

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

THE BLUE RIDGE CITY COUNCIL WILL MEET IN SPECIAL SESSION AT 7:00 P.M. ON TUESDAY,
MARCH 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. First Public Hearing to receive public comments, and discuss a request to replat a Final Plat known as Neal Estates, an addition located at the southwest corner of State Highway 78 North and County Road 578, also known as Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 109, containing 10.00 acres; Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 110, containing 5.35 acres; and Abstract 0555 Lonson Moore Survey, Sheet 2, Tract 106, containing 16.527 acres; replatting into 7 lots with Lot 1 being 5.352 acres; Lot 2 being 9.999 acres; Lot 3 being 10.694 acres; Lot 4 being 2.047 acres; Lot 5 being 1.014 acres; Lot 6 being 1.763 acres; and Lot 7 being 1.010 acres and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction
3. Adjournment.

Certified this the 26th day of February, 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 February 26, 2021 by 5:00P.M. and remained so posted continuously at least 72 hours proceeding the scheduled time of said meeting.



Edie Sims, City Secretary



**LEGAL NOTICE
PUBLIC HEARING**

A First Public Hearing of the City of Blue Ridge City Council for Tuesday, March 2, 2021 at 7:00pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a Final Plat known as Neal Estates, an addition located at the southwest corner of State Highway 78 North and County Road 578, also known as Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 109, containing 10.00 acres; Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 110, containing 5.35 acres; and Abstract 0555 Lonson Moore Survey, Sheet 2, Tract 106, containing 16.527 acres; replatting into 7 lots with Lot 1 being 5.352 acres; Lot 2 being 9.999 acres; Lot 3 being 10.694 acres; Lot 4 being 2.047 acres; Lot 5 being 1.014 acres; Lot 6 being 1.763 acres; and Lot 7 being 1.010 acres and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.

This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

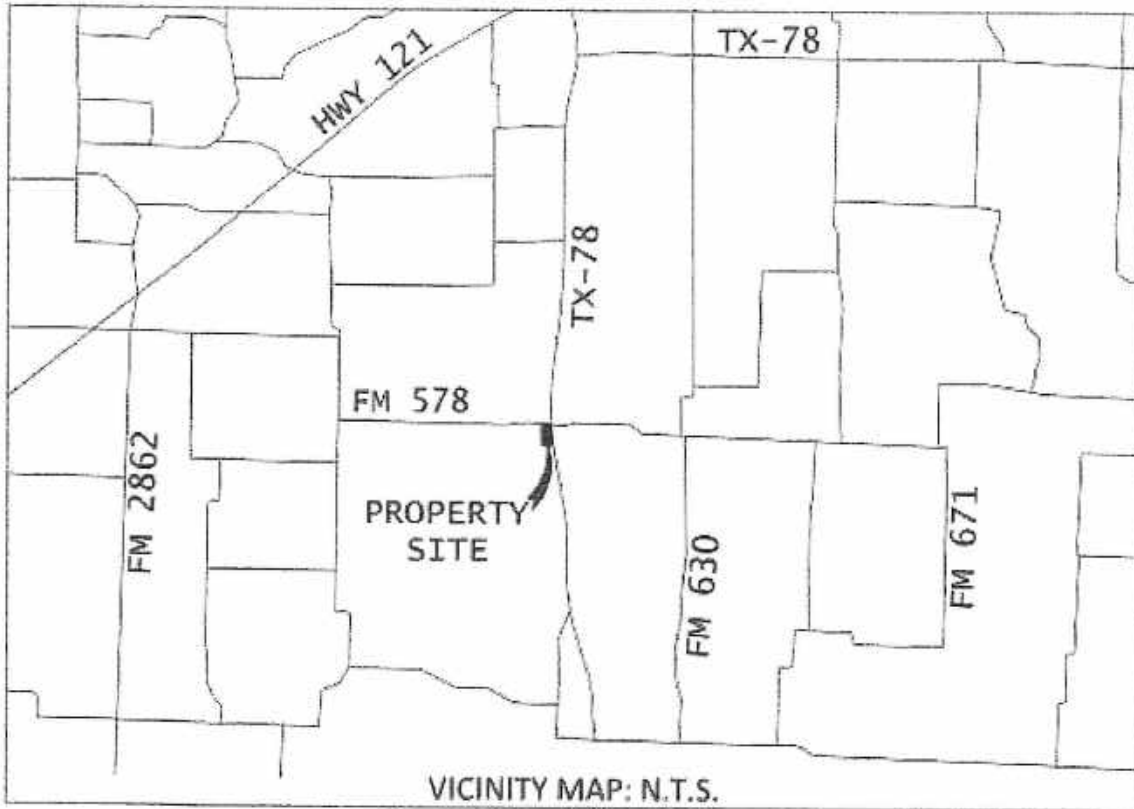
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A Second Public Hearing of the City of Blue Ridge City Council for Tuesday, March 2, 2021 at 7:05pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a Final Plat known as Neal Estates, an addition located at the southwest corner of State Highway 78 North and County Road 578, also known as Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 109, containing 10.00 acres; Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 110, containing 5.35 acres; and Abstract 0555 Lonson Moore Survey, Sheet 2, Tract 106, containing 16.527 acres; replatting into 7 lots with Lot 1 being 5.352 acres; Lot 2 being 9.999 acres; Lot 3 being 10.694 acres; Lot 4 being 2.047 acres; Lot 5 being 1.014 acres; Lot 6 being 1.763 acres; and Lot 7 being 1.010 acres and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.

This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.



# CITY OF BLUE RIDGE

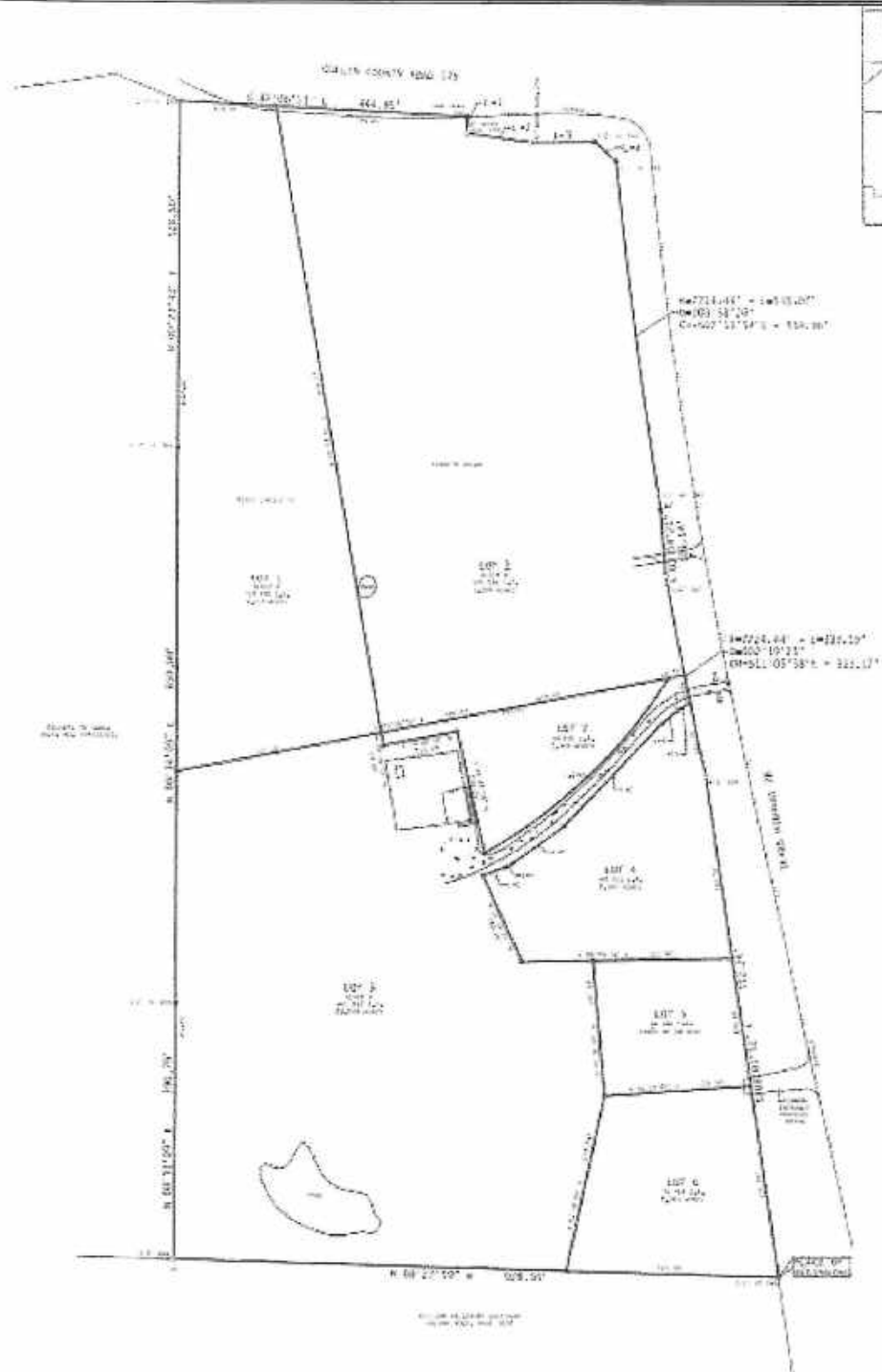
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200 S Main Street ~ Blue Ridge, Texas 75424  
(972) 752-5791 ~ Fax (972) 752-9160



