	\$0.00	Recent ♥

Address	Notes	Code
Dec 31, 2020 8:55 AM 200 South Main St.	patrolled for strays	Animal Control
Dec 29, 2020 9:25 AM 200 South Main St.	spent time collecting information for citations issued. worked with kyle shaw on the phone	Animal Control
Dec 24, 2020 8:30 AM 200 South Main St.	patrolled for strays	Animal Control
Dec 17, 2020 10:40 AM 200 South Main St.	patrolled for strays	Animal Control
Dec 17, 2020 9:37 AM 211 e pritchard	10 day warning to remove old washer and dryer	Animal Control
Dec 10, 2020 9:35 AM 106 e lamm st	issued 2 citations for animal at large and failure to vaccinate	Animal Control
Dec 10, 2020 9:30 AM 200 South Main St.	patrolled for strays	Animal Control

Address	Notes	Code
Dec 4, 2020 9:30 AM 218 e pritchard	10 day warning to remove all trash and junk	Animal Control
Dec 3, 2020 9:18 AM 200 South Main St.	patrolled for strays	Animal Control
Dec 2, 2020 4:10 PM 352 e lamm	we patrolled the area for loose dogs	Animal Control
Dec 2, 2020 3:09 PM 106 e lamm st	we patrolled for loose dogs in the area	Animal Control

Address	Notes	Code
Dec 17, 2020 9:44 AM 310 w lamm	10 day warning to remove old chair outside on street	Code Enforcement
Dec 17, 2020 9:42 AM 307 w lamm st	10 day warning to remove concrete and brush piles	Code Enforcement
Dec 17, 2020 9:41 AM 210 N Business Hwy 78	10 day warning to make contact with city about white suv parked on vacant property	Code Enforcement
Dec 17, 2020 9:40 AM 206 ridgeway	10 day warning to remove brush pile	Code Enforcement
Dec 17, 2020 9:39 AM 212 hill top cir	citation issued for old toilet	Code Enforcement
Dec 4, 2020 9:35 AM 610 s hwy 78 bus	10 day warning to remove patio set from roadway	Code Enforcement
Dec 4, 2020 9:34 AM 307 w davis st	10 day warning remove trailer of junk	Code Enforcement

Address	Notes	Code
Dec 4, 2020 9:33 AM 302 w davis st.	10 day warning to remove junk and trash from property	Code Enforcement
Dec 4, 2020 9:32 AM 306 w Dunn St.	10 day warning to remove old couch from front porch	Code Enforcement
Dec 4, 2020 9:32 AM 301 s morrow st	last 10 day warning to remove brush pile	Code Enforcement
Dec 4, 2020 9:31 AM 219 E. Pritchard	10 day warning to remove old car seats near street	Code Enforcement
Dec 4, 2020 9:31 AM 228 E. Pritchard	10 day warning to remove junk and trash	Code Enforcement
Dec 4, 2020 9:28 AM 210 E. Lamm St.	10 day warning citation for high grass and weeds	Code Enforcement
Dec 4, 2020 9:28 AM 212 hill top cir	10 day warning to remove old toilet	Code Enforcement

Bob Mathews

City Of Blue Ridge Report

Dec 1, 2020 - Dec 31, 2020

Address	Notes	Code
Dec 2, 2020 1:13 PM 325 e lamm st	we responded to this address in response to their dogs being loose.	Code Enforcement

The material in this e-mail is intended only for the use of the individual to whom it is addressed and may contain information that is confidential, privileged, and exempt from disclosure under applicable law. If you are not the intended recipient, be advised that the unauthorized review, use, disclosure, duplication, distribution, or the taking of any action in reliance on this information is strictly prohibited. If you have received this e-mail in error, please notify the sender by return email and destroy all electronic and paper copies of the original message and any attachments immediately. Please note that neither City of Blue Ridge nor the sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any). Thank You.

From: Nick Bulaich (HTS) <nick.bulaich@hilltopsecurities.com>
Sent: Friday, January 22, 2021 10:14 AM
To: Edie Sims <ESims@blueridgecity.com>
Subject: RE: Follow up - Refinancing
Importance: High

Good morning, Edie, and happy Friday.

I received some preliminary rates from Amegy and I have updated the refunding analysis. Additionally, they can go out 20 years on a refinancing loan. One of the original loans runs through 2048 so we could shorten the remaining term by 7 years and keep the level of your existing payments (approximately, and based on the proposed rates).

Please see the attached savings analysis. This could save the City slightly over \$400,000 of future interest costs. The current proposed rate from Amegy is 2.11% and the average rate of the refunded USDA loans is 4.27% which is a reduction of approximately 2%.

Please let me know when you would have some time to discuss.

Take Care!

Nick

Nick Bulaich
Managing Director
Hilltop Securities Inc.

777 Main Street, Suite 1525, Fort Worth, TX 76102
Direct: 817.332.9710 | Toll Free: 877.999.3792
nick.bulaich@hilltopsecurities.com

From: Nick Bulaich (HTS)
Sent: Wednesday, January 20, 2021 10:16 AM
To: Edie Sims <ESims@blueridgecity.com>
Subject: Follow up
Importance: High

Good morning, Edie!

I spoke with my contact at Amegy Bank, and they are willing to entertain a 20-year term for the potential USDA refunding. As soon as I receive indicative rates from them, I will provide you an analysis to review.

Please let me know if you have any questions and have a great rest of the week!

Edie Sims

AMKO ADVISORS - FARGO, ND

From: Harold Lance <harold.lance@amko advisors.com>
Sent: Friday, November 20, 2020 5:20 PM
To: Edie Sims
Subject: RE: Refunding of USDA Debt (Potential saving over \$300K to Blue Ridge)

Edie-

My pleasure.

If there are any other questions that you or Mayor Williams, don't hesitate to ask.