# CITY OF BLUE RIDGE



200 S Main Street ~ Blue Ridge, Texas 75424  
(972) 752-5791 ~ Fax (972) 752-9160



**CITY OF BLUE RIDGE  
REGULAR SESSION AGENDA  
MARCH 2, 2021, 7:00 P.M. ①  
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, MARCH 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:
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 February 2, 2021
  - b. Public Works Update;
  - c. City Financial Report;
  - d. Fire Department Report;
  - e. Animal Control Report
6. Second Public Hearing to consider, discuss and act upon a request to replat a Final Plat known as Neal Estates, an addition located at the southwest corner of State Highway 78 North and County Road 578, also known as Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 109, containing 10.00 acres; Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 110, containing 5.35 acres; and Abstract 0555 Lonson Moore Survey, Sheet 2, Tract 106, containing 16.527 acres; replatting into 7 lots with Lot 1 being 5.352 acres; Lot 2 being 9.999 acres; Lot 3 being 10.694 acres; Lot 4 being 2.047 acres; Lot 5 being 1.014 acres; Lot 6 being 1.763 acres; and Lot 7 being 1.010 acres and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction

7. Consider, discuss and act upon a request from the Chamber of Commerce to close the square on April 10, 2021 for the Spring Fling event
8. Consider, discuss and act upon a variance request at 101 W FM 545 to install concrete padding and allow the use of a shipping container for storage
9. Consider, discuss and act upon a Concept Plan for 9 homes along W FM 545 and Pruett Street on 2.374 acres, also known as Abstract 557, M Mowery Survey, Sheet 2, Tract 175 containing a full 2.552 acres. One home currently exists on the property located at 519 W FM 545 which will then be considered Lot 10 of this subdivision, also located within the incorporated limits of the City of Blue Ridge
10. Consider, discuss and act upon a Concept Plan for 35 homes along Ridgeway and North Highway 78 on 16.774 acres, also known as Abstract 557, M Mowery Survey, Sheet 2, Tract 121, containing 14.03 acres and Tract 181 containing 2.744 acres, also located within the incorporated limits of the City of Blue Ridge
11. Consider, discuss and act upon a Lease Agreement with D&P Digital Forensics LLC DBA: Texas Data and VoIP for use of the Standpipe facilities
12. Consider, discuss and act upon a recommendation from the Advisory Committee regarding impact fees based on the CIP/Land Uses up to the maximum fees allowable per meter size and type
13. Discussion of placing items on future agendas
14. Adjournment.

Certified this the 26<sup>th</sup> day of February, 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 February 26, 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  
CITY COUNCIL MINUTES  
FEBRUARY 2, 2021

THE BLUE RIDGE CITY COUNCIL MET 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, 75424, 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 Cunyningham. 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: Mayor Williams recognized Health for Humanity Yogathon with a Proclamation; City Secretary Edie Sims announced 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 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 contract for the Sewer Grant will be February 9<sup>th</sup>.
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 January 5, 2021; 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 with Keith Chitwood seconding the motion. Motion carried unanimously.

6. Consider, discuss and act upon information to refinance current loans with USDA.

Nick Bulaich with Hilltop Securities in Dallas, Texas, met with City Council via phone to discuss options of refinancing the City's USDA loans. Hilltop Securities worked with the City of Blue Ridge on the Ridgeway Street and Water Rehabilitation project recently. This firm has been in business for 75 years and has worked with Edie Sims on many projects in the past.

Amegy Bank, who currently holds the loan from our Ridgeway project, is very interested in refinancing our USDA loans going out for 20 years with preliminary rates of 2.11% interest. This will shorten the length of debt approximately 7 years with a savings of \$415,000. This would reduce the interest rate 2%. If approved, Hilltop Securities could optimistically have all documentation ready for Council approval in April.

Colby Collinsworth motioned to move forward with the refinancing through Hilltop Securities with Amber Wood seconding the motion. Motion carried unanimously.

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 acres, also



identified by Property ID 2760293, for land acquisition of 0.4362 acres from this tract of land for TxDOT use.

Josh Canuteson, representative for Cobb Fendley, was present to discuss the land acquisition needs for the TxDOT improvement to FM 545. The project is planned to adding shoulders and adjusting drainage. TxDOT is offering \$8,506.00 By also approving a Possession and Use Agreement, TxDOT is offering an additional \$3,000.00 to the City of Blue Ridge. The use planned by TxDOT should not be a factor per the Right of Reversion contained in the deed between JoAnn Frankum and the City of Blue Ridge when she donated the land to the City.' Lane

TxDOT plans for a 12' lane each with a 10' shoulder and a 6 to 1 ratio slope. A schematic of the project will be shared with the City.

Amber Wood motioned to approve the offer from TxDOT and including a Possession and Use Agreement with the offer as presented. Colby Collinsworth seconded the motion. Motion carried unanimously.

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.

Three Council seats will be available for the May 1, 2021 General Election to include: Amber Wood, Colby Collinsworth and Allen Cunnyingham. Amber Wood motioned to approve the Resolution with supportive documentation with Keith Chitwood seconding the motion. Motion carried unanimously.

9. Consider, discuss and act upon a Joint General Election Services Contract with Collin County Elections Administrator for the May 1, 2021 General Election.

Supporting the May 1, 2021 General Election is presented as the Joint General Election Contract with Collin County Elections Administrator. Amber Wood motioned to approve the contract as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

10. Consider, discuss and act upon a contract amendment with Collin County regarding Fire Inspection and Fire Plan Review for Commercial Buildings.

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

11. Consider, discuss and act upon a contract amendment with Collin County regarding Ambulance Services agreement.

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

12. Consider, discuss and act upon Resolution 2021-0202-002 continuing participation with Atmos Cities Steering Committee with payment authorization.

Allen Cunnyingham motioned to approve the Resolution as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

13. Consider, discuss and act upon standardizing elements for a RV Park.

An RV park is being developed just outside our ETJ, and City Secretary Edie Sims reached out to the developer for detailed information. The design is very well done and is an exemplary example to use as a standard for inside the City Limits should an RV park wish to come in.

The City receives numerous calls and walk-ins with developers wanting to develop an RV park. Currently our Subdivision Ordinance does not have any standards regarding this type of development. It is in the best interest of the City to standardize what is better for our City. The RV park layout is recommended by staff for such standardization.

After Council reviewed the plans, all concurred the standardization is the best for our City and Council asked to have this information included in our Subdivision Ordinance. No further action was taken.

14. Discussion of placing items on future agendas. No one had any items for future agendas.

15. Adjournment. Amber Wood motioned to adjourn with Allen Cunnynggham seconding the motion. Council adjourned at 8:15pm.

APPROVED:

ATTEST:

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Rhonda Williams, Mayor

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Edie Sims, City Secretary

| DATE      | WO#  | ADDRESS       | NOTES                                       | COMPLETED |
|-----------|------|---------------|---------------------------------------------|-----------|
| 1/29/2021 | 5334 | 200 Beryl     | meter read, water on, deliver 1 tote        | 1/29/2021 |
| 1/29/2021 | 5335 | 322 S. Main   | meter read, water on, deliver 1 tote        | 1/29/2021 |
| 1/29/2021 | 5336 |               | VOID                                        |           |
| 2/3/2021  | 5337 | 107 B Harmon  | deliver 1 extra trash tote                  | 2/4/2021  |
| 2/4/2021  | 5338 | 507 White     | deliver 2 extra trash totes                 | 2/4/2021  |
| 2/4/2021  | 5339 | 402 N. Bus 78 | meter read, leave tote and water on         | 2/4/2021  |
| 2/4/2021  | 5340 | 402 N. Bus 78 | meter read to transfer service              | 2/4/2021  |
| 2/5/2021  | 5341 | 106 Justin    | read meter, turn water off, pick up 1 tote  | 2/8/2021  |
| 2/5/2021  | 5342 | 108 James     | read meter, turn water off, pick up 2 totes | 2/12/2021 |
| 2/8/2021  | 5343 | 310 W. Lamm   | deliver 1 extra trash tote                  | 2/8/2021  |
| 2/8/2021  | 5344 | 108 W. James  | meter read, water on, deliver 1 tote        | 2/8/2021  |
| 2/8/2021  | 5345 |               | VOID                                        |           |
| 2/8/2021  | 5346 | 105 Pruett    | read meter, turn water off, pick up 2 totes | 2/12/2021 |
| 2/9/2021  | 5347 |               | VOID                                        |           |
| 2/9/2021  | 5348 |               | VOID                                        |           |
| 2/9/2021  | 5349 | 207 N Church  | pick up extra tote                          | 2/9/2021  |
| 2/23/2021 | 5350 | 314 Tilton    | deliver 1 extra trash tote                  | 2/23/2021 |
| 2/23/2021 | 5351 | 110 N. Main   | deliver 1 extra trash tote                  | 2/23/2021 |
| 2/24/2021 | 5352 | 1206 N Bus 78 | deliver 1 extra trash tote                  | 2/24/2021 |



## February 2021 Public Works Report

- Water leak repaired on Pritchard.
- Potholes filled on Scott, S. Main, N. Main, S. Morrow.
- Repaired wind damage to fence at well #4.
- Potholes filled on W. Lamm and Benjamin.
- Road work on Well #4 road.
- Rock added to Lyle and Bratcher St.
- Road work on sewer plant road.
- Removed log jam from creek in front of effluent.
- Sewer back up in front of fire department cleared.
- Winter storm took down two wells, we were able to keep one running for 3 days until the other two thawed and we could repair them.
- Repaired sewer main on Justin and found and repaired two broken clean outs.

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

February 10, 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:

January 2021  
63,387.63

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

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Monthly Collection Status Report  
January 2021

City of Blue Ridge #08

|                                 | Collections<br>Month of January | Cumulative Total<br>10/1/20 thru 1/31/21 | %<br>of Collections |
|---------------------------------|---------------------------------|------------------------------------------|---------------------|
| Current Tax Year Collections    |                                 |                                          |                     |
| Base M&O                        | 51,288.11                       | 210,479.80                               | 80.42%              |
| Base I&S                        | 11,636.63                       | 47,755.35                                |                     |
| Late Rendition Penalty          | 67.22                           | 88.37                                    |                     |
| 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                        | <u>62,991.96</u>                | <u>258,323.52</u>                        | 80.45%              |
| Delinquent TaxYears Collections |                                 |                                          |                     |
| Base M&O                        | 262.96                          | 1,143.59                                 |                     |
| Base I&S                        | 57.15                           | 222.60                                   |                     |
| Late Rendition Penalty          | 0.00                            | 0.00                                     |                     |
| P&I M&O                         | 62.09                           | 320.02                                   |                     |
| P&I I&S                         | 13.47                           | 58.14                                    |                     |
| P&I I&S Bond                    |                                 |                                          |                     |
| Attorney Fee                    | 47.73                           | 232.63                                   |                     |
| Subtotal                        | <u>443.40</u>                   | <u>1,976.98</u>                          | 0.62%               |
| Combined Current & Delinquent:  |                                 |                                          |                     |
| Base M&O                        | 51,551.07                       | 211,623.39                               |                     |
| Base I&S                        | 11,693.78                       | 47,977.95                                |                     |
| Late Rendition Penalty          | 67.22                           | 88.37                                    |                     |
| P&I M&O                         | 62.09                           | 320.02                                   |                     |
| P&I I&S                         | 13.47                           | 58.14                                    |                     |
| P&I I&S Bond                    |                                 |                                          |                     |
| Attorney Fee                    | 47.73                           | 232.63                                   |                     |
| Total Collections               | <u>63,435.36</u>                | <u>260,300.50</u>                        | 81.06%              |
| Original 2020 Tax Levy          |                                 |                                          |                     |
|                                 |                                 | <u>321,101.35</u>                        | 100.00%             |



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

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Cumulative Comparative Collection Status Report  
January 2021

City of Blue Ridge #08

|                                  | Collections thru<br>January 2021 | % Collections | Collections thru<br>January 2020 | % Collections |
|----------------------------------|----------------------------------|---------------|----------------------------------|---------------|
| Current Tax Year Collections     |                                  |               |                                  |               |
| Base M&O                         | 258,235.15                       | 80.42%        | 243,742.98                       | 79.48%        |
| Late Rendition Penalty           | 88.37                            |               | 66.30                            |               |
| P&I M&O                          | 0.00                             |               | 0.00                             |               |
| Attorney Fee                     | 0.00                             |               | 0.00                             |               |
| Subtotal                         | <u>258,323.52</u>                | 80.45%        | <u>243,809.28</u>                | 79.50%        |
| Delinquent Tax Years Collections |                                  |               |                                  |               |
| Base M&O                         | 1,366.19                         |               | 1,766.15                         |               |
| Late Rendition Penalty           | 0.00                             |               | 0.36                             |               |
| P&I M&O                          | 378.16                           |               | 451.92                           |               |
| Attorney Fee                     | 232.63                           |               | 377.75                           |               |
|                                  | 0.00                             |               | 0.00                             |               |
| Subtotal                         | <u>1,976.98</u>                  | 0.62%         | <u>2,616.18</u>                  | 0.85%         |
| Combined Current & Delinquent:   |                                  |               |                                  |               |
| Base M&O                         | 259,601.34                       |               | 245,529.11                       |               |
| P&I M&O                          | 378.16                           |               | 451.92                           |               |
| Late Rendition Penalty           | 88.37                            |               | 66.66                            |               |
| Attorney Fee                     | 232.63                           |               | 377.75                           |               |
|                                  | 0.00                             |               |                                  |               |
| Total Collections                | <u>260,300.50</u>                | 81.06%        | <u>246,425.44</u>                | 80.36%        |
| Adjusted 2019 Tax Levy           |                                  |               | <u>306,667.64</u>                | 100.00%       |
| Original 2020 Tax Levy           | <u>321,101.35</u>                | 100.00%       |                                  |               |

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

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Levy Outstanding Status Report  
January 2021

City of Blue Ridge #08

|                                         | Current Tax Year | Delinquent Tax Years |
|-----------------------------------------|------------------|----------------------|
| Current Month:                          |                  |                      |
| Tax Levy Remaining as of 12/31/20       | 127,209.44       | 7,489.19             |
| Base M&O Collections                    | 62,924.74        | 320.11               |
| Supplement/Adjustments                  | 404.49           | 0.00                 |
| Write-off                               | 0.00             | 0.00                 |
| Remaining Levy as of 1/31/21            | <u>64,689.19</u> | <u>7,169.08</u>      |
| Cumulative (From 10/01/20 thru 1/31/21) |                  |                      |
| Original 2020 Tax Levy (as of 10/01/20) | 321,101.35       | 8,535.27             |
| Base M&O Collections                    | 258,235.15       | 1,366.19             |
| Supplement/Adjustments                  | 1,822.99         | 0.00                 |
| Write-off                               | 0.00             | 0.00                 |
| Remaining Levy as of 1/31/21            | <u>64,689.19</u> | <u>7,169.08</u>      |

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

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Monthly Distribution Report  
January 2021

City of Blue Ridge #08


|                                           | Distribution<br>Month of January | Distribution<br>10/1/20 thru 1/31/21 |
|-------------------------------------------|----------------------------------|--------------------------------------|
| Weekly Remittances:                       |                                  |                                      |
| Week Ending 1/8/21                        | 11,091.25                        | 26,893.65                            |
| Week Ending 1/15/21                       | 8,921.48                         | 20,963.80                            |
| Week Ending 1/22/21                       | 18,166.20                        | 66,619.60                            |
| Week Ending 1/29/21                       | 25,165.33                        | 41,137.93                            |
|                                           |                                  | 104,448.46                           |
| Total Weekly Remittances                  | <u>63,384.26</u>                 | <u>260,063.44</u>                    |
| Overpayment from Prior Month              | 0.00                             | 0.00                                 |
| Excess Refund Remittance Repaid to Entity | 0.00                             | 0.00                                 |
| Commission Paid Delinquent Attorney       | 47.73                            | 232.63                               |
| Entity Collection Fee                     | 0.00                             | 0.00                                 |
| Judgement Interest                        | 0.00                             | 0.00                                 |
| 5% CAD Rendition Penalty                  | 3.37                             | 4.43                                 |
| <br>Total Disbursements                   | <br><u>63,435.36</u>             | <br><u>260,300.50</u>                |
| <br>Carryover to Next Month               | <br>0.00                         | <br>0.00                             |



## Accounts

|                                           |                                          |          |
|-------------------------------------------|------------------------------------------|----------|
| <u>4A INDUSTRIAL DEVELOPMENT</u>          | Available Balance<br><b>\$190,491.77</b> | Recent ▼ |
| <u>4B COMMUNITY DEVELOPMENT</u>           | Available Balance<br><b>\$177,875.56</b> | Recent ▼ |
| <u>RESERVE REVENUE ACCOUNT</u>            | Available Balance<br><b>\$10,520.38</b>  | Recent ▼ |
| <u>LIBRARY &amp; LEARNING CENTER FUND</u> | Available Balance<br><b>\$5,948.00</b>   | Recent ▼ |
| <u>ROAD CONSTRUCTION</u>                  | Available Balance<br><b>\$0.00</b>       | Recent ▼ |
| <u>GENERAL TAX</u>                        | Available Balance<br><b>\$198,231.54</b> | Recent ▼ |
| <u>REVENUE</u>                            | Available Balance<br><b>\$40,966.21</b>  | Recent ▼ |
| <u>DEPOSIT</u>                            | Available Balance<br><b>\$63,183.23</b>  | Recent ▼ |
| <u>INTEREST &amp; SINKING BOND</u>        | Available Balance<br><b>\$0.00</b>       | Recent ▼ |
| <u>GENERAL PAYROLL ACCT</u>               | Available Balance<br><b>\$0.00</b>       | Recent ▼ |
| <u>REVENUE PAYROLL ACCT</u>               | Available Balance<br><b>\$0.00</b>       | Recent ▼ |
| <u>USDA</u>                               | Available Balance<br><b>\$1.00</b>       | Recent ▼ |
| <u>2019 2020 CDBG Sewer Grant</u>         | Available Balance<br><b>\$4,678.24</b>   | Recent ▼ |