Please remember that there is not any financial obligation at all to the city of Blue Ridge for us to present to your council and receive authorization from Mayor Williams and your council to bring back bids confirming the estimated of savings of 300K to Blue Ridge.

Have a great weekend as well.

Harold Lance
AMKO Advisors
Harold.lance@amko advisors.com
612.437.3630

From: Edie Sims <ESims@blueridgecity.com>
Sent: Friday, November 20, 2020 4:54 PM
To: Harold Lance <harold.lance@amko advisors.com>
Subject: RE: Refunding of USDA Debt (Potential saving over \$300K to Blue Ridge)

Thank you for your response! Please allow me to speak with the Mayor and I will return information to you.

Have a nice weekend!

Edie Sims

City Secretary
City of Blue Ridge
200 S. Main
Blue Ridge, Texas 75424
(972) 752-5791
(972) 752-9160 fax
www.blueridgecity.com

*If you have knowledge, let others light their candles in it. – Margaret Fuller
It's all about the 3 P's: Plan, Permit, Productivity. So Let's Get Busy!!!!*

ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act, please reply only to the sender.

The material in this e-mail is intended only for the use of the individual to whom it is addressed and may contain information that is confidential, privileged, and exempt from disclosure under applicable law. If you are not the intended recipient, be advised that the

Preliminary

City of Blue Ridge

GO Refunding Bonds, Series 2021

20 year term

Indicative Rates 1/22/2021

Debt Service Comparison

Date	Total P+I	Net New D/S	Old Net D/S	Savings
09/30/2021	8,443.75	8,443.75	22,616.25	14,172.50
09/30/2022	69,827.50	69,827.50	69,695.00	(132.50)
09/30/2023	68,952.50	68,952.50	68,620.00	(332.50)
09/30/2024	68,077.50	68,077.50	68,523.75	446.25
09/30/2025	67,202.50	67,202.50	68,385.00	1,182.50
09/30/2026	71,283.75	71,283.75	69,181.25	(2,102.50)
09/30/2027	70,321.25	70,321.25	68,912.50	(1,408.75)
09/30/2028	69,358.75	69,358.75	68,601.25	(757.50)
09/30/2029	68,396.25	68,396.25	68,247.50	(148.75)
09/30/2030	72,390.00	72,390.00	68,828.75	(3,561.25)
09/30/2031	71,340.00	71,340.00	69,323.75	(2,016.25)
09/30/2032	70,290.00	70,290.00	68,755.00	(1,535.00)
09/30/2033	69,240.00	69,240.00	69,121.25	(118.75)
09/30/2034	73,146.25	73,146.25	69,401.25	(3,745.00)
09/30/2035	72,008.75	72,008.75	69,595.00	(2,413.75)
09/30/2036	61,170.00	61,170.00	60,905.00	(265.00)
09/30/2037	59,550.00	59,550.00	60,353.75	803.75
09/30/2038	61,700.00	61,700.00	60,738.75	(961.25)
09/30/2039	63,550.00	63,550.00	60,060.00	(3,490.00)
09/30/2040	60,250.00	60,250.00	60,317.50	67.50
09/30/2041	61,800.00	61,800.00	60,490.00	(1,310.00)
09/30/2042	-	-	60,577.50	60,577.50
09/30/2043	-	-	60,580.00	60,580.00
09/30/2044	-	-	60,497.50	60,497.50
09/30/2045	-	-	60,330.00	60,330.00
09/30/2046	-	-	60,077.50	60,077.50
09/30/2047	-	-	60,718.75	60,718.75
09/30/2048	-	-	60,253.75	60,253.75
Total	\$1,358,298.75	\$1,358,298.75	\$1,773,707.50	\$415,408.75

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	230,194.23
Net PV Cashflow Savings @ 2.506%(AIC)	230,194.23
Contingency or Rounding Amount	723.12
Net Present Value Benefit	\$230,917.35
Net PV Benefit / \$1,059,000 Refunded Principal	21.805%

Refunding Bond Information

Refunding Dated Date	3/15/2021
Refunding Delivery Date	3/15/2021

2021 GO Ref (Amegy Rate 2 | SINGLE PURPOSE | 1/22/2021 | 10:00 AM

2009 USDA WWTP / Water

Certificate of Obligation, Series 2009 Issued 02/01/2009

Loan 9320	Beginning Date	Loan Amount	Payoff Amount	Interest Rate
	\$ 39,995.00	\$ 1,150,000.00	\$ 1,050,893.97	\$ 0.04