**\$1,151.55**

Recent 

STREET IMPROVEMENTS-CO

Available Balance


**\$0.00**

Recent 

ENCUMBERED REV

Current Balance


**\$24,108.93**

Recent 

WATER DEPOSITS

Current Balance

**\$0.00**

Recent 

| Address                                     | Notes                                                                                                                                                                           | Code           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Jan 27, 2021 12:07 PM<br>200 South Main St. | Patrolled city focusing on stray animals.                                                                                                                                       | Animal Control |
| Jan 21, 2021 10:05 AM<br>220 e lamm st      | issued citation for animal at large german shepherd running loose on e lamm st                                                                                                  | Animal Control |
| Jan 21, 2021 9:04 AM<br>200 South Main St.  | patrolled for strays<br>saw german shepherd from 220 e lamm running loose. please see entry for this address.                                                                   | Animal Control |
| Jan 19, 2021 10:40 AM<br>226 e lamm st      | called homeowner after receiving voicemail to inform him that the owners were found and to disregard the door knocker.                                                          | Animal Control |
| Jan 18, 2021 6:38 PM<br>325 e lamm st       | boxer was loose with a dog from 220 e lamm st. talked to owners and they secured the dog without my help. verbal warning for animal at large.                                   | Animal Control |
| Jan 18, 2021 6:36 PM<br>220 e lamm st       | Loose GSD found owners at this address. they helped to attempt to secure animal. animal was secure before departure. verbal warning given for first incident of animal at large | Animal Control |
| Jan 18, 2021 5:19 PM<br>226 e lamm st       | left door knocker at this address for possible animal at large                                                                                                                  | Animal Control |

| Address                                     | Notes                                                                                  | Code             |
|---------------------------------------------|----------------------------------------------------------------------------------------|------------------|
| Jan 18, 2021 4:18 PM<br>200 South Main St.  | received call from Cathy at city hall for loose dogs on e lamm and bus 78 en route now | Adoption Confirm |
| Jan 15, 2021 12:28 PM<br>200 South Main St. | patrolled for strays                                                                   | Adoption Confirm |
| Jan 7, 2021 8:50 AM<br>200 South Main St.   | patrolled city for strays                                                              | Adoption Confirm |



| Address                                     | Notes                                                                                                                                                                                                                                                                                                                                                                 | Code                 |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Jan 21, 2021 10:06 AM<br>200 south main st. | assisted city hall in making a list of all vacant and derelict houses inside city limits.<br>vacant<br>300 benjamin ln<br>202 s morrow<br>101 s morrow<br>100 s morrow<br>300 roby ln<br>204 e heap<br>500 n state hwy 78<br>205 n morrow<br>215 n morrow<br>216 n morrow<br>304 n main<br>213 n main<br>307 w fm 545<br>210 n bus 78<br>101 tilton<br>are all vacant | Code: 500-0000000000 |
| Jan 15, 2021 12:11 PM<br>301 s morrow st.   | derelict<br>302 s morrow st<br>10 day warning to remove junk and trash from side yard and backyard                                                                                                                                                                                                                                                                    | Code: 500-0000000000 |
| Jan 15, 2021 12:10 PM<br>307 w davis st     | 10 day warning to remove junk from trailer and trash around it                                                                                                                                                                                                                                                                                                        | Code: 500-0000000000 |

Bob Mathews

## City Of Blue Ridge Report

Jan 1, 2021 - Jan 31, 2021

| Address                                  | Notes                                                                    | Code                |
|------------------------------------------|--------------------------------------------------------------------------|---------------------|
| Jan 15, 2021 12:09 PM<br>206 N. main st. | 10 day warning to remove rubbish and junk                                | Code: Early warning |
| Jan 15, 2021 12:08 PM<br>213 N. main St. | 10 day warning to remove junk and rubbish                                | Code: Early warning |
| Jan 15, 2021 12:07 PM<br>306 w Dunn St.  | 10 day warning to remove mattress and tarp                               | Code: Early warning |
| Jan 15, 2021 12:06 PM<br>111A harmon cir | 10 day warning to remove broken basket ball hoop and shelf               | Code: Early warning |
| Jan 15, 2021 12:05 PM<br>102 OAK ST      | 10 day warning to remove broken trampoline and pool last warning on pool | Code: Early warning |
| Jan 15, 2021 12:02 PM<br>102 pecan       | 10 day warning to remove old chair and car grill bumper                  | Code: Early warning |
| Jan 15, 2021 12:00 PM<br>101 oak st      | 10 day warning to remove trash in trailer                                | Code: Early warning |

| Address                                      | Notes                                                                                                                                                                                        | Code                  |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Jan 15, 2021 11:58 AM<br>300 willow ln       | 10 day warning to remove chair and board                                                                                                                                                     | Code: Citations/Infra |
| Jan 11, 2021 3:35 PM<br>200 south main st.   | signed affidavit for court regarding animal at large citations                                                                                                                               | Code: Infra/Animal    |
| Jan 7, 2021 9:39 AM<br>210 N Business Hwy 78 | owner called to inform us that the tags of the white suburban were current and he would move the vehicle around if needed. confirmed tags on vehicle were current no issue with junk vehicle | Code: Enforcement     |
| Jan 7, 2021 9:37 AM<br>211 n main st         | Mr Rodriguez called in to city hall to inform he had a broken foot and would need more time to remove junk. we will extend time.                                                             | Code: Enforcement     |

**LEGAL NOTICE  
PUBLIC HEARING**

A First Public Hearing of the City of Blue Ridge City Council for Tuesday, March 2, 2021 at 7:00pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a Final Plat known as Neal Estates, an addition located at the southwest corner of State Highway 78 North and County Road 578, also known as Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 109, containing 10.00 acres; Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 110, containing 5.35 acres; and Abstract 0555 Lonson Moore Survey, Sheet 2, Tract 106, containing 16.527 acres; replatting into 7 lots with Lot 1 being 5.352 acres; Lot 2 being 9.999 acres; Lot 3 being 10.694 acres; Lot 4 being 2.047 acres; Lot 5 being 1.014 acres; Lot 6 being 1.763 acres; and Lot 7 being 1.010 acres and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.