Next Payment \$ 42,962.00 \$ 22,100.00

AUTO WITHDRAWAL

					Debt Service September 30	
Date	Principal	Coupon	Interest	Total Debt Service	Fiscal	
8/15/2009			\$ 21,993.75	\$ 21,993.75	\$	21,993.75
2/15/2010	\$ 12,000.00	4.25%	\$ 24,437.50	\$ 36,437.50		
8/15/2010			\$ 24,182.50	\$ 24,182.50	\$	60,620.00
2/15/2011	\$ 12,000.00	4.25%	\$ 24,182.50	\$ 36,182.50		
8/15/2011			\$ 23,927.50	\$ 23,927.50	\$	60,110.00
2/15/2012	\$ 13,000.00	4.25%	\$ 23,927.50	\$ 36,927.50		
8/15/2012			\$ 23,651.25	\$ 23,651.25	\$	60,578.75
2/15/2013	\$ 13,000.00	4.25%	\$ 23,651.25	\$ 36,651.25		
8/15/2013			\$ 23,375.00	\$ 23,375.00	\$	60,026.25
2/15/2014	\$ 14,000.00	4.25%	\$ 23,375.00	\$ 37,375.00		
5/15/2014			\$ 23,077.50	\$ 23,077.50	\$	60,452.50
2/15/2015	\$ 15,000.00	4.25%	\$ 23,077.50	\$ 38,077.50		
5/15/2015			\$ 22,758.75	\$ 22,758.75	\$	60,836.25
2/15/2016	\$ 15,000.00	4.25%	\$ 22,758.75	\$ 37,758.75		
8/15/2016			\$ 22,440.00	\$ 22,440.00	\$	60,198.75
2/15/2017	\$ 16,000.00	4.25%	\$ 22,440.00	\$ 38,440.00		
8/15/2017			\$ 22,100.00	\$ 22,100.00	\$	60,540.00
2/15/2018	\$ 17,000.00	4.25%	\$ 22,100.00	\$ 39,100.00		
8/15/2018			\$ 21,738.75	\$ 21,738.75	\$	60,838.75
2/15/2019	\$ 17,000.00	4.25%	\$ 21,738.75	\$ 38,738.75		
8/15/2019			\$ 21,377.50	\$ 21,377.50	\$	60,116.25
2/15/2020	\$ 18,000.00	4.25%	\$ 21,377.50	\$ 39,377.50		
8/15/2020			\$ 20,995.00	\$ 20,995.00	\$	60,372.50
2/15/2021	\$ 19,000.00	4.25%	\$ 20,995.00	\$ 39,995.00		
8/15/2021			\$ 20,591.25	\$ 20,591.25	\$	60,586.25
2/15/2022	\$ 20,000.00	4.25%	\$ 20,591.25	\$ 40,591.25		
8/15/2022			\$ 20,166.25	\$ 20,166.25	\$	60,757.50
2/15/2023	\$ 20,000.00	4.25%	\$ 20,166.25	\$ 40,166.25		
8/15/2023			\$ 19,741.25	\$ 19,741.25	\$	59,907.50
2/15/2024	\$ 21,000.00	4.25%	\$ 19,741.25	\$ 40,741.25		
8/15/2024			\$ 19,295.00	\$ 19,295.00	\$	60,036.25
2/15/2025	\$ 22,000.00	4.25%	\$ 19,295.00	\$ 41,295.00		
8/15/2025			\$ 18,827.50	\$ 18,827.50	\$	60,122.50
2/15/2026	\$ 23,000.00	4.25%	\$ 18,827.50	\$ 41,827.50		
8/15/2026			\$ 18,338.75	\$ 18,338.75	\$	60,166.25
2/15/2027	\$ 24,000.00	4.25%	\$ 18,338.75	\$ 42,338.75		
8/15/2027			\$ 17,828.75	\$ 17,828.75	\$	60,167.50
2/15/2028	\$ 25,000.00	4.25%	\$ 17,828.75	\$ 42,828.75		

1995 Water/Sewer Projects

Loan 9120	Beginning	Loan Amount	Payoff	Interest Rate
	Date		Amount	
Water/Sewer Lines	3/28/1995	\$ 155,000.00	\$ 106,475.53	4.50%

Next Payment \$ 43,009.00 \$ 6,385.00

AUTO WITHDRAWAL

10/1/1995	\$ 1,000.00	\$ 45.00	\$ 1,045.00	0
10/1/1996	\$ 1,000.00	\$ 45.00	\$ 1,045.00	\$ 2,090.00
10/1/1997	\$ 1,000.00	\$ 45.00	\$ 1,045.00	\$ 3,135.00
10/1/1998	\$ 1,000.00	\$ 45.00	\$ 1,045.00	\$ 4,180.00
10/1/1999	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 6,270.00
10/1/2000	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 8,360.00
10/1/2001	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 10,450.00
10/1/2002	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 12,540.00
10/1/2003	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 14,630.00
10/1/2004	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 16,720.00
10/1/2005	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 18,810.00
10/1/2006	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 20,900.00
10/1/2007	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 22,990.00
10/1/2008	\$ 2,000.00	\$ 90.00	\$ 2,090.00	\$ 25,080.00
10/1/2009	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 28,215.00
10/1/2010	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 31,350.00
10/1/2011	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 34,485.00
10/1/2012	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 37,620.00
10/1/2013	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 40,755.00
10/1/2014	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 43,890.00
10/1/2015	\$ 3,000.00	\$ 135.00	\$ 3,135.00	\$ 47,025.00
10/1/2016	\$ 4,000.00	\$ 180.00	\$ 4,180.00	\$ 51,205.00
10/1/2017	\$ 4,000.00	\$ 180.00	\$ 4,180.00	\$ 55,385.00
10/1/2018	\$ 4,000.00	\$ 180.00	\$ 4,180.00	\$ 59,565.00
10/1/2019	\$ 4,000.00	\$ 180.00	\$ 4,180.00	\$ 63,745.00
10/1/2020	\$ 4,000.00	\$ 180.00	\$ 4,180.00	\$ 67,925.00
10/1/2021	\$ 5,000.00	\$ 225.00	\$ 5,225.00	\$ 73,150.00
10/1/2022	\$ 5,000.00	\$ 225.00	\$ 5,225.00	\$ 78,375.00
10/1/2023	\$ 5,000.00	\$ 225.00	\$ 5,225.00	\$ 83,600.00
10/1/2024	\$ 5,000.00	\$ 225.00	\$ 5,225.00	\$ 88,825.00
10/1/2025	\$ 6,000.00	\$ 270.00	\$ 6,270.00	\$ 95,095.00
10/1/2026	\$ 6,000.00	\$ 270.00	\$ 6,270.00	\$ 101,365.00
10/1/2027	\$ 6,000.00	\$ 270.00	\$ 6,270.00	\$ 107,635.00
10/1/2028	\$ 6,000.00	\$ 270.00	\$ 6,270.00	\$ 113,905.00
10/1/2029	\$ 7,000.00	\$ 315.00	\$ 7,315.00	\$ 121,220.00
10/1/2030	\$ 7,000.00	\$ 315.00	\$ 7,315.00	\$ 128,535.00
10/1/2031	\$ 7,000.00	\$ 315.00	\$ 7,315.00	\$ 135,850.00
10/1/2032	\$ 8,000.00	\$ 360.00	\$ 8,360.00	\$ 144,210.00
10/1/2033	\$ 8,000.00	\$ 360.00	\$ 8,360.00	\$ 152,570.00
10/1/2034	\$ 9,000.00	\$ 405.00	\$ 9,405.00	\$ 161,975.00