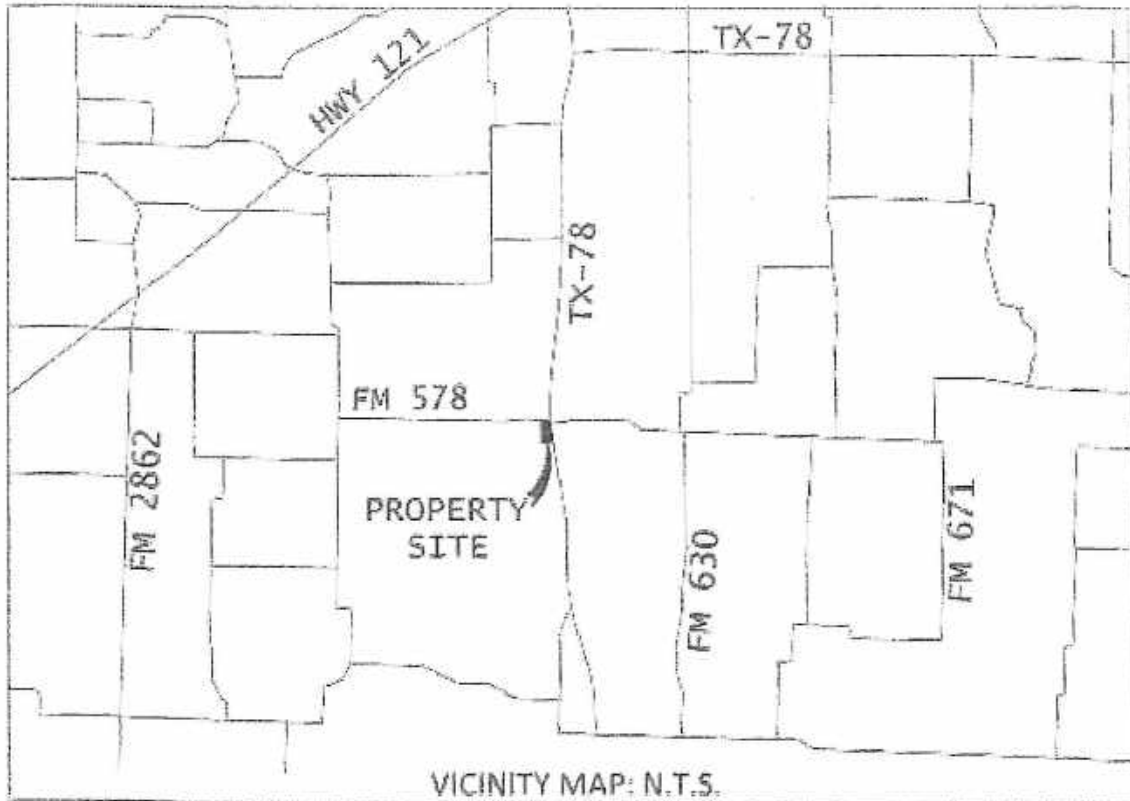
This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.

~~~~~  
A Second Public Hearing of the City of Blue Ridge City Council for Tuesday, March 2, 2021 at 7:05pm at the Blue Ridge Community Center located at 200 W. Tilton to receive public comments and to hear the request for a Final Plat known as Neal Estates, an addition located at the southwest corner of State Highway 78 North and County Road 578, also known as Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 109, containing 10.00 acres; Abstract A0555 Lonson Moore Survey, Sheet 2, Tract 110, containing 5.35 acres; and Abstract 0555 Lonson Moore Survey, Sheet 2, Tract 106, containing 16.527 acres; replatting into 7 lots with Lot 1 being 5.352 acres; Lot 2 being 9.999 acres; Lot 3 being 10.694 acres; Lot 4 being 2.047 acres; Lot 5 being 1.014 acres; Lot 6 being 1.763 acres; and Lot 7 being 1.010 acres and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction.

This hearing is open to any interested persons. Opinions, objections and/or comments relative to this matter may be expressed in writing or in person at the hearing.



CITY OF BLUE RIDGE



200 S Main Street ~ Blue Ridge, Texas 75424
(972) 752-5791 ~ Fax (972) 752-9160



CITY OF BLUE RIDGE



200 S Main Street ~ Blue Ridge, Texas 75424
(972) 752-5791 ~ Fax (972) 752-9160

Edie Sims

From: Mart Armstrong <jarmstrong@tactax.com>
Sent: Friday, February 26, 2021 11:22 AM
To: Edie Sims
Cc: Rebecca Wilson
Subject: Shipping Container Storage
Attachments: New Storage Container Survey.pdf; Beige+20ft+Standard+height+container.jpg

Importance: High

Edie, I appreciate the city's consideration of allowing our firm to place a new shipping container at the back of our office building. It will be used to store our Targets for Christ, Blue Ridge Rodeo and Company files, which are currently strown throughout our new office. I have attached a picture of our survey and where the container will be stored. We will hook electric to it and put shelves for storing the files. It will abut the exterior or the west side of the building and set between the a/c unit and extend to the furthest south of the addition. I would like to put down a concrete slab for it to sit on. I also want to extend our parking area that is now dirt with a slab for additional parking. In time we may remove the container and install an extension of our building, but for now this is the most feasible remedy for our files. Though we would love to rid ourselves of the files, due to fed regulations we have to keep these files "forever" and it makes the interior of our offices look extremely cluttered and a pain to operate as an office efficiently.

The slanted black lines are what I am proposing to concrete and the blue lined object is the container. It is 8'6" X 20' and the same color as the building, a I guess you would call it beige, but I'm sure my wife would have a specific color that is not in my vocabulary 😊 The concrete area is 10X 33 down the western portion of the building and then an additional 10 X 13 for the area in front of the addition for additional parking spot.

Please let me know if you need additional information, dimensions or any information on the container.

In honored service,



J. Mart Armstrong

The Armstrong Company
P.O. Box 1010 McKinney, TX 75070
Office: (800) 510-5022 | Office: (469) 452-7045
Cell: (972) 768-9128 | Email: jarmstrong@tactax.com
Website: <http://thearmstrongcompany.com>

Faithfully serving the interest of our clients with honesty and integrity, placing our confidence, not in the abilities of man, but in the power and strength of Jesus Christ.

F. M. Highway 545

POINT OF BEGINNING

S 88°57'35" E 109.84'

5/8" SRS

0.266 ACRES

CALLED 0.266 ACRES
DeLEON CONSTRUCTION, LLC
CC# 20090508000560260

Building

M. MOWERY SURVEY
A-557

Business Highway 78 (60')

S 02°12'35" E 103.00'

5/8" SRS

N 90°00'00" W 113.52'
(Bearing Baseline)

Alley

Overhead Electric

1/2" SRS

1/2" SRS

N 00°08'58" W 104.92'

1/2" SRS

1/2" SRS

CALLED 8,449 SQ.FT.
MIMIE ROSS HOPPER
L. 5643, P.C. 6418

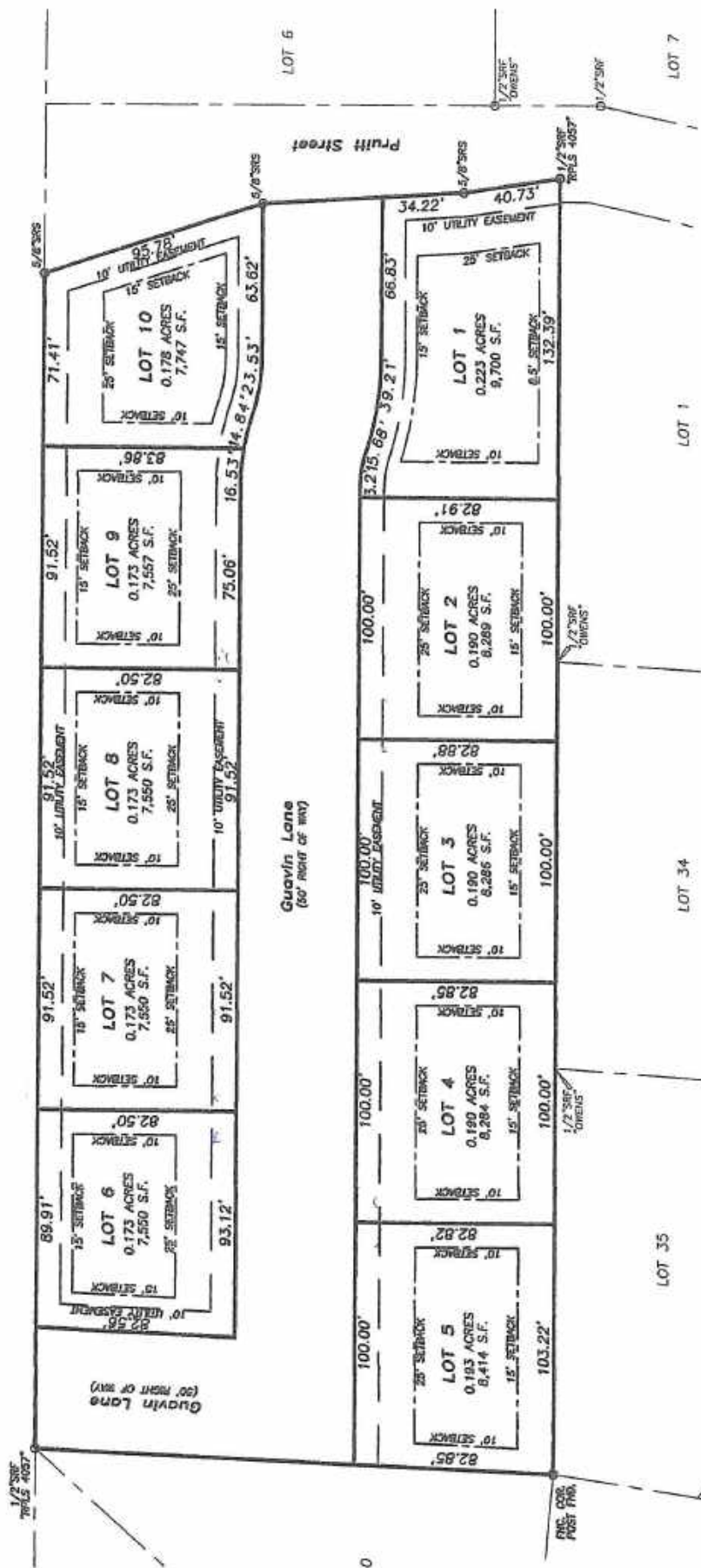




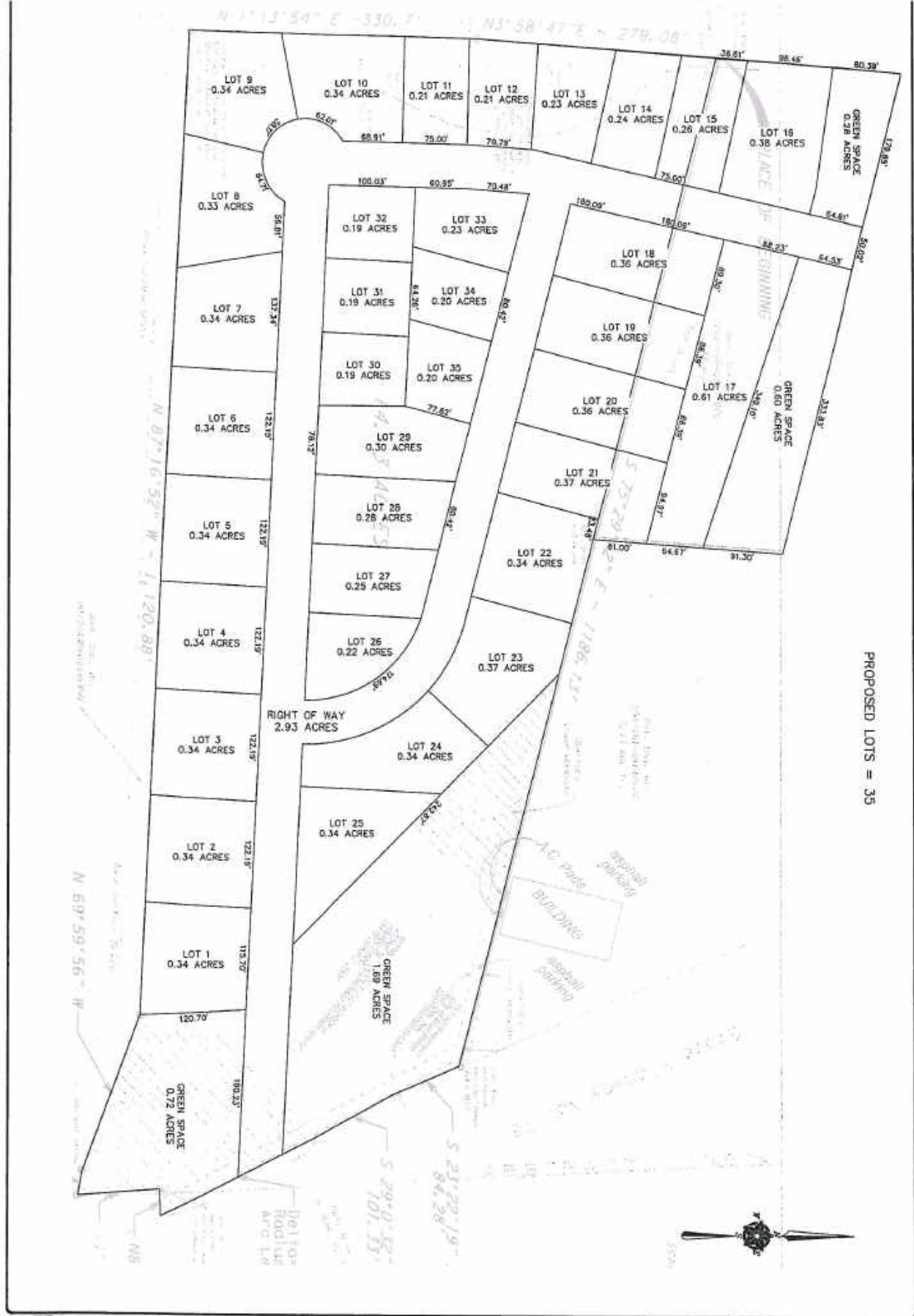




F.M. Highway No. 545







SHEET 01 SCALE: 1" = 100' DATE: 11/19/2020	BUILDER: BLUE RIDGE PLAINS	PLAN: CONCEPT	CONCEPT PLAN ENGINEERED FOR: BLUE RIDGE PLAINS	ERIC L. DAVIS ENGINEERING, INC. P-3987 120 EAST MAIN STREET FARMER, TEXAS 75126 972/564-0592, Fax 972/564-6523 E-Mail: eric@ericl.com	
	ADDITION:	ELD JOB NO:			
	ADDRESS:	DRAWN BY: JL			
	LOT: BLOCK:	CHECKED BY: ML			
	CITY:				

Eddie Sims

From: North Texas Excavation <ntexcavation@mail.com>
Sent: Friday, February 19, 2021 8:54 AM
To: Eddie Sims
Subject: FW: FW: Re: McCreary Property

Good morning,

Please see the forwarded email below from Derek; he answered your questions a little better than I did! 😊

Enjoy the rest of your day,
Ashleigh Moore
Projects Coordinator
North Texas Excavation & Concrete
972-528-0985

From: [North Texas Excavation](#)
Sent: Friday, February 19, 2021 8:48 AM
To: [North Texas Excavation](#)
Subject: Re: FW: Re: McCreary Property

- 1.) concrete with mountable curb and gutter.
- 2.) site built homes / 2x6 exterior framing / 80% brick or stone w/ 20% hardie board lap siding. Post tension slabs, NO chemical injections on pads.
- 3.) horizontal construction = 3 months
Vertical construction = 6 - 9 months
- 4.) the lot that is .67 acres in the community will be turned into a park that will be zero-scaped with turf and pavers for no maintenance, a small playground set will be installed, this park will be inside the gated community. There is also the flood plain land to be donated to the city as the projects green space.
- 5.) closing will hopefully happen before the town council meeting. I am meeting with Mike when he gets back from Amarillo Monday or Tuesday.

Anything else I can answer please let me know, I feel as though I have looked this project through at every angle LOL.

Also, the 500 home capacity issue..... I am not too worried about, we do have plans for almost 100 homes this year in your city.....but keeping in mind transit and services we wanted to start with that tract due to its ease of add for the town. Also I have discussed with our engineers the possibility of sitting several times with your city engineers to develop a map or "plan of action" for the city.

Look forward to meeting with you next week!

Talk to you soon!

Thanks
D

Enjoy the rest of your day,

Ashleigh Moore

Projects Coordinator

North Texas Excavation & Concrete

972-528-0985

From: [Edie Sims](#)

Sent: Thursday, February 18, 2021 5:29 PM

To: [North Texas Excavation](#)

Subject: Re: Re: McCreary Property

I am TOTALLY digging this idea!!!!!! It's laid out beautifully!!!!

The meeting is set on March 2nd, 7pm at the Blue Ridge Community Center, [200 W Tilton](#).

This will definitely be on the agenda!!!!!!

So here's a few things to be prepared to discuss:

- 1) type of street: asphalt, concrete
- 2) site built homes, who will be the builder(s)
- 3) timeframe: complete build out and start
- 4) uses for green spaces, such as park area
- 5) closing date. City cannot go into Development Agreement until you own, but planning can be accomplished

That's really all I can think of presently. I'm so tickled. I'm forwarding this to the Mayor as well.

If you have other questions, please send over!! Talk with you soon!!

Get [Outlook for Android](#)

From: North Texas Excavation <ntexcavation@mail.com>
Sent: Thursday, February 18, 2021 5:18:11 PM
To: Edie Sims <ESims@blueridgecity.com>
Subject: RE: Re: McCreary Property

Please let me know what all you need from us for the next City Council meeting as well as the time of the meeting. I'll need to make sure Derek's schedule is open that day. (I'm assuming we need to be present for the meeting)

We had our engineers draw us a couple preliminary plans, and the one I attached was our favorite. I can send the other one we have as well if you like. This has 35 lots plus 3.29 acres of green space. We also plan to gate it... I can't remember if y'all's subdivision ordinance had any restrictions on gated communities or not; please let me know. We plan to continue developing Blue Ridge with y'all after this project! We love the idea of helping a town grow without losing the charm we fell in love with!

Enjoy the rest of your day,

Ashleigh Moore

Projects Coordinator

North Texas Excavation & Concrete

972-528-0985

From: [Edie Sims](#)
Sent: Thursday, February 18, 2021 3:45 PM
To: [North Texas Excavation & Concrete](#)
Subject: Re: Re: McCreary Property

Alright!!! Then let's start off, the next City Council meeting is March 2nd. We definitely need to have a Preliminary Plat submitted AND /OR a discussion of a Development Agreement.

Typically the process of an Agreement may take a couple of months since we will need a plat to discuss with engineers.

we are ABSOLUTELY Pro Development!!! You can certainly share this email with your group. Currently we have capacity for 500 more residential homes. During previous conversations, y'all were talking about 30 +/- homes.

The biggest items for Council discussion will be streets and surfacing and infrastructure within the development.

I am SO EXCITED to have this project active. So, let's help get things going for you. Please send me an electronic plat so we can start the review process. Please allow me to call you next week so we can attain a \$1,000 Retainer Fee which pays for engineering fees and attorney fees (for the Development Agreement).

Get [Outlook for Android](#)

From: North Texas Excavation & Concrete <NTexcavation@mail.com>

Sent: Thursday, February 18, 2021 3:21:11 PM

To: Edie Sims <ESims@blueridgecity.com>

Subject: Re: Re: McCreary Property

Not a problem!

So to get final approval, our equity group would like to get something similar to preliminary plat approval. We haven't submitted anything to y'all for approval because we have yet to close on the property but we do have preliminary plat plans we could send over if you like. The groups other concern is the lack of comps inside the city. I think they want to make sure the city is open to new development and won't halt construction.

Also, Derek wanted me to check and see if the development agreement you had discussed last year was still an option.

Please let me know what all you may need from us to get finished up. Once we have approval, we can close in as little as 7 days!

Enjoy the rest of your day,
Ashleigh Moore
Projects Coordinator
N.T.E.C.

On 2/18/21 at 2:12 PM, Edie Sims wrote:

From: "Edie Sims" <ESims@blueridgecity.com>

Date: February 18, 2021

To: "North Texas Excavation & Concrete" <NTexcavation@mail.com>

Cc:

Subject: Re: McCreary Property

Hi!! So happy to hear from yall!!!! I am working from home presently, so if you wouldn't mind emailing me the questions needed, I'll certainly try to respond promptly. If all goes well I plan to be in the office tomorrow, as long as the roads are clear enough.

Get [Outlook for Android](#)

From: North Texas Excavation & Concrete <NTexcavation@mail.com>

Sent: Thursday, February 18, 2021 1:55:46 PM

To: Edie Sims <ESims@blueridgecity.com>

Subject: McCreary Property

Good afternoon,

I hope you have been staying warm through this crazy winter storm! I know it's been a while since we last spoke and you probably thought we had disappeared; but we have been working very hard to get this project, as well as a few others, started. We're very close to closing on the property but our equity group is asking for a few things. I wasn't sure if you would be in the office with the weather and outages, but if you are, please give me a call when you have a moment and we can discuss everything! If you need to correspond via email, we can do that too.

Stay safe and warm!

Enjoy the rest of your day,
Ashleigh Moore
Projects Coordinator
N.T.E.C.

--

Thanks

LEASE AGREEMENT

This Agreement is made by and between:

Landlord/Lessor

City Of Blue Ridge
200 S Main St. Blue Ridge TX,
75424

Tenant/Lessee

D & P Digital Forensics LLC DBA: Texas
Data And VoIP
109 W. Tilton St. Blue Ridge TX. 75424

The Landlord hereby agrees to lease the property located in:

200 East Heap Street Blue Ridge Texas 75424

The lease period shall be for term Of 60 months, beginning March 1 2021 and shall end and may be renewable April 1 2026 thereafter, on the agreed amount of \$500 to be paid monthly, the first 12 months. Then the agreed amount of \$800 monthly 13-24 months. Finally the agreed amount of \$1,000 monthly 25-60 months.

Term and Conditions

1. Use of Property

The Property leased shall only be used For WIFI Radios, and Antennas for Texas Data and Voip WiFi service.

2. Utilities

The Landlord Will Provide one 20 amp Power outlet for the equipment for Texas Data and VoIP WiFi service.

3. Insurance

The Tenet will provide a Certificate of Insurance for the leased property.

4. Acknowledgment

Texas Data and VoIP will provide 50x15 Mbps to the city; also that no other unlicensed frequencies providers will be able to lease on this tower. The parties hereby acknowledge and understand the terms herein set forth in this Agreement. And that no other unlicensed frequencies providers will be able to lease on this tower.

Signed on this _____

Landlord/Lessor

Tenant/Lessee

**Blue Ridge Advisory
Committee**

Memo

To: Mayor and Council
From: Blue Ridge Advisory Committee