1995 Water/Sewer Projects

\$ 155,000.00 \$ 6,975.00 \$ 161,975.00 \$ 161,975.00

over 80,825.⁰⁰

Combined balance

1,779,137.50

2009 USDA WWTP / Water

8/15/2028				\$	17,297.50	\$	17,297.50	\$	60,126.25
2/15/2029	\$	26,000.00	4.25%	\$	17,297.50	\$	43,297.50		
8/15/2029				\$	16,745.00	\$	16,745.00	\$	60,042.50
2/15/2030	\$	27,000.00	4.25%	\$	16,745.00	\$	43,745.00		
8/15/2030				\$	16,171.25	\$	16,171.25	\$	59,916.25
2/15/2031	\$	29,000.00	4.25%	\$	16,171.25	\$	45,171.25		
8/15/2031				\$	15,555.00	\$	15,555.00	\$	60,726.25
2/15/2032	\$	30,000.00	4.25%	\$	15,555.00	\$	45,555.00		
8/15/2032				\$	14,917.50	\$	14,917.50	\$	60,472.50
2/15/2033	\$	31,000.00	4.25%	\$	14,917.50	\$	45,917.50		
8/15/2033				\$	14,258.75	\$	14,258.75	\$	60,176.25
2/15/2034	\$	33,000.00	4.25%	\$	14,258.75	\$	47,258.75		
8/15/2034				\$	13,557.50	\$	13,557.50	\$	60,816.25
2/15/2035	\$	34,000.00	4.25%	\$	13,557.50	\$	47,557.50		
8/15/2035				\$	12,835.00	\$	12,835.00	\$	60,392.50
2/15/2036	\$	36,000.00	4.25%	\$	12,835.00	\$	48,835.00		
8/15/2036				\$	12,070.00	\$	12,070.00	\$	60,905.00
2/15/2037	\$	37,000.00	4.25%	\$	12,070.00	\$	49,070.00		
8/15/2037				\$	11,283.75	\$	11,283.75	\$	60,353.75
2/15/2038	\$	39,000.00	4.25%	\$	11,283.75	\$	50,283.75		
8/15/2038				\$	10,455.00	\$	10,455.00	\$	60,738.75
2/15/2039	\$	40,000.00	4.25%	\$	10,455.00	\$	50,455.00		
8/15/2039				\$	9,605.00	\$	9,605.00	\$	60,060.00
2/15/2040	\$	42,000.00	4.25%	\$	9,605.00	\$	51,605.00		
8/15/2040				\$	8,712.50	\$	8,712.50	\$	60,317.50
2/15/2041	\$	44,000.00	4.25%	\$	8,712.50	\$	52,712.50		
8/15/2041				\$	7,777.50	\$	7,777.50	\$	60,490.00
2/15/2042	\$	46,000.00	4.25%	\$	7,777.50	\$	53,777.50		
8/15/2042				\$	6,800.00	\$	6,800.00	\$	60,577.50
2/15/2043	\$	48,000.00	4.25%	\$	6,800.00	\$	54,800.00		
8/15/2043				\$	5,780.00	\$	5,780.00	\$	60,580.00
2/15/2044	\$	50,000.00	4.25%	\$	5,780.00	\$	55,780.00		
8/15/2044				\$	4,717.50	\$	4,717.50	\$	60,497.50
2/15/2045	\$	52,000.00	4.25%	\$	4,717.50	\$	56,717.50		
8/15/2045				\$	3,612.50	\$	3,612.50	\$	60,330.00
2/15/2046	\$	54,000.00	4.25%	\$	3,612.50	\$	57,612.50		
8/15/2046				\$	2,465.00	\$	2,465.00	\$	60,077.50
2/15/2047	\$	57,000.00	4.25%	\$	2,465.00	\$	59,465.00		
8/15/2047				\$	1,253.50	\$	1,253.75	\$	60,718.75
2/15/2048	\$	59,000.00	4.25%	\$	1,253.75	\$	60,253.75		
8/15/2048				\$	-	\$	-	\$	60,253.75
	\$	1,150,000.00		\$	1,226,996.00	\$	2,376,996.25	\$	2,376,996.25

ave 1,690,312.50

EXHIBIT "A"

County: Collin
Highway: FM 545
STA. 527+56.40 to STA. 536+27.45
R.O.W. CSJ: 1012-02-040

Page 1 of 5
February 27, 2019

Description for Parcel 79

BEING, 18,999 square feet (0.4362 acre) of land located in the Matthias Mowry Survey, Abstract No. 557, Collin County, Texas, and being part of a called 9.048 acre tract of land described in Donation Special Warranty Deed to the City of Blue Ridge, Texas recorded in Instrument No. 20170619000794940 of the Official Public Records of Collin County, Texas (OPRCCT); said 0.4362 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a calculated point for the southeast corner of the said called 9.048 acre tract and a reentrant corner of Paradise Estates, Phase I, an addition to the City of Blue Ridge, Texas recorded in Cabinet N, Page 118 of the Map Records of Collin County, Texas (MRCCT), having a State Plane Coordinate System, NAD 83 (Epoch 2010), Texas North Central Zone 4202 surface coordinate of North 7,162,366.99 and East 2,606,554.69;

THENCE, North 00 degrees, 01 minute, 58 seconds West, along the east line of the said called 9.048 acre tract and the easternmost west line of the said Paradise Estates, Phase I, a distance of 473.22 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" set for corner in the new south right-of-way line of Farm to Market Road 545 (FM 545) (Melissa Road) for the **POINT OF BEGINNING**, having a State Plane Coordinate System, NAD 83 (Epoch 2010), Texas North Central Zone 4202 surface coordinate of North 7,162,840.21 and East 2,606,554.42; said point being 66.00 feet Right of centerline Station 536+27.45;**