Date: 02/23/2021
Re: Impact Fees

The Advisory Committee met on February 23, 2021 to discuss the impact fees in accordance with Texas Local Government Code Chapter 395.

The Committee therefore makes the following recommendation:

To charge impact fees based on the Capital Improvements Plan (CIP) and Land Use Assumptions up to the maximum fees allowable per meter size and type.

Members of the Committee: David Apple, Glenda Milton, Wendy Mattingly, Mike McCreary, Justin Garner, Justin Phillips.

Engineer: Craig Kerkhoff and Justin Ivy
Birkhoff, Hendricks and Carter, LLP

**WATER AND WASTEWATER
IMPACT FEE STUDY**

2020 to 2030

Submitted To



Submitted By

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS – Texas Firm F526
DALLAS, TEXAS

December 2020

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E., R.P.L.S.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
DEREK B. CHANEY, P.E., R.P.L.S.
CRAIG M. KERKHOFF, P.E.
JUSTIN R. IVY, P.E.

December 11, 2020

Mrs. Edie Sims
City Secretary
City of Blue Ridge
200 S. Main
Blue Ridge, Texas 75424

Re: Water and Wastewater System Wide Impact Fee Study
2020 - 2030

Dear Mrs. Sims:

This report study presents the results of the City of Blue Ridge Water and Wastewater System Wide Impact Fee Study for the planning years 2020 through 2030. This report includes discussions on population projections, the impact fee Capital Improvements Plan, and Calculated Maximum Impact Fees by meter size. The maximum fees per service unit (for a ¾-inch water meter) are as follows:

Maximum Water Impact Fee per Service Unit \$4,195

Maximum Wastewater Impact Fee per Service Unit \$3,205

We have enjoyed working with the City on this important study and are available to discuss the findings and conclusions further at your convenience. We look forward to our continued working relationship with you and the City of Blue Ridge.

Sincerely,



Justin Ivy
12/11/2020

Justin R. Ivy, P.E.

**CITY OF BLUE RIDGE, TEXAS
WATER AND WASTEWATER IMPACT FEE STUDY
2020 TO 2030**

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Justin Ivy
12/11/2020

**CITY OF BLUE RIDGE
2020 - 2030 WATER & WASTEWATER
IMPACT FEE STUDY**

A. INTRODUCTION

Chapter 395, of the Local Government Code is an act that provides guidelines for financing capital improvements required by new development in municipalities, counties, and certain other local governments. Under Chapter 395, political subdivisions receive authorization to enact or impose impact fees on land that is located within their political subdivision's corporate boundaries or extraterritorial jurisdictions. No governmental entity or political subdivision can enact or impose an impact fee unless they receive specific authorization by state law or by Chapter 395.

An "Impact Fee" is a charge or assessment imposed by a political subdivision for new development within its service area in order to generate revenue for funding or recouping the costs of capital improvements of facility expansions necessitated by and attributable to the new development.¹ The City of Blue Ridge Water Service Area is all land within the current water Certificate of Convenient and Necessity CCN (Certificate No. 13123). The City of Blue Ridge Wastewater Service Area is all land within the current sewer CCN (Certificate No. 21009) and extending to the Extra Territorial Jurisdiction (ETJ).

The first step in determining an impact fee is preparation of land use and growth assumptions for the service area for the next ten years. Lacking information unique to the City of Blue Ridge, populations were projected over the next ten years based on growth rates of neighboring communities and verified by the City. The populations were then converted to connections in order to calculate utilized capacity over the impact fee period.

Next, a Capital Improvements Plan must be created to describe the water and wastewater infrastructure that will be necessary to serve the anticipated land uses and growth. The following items can be included in the impact fee calculation:

- 1) The portion of the cost of the new infrastructure that is to be paid by the City, including engineering, property acquisition and construction cost.
- 2) Existing excess capacity in lines and facilities that will serve future growth and which were paid for in whole or part by the City and part by the Developer.
- 3) Interest and other finance charges on bonds issued by the City to cover its portion of the cost.

¹ P. 831, Texas Local Government Code, West's Texas Statutes and Codes, 1998 Edition.

5) Water Distribution System Capital Improvement Projects

In order to meet the demands of the anticipated growth over the next 10-years, certain water distribution system improvements are required. **Table No. 6** itemizes each project and the project cost. These recommended improvements form the basis for the Water System Impact Fee Calculation and totals \$2,025,000. Adding the cost of financing brings the total 10-year Water System Capital Improvement cost to \$3,088,125.

TABLE NO. 6
10-YEAR CAPITAL IMPROVEMENT PLAN

WATER LINES

Project No.	Project	Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	S.H. 78 12-Inch Water Line	2.5 MGD	\$ 156,000	\$ 81,900	\$ 237,900
Subtotal, Water Lines:			\$ 156,000	\$ 81,900	\$ 237,900

SUPPLY, PUMPING & STORAGE FACILITIES

Project No.	Project	Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	NTMWD Delivery Point #1 & Meter	0.50 MGD	\$ 1,200,000	\$ 630,000	\$ 1,830,000
2	High Service Pump Station #1	0.50 MGD	\$ 600,000	\$ 315,000	\$ 915,000
3	High Service Pump Station #1 Ground Storage Reservoir	0.125 MG	\$ 225,000	\$ 118,125	\$ 343,125
Subtotal, Supply, Pumping and Storage Facilities:			\$ 2,025,000	\$ 1,063,125	\$ 3,088,125

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service ⁽²⁾	Total Project Cost
	Water Impact Fee	\$ 2,500	\$ -	\$ 2,500
Subtotal, Planning Expenses:		\$ 2,500	\$ -	\$ 2,500
Water Distribution System CIP Grand Total:		\$ 2,183,500	\$ 1,145,025	\$ 3,328,525

Notes:

- (1) Opinion of Project Cost includes:
a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal)
c) Cost of Easement or Land Acquisitions
(2) Debt Service based on 30-year simple interest bonds at 5%

TABLE NO. 12
10-YEAR CAPITAL IMPROVEMENT PLAN

WASTEWATER TREATMENT

Project No.	Project	Capacity	Opinion of Project Cost ⁽¹⁾	Debt Service ⁽²⁾	Total Project Cost
1	Existing Wastewater Treatment Plant Expansion	0.5 MGD	\$ 3,960,000	\$ 2,079,000	\$ 6,039,000
Subtotal, Wastewater Treatment Facilities:			\$ 3,960,000	\$ 2,079,000	\$ 6,039,000

PLANNING EXPENSES

Project No.	Project	Opinion of Cost (1)(b)	Debt Service ⁽²⁾	Total Project Cost
	Wastewater Impact Fee	\$ 2,500	\$ -	\$ 2,500