THENCE, departing the said east line of the called 9.048 acre tract and the said west line of Paradise Estates, Phase I, along the said new south right-of-way line of FM 545, over and across the said called 9.048 acre tract the following two (2) calls:

- (1) South 89 degrees, 57 minutes, 56 seconds West, a distance of 467.56 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" set for corner; said point being 65.13 feet Right of centerline Station 531+57.45;**
- (2) South 85 degrees, 41 minutes, 02 seconds West, a distance of 401.23 feet to a 5/8 inch iron rod with a pink 1-3/4 inch plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" set for corner in the existing south right-of-way line of FM 545, a variable width right-of-way at this point, the south line of a called 5,083.70 square meter tract of land described in Deed to the State of Texas recorded in Volume 4594, Page 1438 of the Deed Records of Collin County, Texas (DRCCT), and the north line of the said called 9.048 acre tract; said point being 67.07 feet Right of centerline Station 527+56.40;**

THENCE, departing the said new south right-of-way line of FM 545, along the said existing south right-of-way line of FM 545 and the said north line of the called 9.048 acre tract the following two (2) calls:

EXHIBIT "A"

County: Collin
Highway: FM 545
STA. 527+56.40 to STA. 536+27.45
R.O.W. CSJ: 1012-02-040

Page 2 of 5
February 27, 2019

Description for Parcel 79

- (3) North 81 degrees, 01 minute, 00 seconds East, along the said south line of the called 5,083.70 square meter tract, a distance of 364.04 feet to a calculated point for the northeast corner of the said called 5,083.70 square meter tract in the south line of a called 3.626 acre tract of land described in Right-of-Way Deed to the State of Texas recorded in Volume 358, Page 196, DRCCT, an 80-foot right-of-way at this point;
- (4) North 89 degrees, 56 minutes, 43 seconds East, along the said south line of the called 3.626 acre tract, a distance of 508.06 feet to a 1/2 inch iron rod found for the northeast corner of the said called 9.048 acre tract and the northwest corner of the said Paradise Estates, Phase I;**
- (5) **THENCE**, South 00 degrees, 01 minute, 58 seconds East, departing the said existing south right-of-way line of FM 545 and the said south line of the called 3.626 acre tract, along the said east line of the called 9.048 acre tract and the said west line of Paradise Estates, Phase I, a distance of 26.85 feet to the **POINT OF BEGINNING**;

CONTAINING: 18,999 square feet or 0.4362 acre of land, more or less.

EXHIBIT "A"

County: Collin
Highway: FM 545
STA. 527+56.40 to STA. 536+27.45
R.O.W. CSJ: 1012-02-040

Page 3 of 5
February 27, 2019

Description for Parcel 79

NOTES:

The basis of bearing is the State Plane Coordinate System, North American Datum of 1983 (NAD 83) 2011 adjustment, EPOCH 2010, Texas North Central Zone 4202. All distances and coordinates shown are surface, unless otherwise noted, and may be converted to grid by dividing the TXDOT combined scale factor of 1.000152710. Unit of measurement is U.S. Survey Feet.

** This monument may be replaced by TXDOT Type II Right-of-Way Marker upon completion of the highway acquisition project under the supervision of a Registered Professional Land Surveyor either employed or retained by TXDOT.

All stations and offsets shown are calculated relative to the project centerline CCSJ: 1012-02-030 (FM 545 centerline).

A plat of same date herewith accompanies this description.


Justin W. Waldrip
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd., #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



PARCEL79-FM545.DOC RWW
PARCEL79-FM545.DGN DND

PARENT TRACT INSERT
(NOT TO SCALE)

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (42021), NORTH AMERICAN DATUM (NAD83), 2011 ADJUSTMENT, EPOCH 2010. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE, UNLESS OTHERWISE NOTED, AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE TXDOT COMBINED SCALE FACTOR OF 1.000152710. UNIT OF MEASURE IS U.S. SURVEY FEET.
2. ** THIS MONUMENT MAY BE REPLACED BY TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY ACQUISITION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR EITHER EMPLOYED OR RETAINED BY TXDOT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OF RECORD THAT AFFECT.
4. ALL STATIONS AND OFFSETS SHOWN ARE CALCULATED RELATIVE TO THE PROJECT CENTERLINE, CCSJ NO: 1012-02-030 (F.M. 545 CENTERLINE).

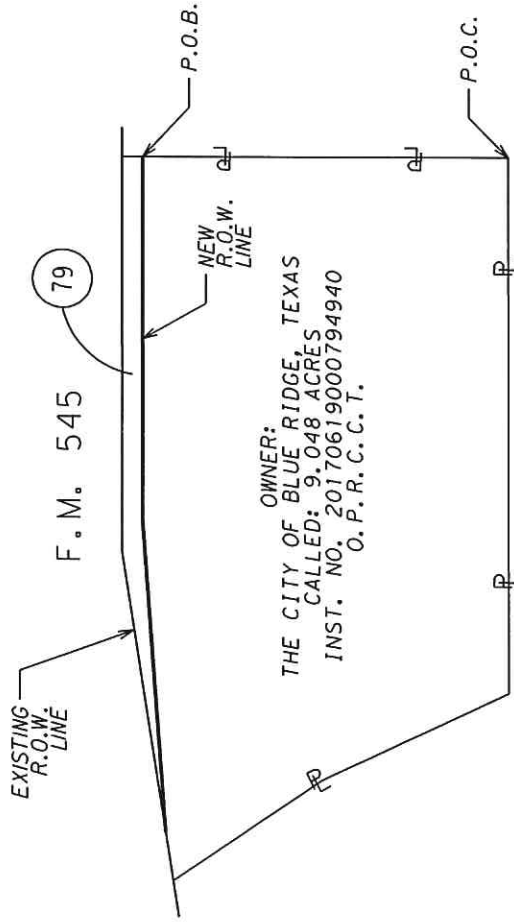


(NOT TO SCALE)

LEGEND

- EXISTING RIGHT OF WAY
- NEW RIGHT OF WAY
- CENTERLINE
- TXDOT ACQUISITION LINE
- SUBDIVISION LINE
- PROPERTY LINE
- SURVEY LINE
- EASEMENT LINE
- 5/8" IRON ROD W/ A PINK PLASTIC CAP
- MARKED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" SET (UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (SIZE & TYPE NOTED)
- CALCULATED POINT
- ACRES
- SQUARE FEET
- FARM TO MARKET
- LEFT
- RIGHT
- CONTROLLING MONUMENT
- POINT OF COMMENCING
- POINT OF BEGINNING
- RIGHT OF WAY
- F.M.
- C.M.C.
- P.O.C.
- P.O.W.
- D.R.C.C.T.
- M.R.C.C.T.
- O.P.R.C.C.T.
- DEED RECORDS, COLLIN COUNTY, TEXAS
- MAP RECORDS, COLLIN COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS

A PLAT OF SURVEY OF
PARCEL 79
FOR F.M. 545
RIGHT OF WAY CSJ: 1012-02-040
A 19,002 SQ. FT.
(0.4362 AC.)
TRACT OF LAND IN THE
MATTHIAS MOWRY SURVEY
ABSTRACT NUMBER 557
COLLIN COUNTY, TEXAS



AREA TABLE (ACRES)		
EXISTING	ACQUISITION	REMAINDER (CALCULATED)
		LEFT RIGHT
9.048	0.4362	8.6118

PKCE

Edie Sims

From: Josh Canuteson <JCanuteson@cobbhendley.com>
Sent: Monday, January 18, 2021 2:02 PM
To: Edie Sims
Subject: RE: FM 545 - Parcel 79
Attachments: P79_CF_Offer_Package.pdf

Edie,

I apologize that I am a bit late in sending this to you but attached is the offer package for Parcel 79 on the FM 545 project. It was mailed out on Friday to you.

I look forward to discussing the offer package further with you once you've had a chance to look it over. I know there are quite a few items within the package but I'm happy to review each document in detail with you at your convenience.

With that said, one of the items that I wanted to go ahead and highlight is the Possession and Use Agreement (PUA). If you are willing to provide the PUA, it will allow TxDOT to go ahead and take possession of the property while we continue to work on an ultimate agreement as to the purchase price and finalize all details of the transaction. The PUA on this parcel would include an additional incentive payment of \$3,000.

Please let me know if you have any questions on this or any other component of the offer package.

Thanks!

JOSH CANUTESON, SR/WA, R/W-NAC
Vice President | Right-of-Way Discipline Lead

office 972.335.3214
fax 972.335.3202
cell 214.662.7917

2801 Network Boulevard, Suite 800 | Frisco, TX 75034
cobbhendley.com | TBPE No. F-274 | TBPLS No. 10046702



From: Edie Sims <ESims@blueridgecity.com>
Sent: Monday, January 11, 2021 10:59 AM
To: Josh Canuteson <JCanuteson@cobbhendley.com>
Subject: RE: FM 545 - Parcel 79

Yes, to install the driveway with their project and yes, the hotmix is quite fine. Thanks!!!

Edie Sims

City Secretary
City of Blue Ridge
200 S. Main
Blue Ridge, Texas 75424
(972) 752-5791
(972) 752-9160 fax
www.blueridgecity.com

If you have knowledge, let others light their candles in it. – Margaret Fuller

It's all about the 3 P's: Plan, Permit, Productivity. So Let's Get Busy!!!!

ATTENTION PUBLIC OFFICIALS!

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From: Josh Canuteson <JCanuteson@cobbfendley.com>

Sent: Monday, January 11, 2021 10:52 AM

To: Edie Sims <ESims@blueridgecity.com>

Subject: RE: FM 545 - Parcel 79

Edie,

Just to confirm, would you like for me to inform them that you do want the driveway constructed with the project and you are okay with the composition of the driveway being the same as the roadway? I just want to make sure that we get it incorporated in their plans if you are all good with the timing and composition.

Thanks!

JOSH CANUTESON, SR/WA, R/W-NAC

Vice President | Right-of-Way Discipline Lead

office 972.335.3214

fax 972.335.3202

cell 214.662.7917

2801 Network Boulevard, Suite 800 | Frisco, TX 75034

cobbfendley.com | TBPE No. F-274 | TBPLS No. 10046702



From: Edie Sims <ESims@blueridgecity.com>

Sent: Monday, January 11, 2021 10:50 AM

To: Josh Canuteson <JCanuteson@cobbfendley.com>

Subject: RE: FM 545 - Parcel 79

This is perfect! No problem with the surface, whether concrete or hotmix. All is well. Thanks for checking.

Edie Sims

City Secretary

City of Blue Ridge

200 S. Main

Blue Ridge, Texas 75424

(972) 752-5791

(972) 752-9160 fax

www.blueridgecity.com

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It's all about the 3 P's: Plan, Permit, Productivity. So Let's Get Busy!!!!

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From: Josh Canuteson <JCanuteson@cobbhendley.com>

Sent: Monday, January 11, 2021 10:47 AM

To: Edie Sims <ESims@blueridgecity.com>

Subject: RE: FM 545 - Parcel 79

Edie,

I heard back from TxDOT regarding your driveway request. They informed me that they are okay with the driveway location but the composition of the roadway has not yet been determined. Their belief is that it will most likely be hot mix rather than concrete. The composition of the driveway would be the same as that of the roadway, whatever that is ultimately determined to be. Also, as I mentioned in my earlier email, TxDOT would look to construct the driveway at the same time as the remainder of the roadway improvements, which is currently scheduled to be sometime around September 2024 at the earliest.

TxDOT did inform me that if the City would like the driveway constructed sooner, the driveway request would need to go through the normal permitting process and it would be constructed at the City's expense. Should a concrete driveway be desired, rather than hot mix, then this would also be at the City's expense.

Please let me know if you have any questions on this or need any additional information.

Thanks!

JOSH CANUTESON, SR/WA, R/W-NAC

Vice President | Right-of-Way Discipline Lead

office 972.335.3214
fax 972.335.3202
cell 214.662.7917

2801 Network Boulevard, Suite 800 | Frisco, TX 75034
cobbhendley.com | TBPE No. F-274 | TBPLS No. 10046702



From: Josh Canuteson

Sent: Thursday, January 7, 2021 12:34 PM

To: Edie Sims <ESims@blueridgecity.com>

Subject: RE: FM 545 - Parcel 79

Edie,

Thank you for the quick response. You were correct that none of the documentation in the packet required a signature. We appreciate your willingness to work with us on the acquisition by TxDOT.

I'll pass along your request to TxDOT regarding the 30' entry driveway for future park use. My understanding is that the current letting date (when a construction contractor would be engaged) for the project is September 2024. I just wanted to make sure you were aware of the timing of the construction of any potential drive as they would look to construct it at the same time as the other roadway improvements.

I did want to go ahead and make you aware of one item on our title commitment in advance of the offer package being sent to you. Schedule B, Item 10L and Schedule C, Item 6 both refer to a Right of Reversion that was contained within the Deed to the City of Blue Ridge. TxDOT will typically not accept any reversionary clause to affect their acquisition, so I wanted to bring this to your attention. It appears that there are specific requirements for notifying Grantor of the proposed change in use of the property. While TxDOT is still a governmental agency, the property would not be used for park purposes, so their use would seem to conflict with the Right of Reversion clause. It may be worth seeking Grantor's approval of TxDOT's acquisition and confirmation that they will not exercise their Right of Reversion. I've attached the title commitment and the Deed to the City of Blue Ridge.

I'm hopeful that we can get the offer package to you within the next week or so and I look forward to discussing it with you once you've had a chance to review it.

Thanks!

JOSH CANUTESON, SR/WA, R/W-NAC
Vice President | Right-of-Way Discipline Lead

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From: Edie Sims <ESims@blueridgecity.com>
Sent: Thursday, January 7, 2021 11:51 AM
To: Josh Canuteson <JCanuteson@cobb fendley.com>
Subject: RE: FM 545 - Parcel 79

Good Morning/Afternoon Josh!

I am in receipt of the documentation, but I did not find where a signature was required. Please allow this email to serve as documentation the City of Blue Ridge will gladly work with you and TxDOT for ROW for the improvements to FM 545. The City does have a request: would TxDOT consider installing a 30' concrete entry as marked on the attached map with apron? This will allow for future park area entry onto FM 545.

Should you need something else in writing, please let me know so it can be accomplished timely.

Greatest Thanks!

Edie Sims

City Secretary
City of Blue Ridge
200 S. Main
Blue Ridge, Texas 75424
(972) 752-5791
(972) 752-9160 fax
www.blueridgecity.com

If you have knowledge, let others light their candles in it. – Margaret Fuller
It's all about the 3 P's: Plan, Permit, Productivity. So Let's Get Busy!!!!

ATTENTION PUBLIC OFFICIALS!

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From: Josh Canuteson <JCanuteson@cobb fendley.com>

Sent: Thursday, January 7, 2021 9:25 AM

To: Edie Sims <ESims@blueridgecity.com>

Subject: FM 545 - Parcel 79

Ms. Sims,

I called the City yesterday and was given your name and email address as the person that I should reach out to regarding the City of Blue Ridge property along FM 545. Our firm has been hired by TxDOT to acquire the Right of Way needed for the expansion of FM 545 in the Blue Ridge area and a portion of the City's property is required for the project. Just before the holidays, we sent out a notice letter and some other information notifying each owner of our involvement in the project. The notice package went to the City Mayor but I have attached it to this email for your review. It includes a copy of the survey depicting the portion of the property that TxDOT would like to acquire as well as provides some information related to the TxDOT acquisition process and the City's rights as a landowner in the State of Texas.

I wanted to get this information to you because we are close to sending an offer package to you for this parcel. While it must be sent by Certified Mail, I will be sure to also email it to you.

I look forward to talking with you further regarding any questions you may have as to the notice package, offer package, or the project and its impact on the City's property.

Thanks!

JOSH CANUTESON, SR/WA, R/W-NAC

Vice President | Right-of-Way Discipline Lead

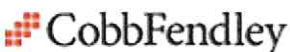
office 972.335.3214

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January 15, 2021

County: Collin
Federal Project No.: N/A
Highway: FM 545

ROW CSJ: 1012-02-040
Parcel: P00017204 (Parcel 79)
From: FM 2933
To: BS 78D

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7017 1450 0001 3525 4559

City of Blue Ridge, Texas
Attn: Edie Sims, City Secretary
200 S. Main Street
Blue Ridge, TX 75424

Dear Property Owner,

The purpose of this letter is to make an Offer to Purchase for the property referenced above. In this offer package you will find multiple documents for your review. There are a couple of executable receipts that I request that you sign and send back to me in the enclosed return envelope.

The list of documents includes:

- Offer Letter
- State Purchase of Right of Way Booklet
- Landowner Bill of Rights Document
- Landowner Bill of Rights Receipt (please sign and return)
- Relocation Assistance Booklet
- Memorandum of Agreement
- Conveyance Document(s) with Field Notes
- Possession and Use Agreement with Additional Payment of Independent Consideration
- Application for Texas Identification Number
- Form W-9 Request for Taxpayer Identification Number
- Texas Real Estate Commission Information About Brokerage Services (please sign and return)
- Appraisal
- Acknowledgment of Receipt of Appraisal Report (please sign and return)
- Return Envelope

I look forward to your response. It is requested that a response be given within thirty days. If you have any questions, please do not hesitate to contact me at (972) 335-3214 and/or email jcanuteson@cobbfendley.com

Sincerely,



Josh Canuteson, SR/WA, R/W-NAC, Right of Way Project Manager
Cobb, Fendley & Associates, Inc.



Date: January 15, 2021

County: Collin
Federal Project No.: N/A
Highway: FM 545

ROW CSJ: 1012-02-040
Parcel ID: P00017204 (Parcel 79)
From: FM 2933
To: BS 78D

BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED NO. 7017 1450 0001 3525 4559

City of Blue Ridge, Texas
Attn: Edie Sims, City Secretary
200 S. Main Street
Blue Ridge, TX 75424

Dear Property Owner,

In acquiring property for the highway system of Texas, the Texas Department of Transportation (the "Department") follows a definite procedure for appraising the land needed and for handling personal negotiations with each owner. As has been or will be explained by the State's negotiator, Josh Canuteson, a portion of your property located at S Line of FM 545, approximately 150 feet W of Pecan St, Blue Ridge, Collin County, Texas, as described in the enclosed property description, is to be acquired for the construction or improvement of the above-referenced highway project.

We believe at this stage of the purchase process it is mutually beneficial to confirm that, based on an appraisal, the State is authorized to offer you \$8,506.00 for your property, which includes \$8,506.00 for the property to be purchased and \$0.00 for damages to your remaining property. This amount is the total amount of just compensation for all interests in the portion of your property to be acquired, as determined in accordance with State law, less oil, gas and sulphur, subject to clear title being conveyed to the State. In accordance with State law, it is the policy of the Department to negotiate with the fee owner(s) of the real property with the understanding that you will, in turn, negotiate with any lessee or other party who may own any interest in the land or improvements, with the exception of public utility easements, which will be handled separately by the Department.

This offer to purchase includes the contributory values of the improvement(s) listed below, which are considered to be part of the real property. Since the improvement(s) must be removed, it is the policy of the Department to permit owners who convey voluntarily to the Department to thereafter retain the improvement(s), if they wish to do so. The retention values shown below are the estimated amounts the improvement(s) would bring if sold on public bids. If you wish to retain title to any of the following improvement(s) and remove it (them) from the right of way, the amount of the above offer must be reduced by the appropriate retention amount(s). This option to retain the improvement(s) does NOT apply should it become necessary for the Department to acquire the real property by eminent domain.

Improvement
N/A

Amount to be Subtracted if Retained
N/A

If you wish to accept the offer based upon this appraisal, please contact Josh Canuteson as soon as possible, at (972) 335-3214, so that the process of issuing your payment may be started. If you are not willing to accept this offer, you may submit a written request for administrative settlement/counteroffer, setting forth a counteroffer amount and the basis for such amount, provided such settlement request is received in writing within 30 days from the date of this letter. Please note that your opportunity to submit an administrative settlement shall be forfeited if such a settlement request is not received by the Department within the 30 day time deadline.

In the event the condition of the property changes for any reason, the State shall have the right to withdraw or modify this offer.



After the date of payment of the purchase price, or the date of deposit in court of funds to satisfy the award of compensation as determined through eminent domain proceedings to acquire real property, you will be reimbursed for any fair and reasonable incidental expenses necessarily incurred in transferring title to the property for use by the Texas Department of Transportation. Expenses eligible for reimbursement may include (1) recording fees, transfer taxes and similar expenses incidental to conveying the real property to the Department and (2) penalty costs for prepayment of any preexisting recorded mortgage entered into in good faith encumbering the real property. Voluntary unnecessary expenses or expenses incurred in clearing questionable title will not be eligible for reimbursement. Eligible incidental expenses will be reimbursed upon submission of a claim supported by receipted bills or other evidence of actual expenses incurred. You may file a written request for review if you believe that the Department failed to properly determine the eligibility for, or the amount of, incidental expenses to be reimbursed. There is no standard form on which to request a review of a claim; however, the claim must be filed with this office within six months after you are notified of the Department's determination on any claim for reimbursement.

You may be entitled to additional payments and services under the State's Relocation Assistance Program. It is emphasized, however, that any benefits to which you may be entitled under this program will be handled entirely separate from and in addition to this transaction. You will receive a brochure entitled "*Relocation Assistance*" which will inform you of eligibility requirements, payments and services which are available.


You have the right to discuss with others any offer or agreement regarding the Department's acquisition of the subject property, or you may (but are not required to) keep the offer or agreement confidential from others, subject to the provisions of Chapter 552, Government Code (the Public Records Act) as it may apply to the Department.

Attached is a copy of the Texas Department of Transportation brochure entitled "*Right of Way Purchase*" which we trust will give you a better understanding of the procedures followed by the Department in purchasing property. We respectfully request the opportunity to meet with you or to otherwise discuss and answer any questions you may have regarding the details of the type of facility to be built, or concerning the Department's offer or proposed purchase transaction. Also, please do not hesitate to contact Josh Canuteson at the telephone number provided above regarding any question you may have.

Please see the enclosed copy of the Texas Landowner Bill of Rights.

Finally, we enclose copies of all appraisal reports relating to your property being acquired which were prepared in the ten (10) years preceding the date of this offer and produced or acquired by the Department, including the appraisal on which this offer is based.

Sincerely,


Josh Canuteson, SR/WA, R/W-NAC
Right-of-Way Project Manager
Cobb, Fendley & Associates, Inc. on behalf of the
Texas Department of Transportation

ENCLOSURES:
Appraisal Report(s)
Landowner Bill of Rights
Brochure ("*Right of Way Purchase*")