	Subtotal, Planning Expenses:	\$ 2,500	\$ -	\$ 2,500
Wastewater Collection System CIP Grand Total:				
		\$ 3,962,500	\$ 2,079,000	\$ 6,041,500

Notes:

- (1) Opinion of Project Cost includes:
a) Engineer's Opinion of Construction Cost
b) Professional Services Fees (Survey, Engineering, Testing, Legal)
- (2) Debt Service based on 20-year simple interest bonds at 5%

TABLE NO. 13
SUMMARY OF ELIGIBLE CAPITAL COST & UTILIZATION

Wastewater Collection System	Total Capital Cost (\$)	Total 20-Year Project Cost (\$)	Utilized Capacity During Fee Period (\$)
Existing Wastewater Facilities	\$ 3,360,000	\$ 5,124,000	\$ 978,684
Existing Wastewater System Subtotal:	\$ 3,360,000	\$ 5,124,000	\$ 978,684
Proposed Wastewater Facilities	\$ 3,960,000	\$ 6,039,000	\$ 1,153,500
Impact Fee Study Expenses	\$ 2,500	\$ 2,500	\$ 2,500
TOTAL	\$ 7,322,500	\$ 11,165,500	\$ 2,134,684

4) Utilized Capacity

The total number of connections to the wastewater collection system were calculated based on projected growth and population during the 10-year planning period using a population distribution factor of 3.1 people per connection for the year 2030. The utilized capacity of facilities was determined utilizing an estimated flow rate of 100 gallons per person per day (gpcd) based on average monthly wastewater treatment plant flows provided by the City. The utilized capacity for the wastewater treatment plant was then divided by the available capacity for years 2020 and 2030 to calculate the percent utilized during each year. **Table No. 14** below summarize the calculations.

TABLE NO. 14
WASTEWATER TREATMENT PLANT UTILIZATION
(Based On Total Number Of Connections)

Year	Utilized Capacity (gpd)	New Treatment Capacity (gpd)	Treatment Capacity (gpd)	Utilized Capacity (%)
2020	91,000	-----	280,000	32.50%
2030	258,000	220,000	500,000	51.60%

Notes:

Utilized capacity based on flow rate of 100 gpcd

The percent-utilized capacity was calculated for the design flow of each study year based on the existing and 10-year wastewater treatment plant capacities. The utilized capacity during the Impact Fee period is the difference between the year 2020 capacity and the year 2030 capacity. **Table No. 15** below summarizes the project cost and utilized cost over the impact fee period of 2020 – 2030 for each element of the wastewater system. The utilized capacity for each existing and proposed wastewater facility and collection line is presented in detail in Impact Fee Capacity Calculation Tables.

TABLE NO. 15
SUMMARY OF ELIGIBLE CAPITAL COST & UTILIZED CAPACITY COST

Wastewater Collection System	Total Capital Cost (\$)	Total 20-Year Project Cost (\$)	Utilized Capacity During Fee Period (\$)
Existing Wastewater Facilities	\$ 3,360,000	\$ 5,124,000	\$ 978,684
Existing Wastewater System Subtotal:	\$ 3,360,000	\$ 5,124,000	\$ 978,684
Proposed Wastewater Facilities	\$ 3,960,000	\$ 6,039,000	\$ 1,153,500
Impact Fee Study Expenses	\$ 2,500	\$ 2,500	\$ 2,500
TOTAL	\$ 7,322,500	\$ 11,165,500	\$ 2,134,684

G. CALCULATION OF MAXIMUM IMPACT FEES - WATER & WASTEWATER SYSTEM

The maximum impact fees for the water and wastewater systems are calculated separately by dividing the cost of the capital improvements or facility expansions necessitated and attributable to new development in the service area within the ten year period by the number of living units anticipated to be added to The City within the study year period as shown on **Table No. 3** and **No. 4**. The calculations are shown below:

Maximum Water Impact Fee	=	<u>Eligible Existing Utilized Cost</u>	+	<u>Eligible Proposed Utilized Cost</u>	
		<u>Number of New Living Unit Equivalent over the Next 10 Years</u>			
	=	<u>\$769,919</u>	+	<u>\$2,250,472</u>	<u>\$3,020,391</u>
		<u>360</u>			<u>360</u>
Maximum Impact Fee	=	<u>\$8,390</u>			
Allowable Maximum Water Impact Fee: (Max Impact Fee x 50%)*	=	<u>\$4,195</u>			
* Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC					

Maximum Wastewater Impact Fee	=	<u>Eligible Existing Utilized Cost</u>	+	<u>Eligible Proposed Utilized Cost</u>	
		Number of New Living Unit Equivalent over the Next 10 Years			
	=	<u>\$ 978,684</u>	+	<u>\$ 1,156,000</u>	<u>\$2,134,684</u>
		333			333
Maximum Impact Fee	=	<u>\$ 6,410</u>			
Allowable Maximum Wastewater Impact Fee: (Max Impact Fee x 50%)*	=	<u>\$ 3,205</u>			
* Maximum allowable impact fee is 50% of the maximum calculated impact fee per Chapter 395 LGC					

Based on the Maximum Impact Fee Calculation for Water and Wastewater, **Table No. 16** calculates the maximum impact fee for the various sizes of water meters.

TABLE NO. 16
ALLOWABLE MAXIMUM FEE PER LIVING UNIT EQUIVALENT
AND
PER METER SIZE AND TYPE

50% Max . Water Impact fee /LUE _____ \$ 4,195
50% Max . Wastewater Impact fee /LUE _____ \$ 3,205

Typical Land Use	Meter Type	Meter Size	LUE	Maximum Impact Fee		Total
				Water	Wastewater	
Single Family Residential	Simple	5/8" x3/4"	1.0	\$ 4,195	\$ 3,205	\$ 7,400
Single Family Residential	Simple	1"	2.5	\$ 10,487	\$ 8,013	\$ 18,501
Single Family Residential	Simple	1-1/2"	5.0	\$ 20,975	\$ 16,026	\$ 37,001
Single Family Residential	Simple	2"	8	\$ 33,560	\$ 25,642	\$ 59,202
Commercial/Retail	Compound	2"	8	\$ 33,560	\$ 25,642	\$ 59,202
Commercial/Retail	Turbine	2"	10	\$ 41,950	\$ 32,052	\$ 74,002
Commercial/Retail/Multi Family	Compound	3"	16	\$ 67,120	\$ 51,284	\$ 118,404
Commercial/Retail/Multi Family	Turbine	3"	24	\$ 100,680	\$ 76,926	\$ 177,605
Commercial/Retail/Multi Family	Compound	4"	25	\$ 104,875	\$ 80,131	\$ 185,005
Commercial/Retail/Multi Family	Turbine	4"	42	\$ 176,189	\$ 134,620	\$ 310,809
Industrial	Compound	6"	50	\$ 209,749	\$ 160,262	\$ 370,011
Industrial	Turbine	6"	92	\$ 385,939	\$ 294,881	\$ 680,820
Industrial	Compound	8"	80	\$ 335,599	\$ 256,418	\$ 592,018
Industrial	Turbine	8"	160	\$ 671,198	\$ 512,837	\$ 1,184,035
Industrial	Compound	10"	115	\$ 482,424	\$ 368,602	\$ 851,025
Industrial	Turbine	10"	250	\$ 1,048,747	\$ 801,308	\$ 1,850,055
Industrial	Turbine	12"	330	\$ 1,384,346	\$ 1,057,726	\$ 2,442,072

APPENDIX A

***EXISTING WATER & WASTEWATER
IMPACT FEE TABLES***

TABLE NO. 17
CITY OF BLUE RIDGE, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
EXISTING WATER SUPPLY TREATMENT, PUMPING AND STORAGE FACILITIES

Pump Station Improvements	Year Const.	Capacity	Pump Station Cost (\$)				Capacity Utilized (%)		Capacity Utilized (\$)					
			Net Cost to City of Blue Ridge (2020 Dollars)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest	Total 20 Yr. Project Cost \$	2020	2030	In The CRF Period	2020	2030	In The CRF Period		
Groundwater Supply														
Max Day Demand	Groundwater Well No. 1	1975	150 gpm	\$500,000	5%	\$262,500	\$762,500	48%	72%	24%	\$367,144	\$547,780	\$180,636	
	Groundwater Well No. 2	1913	350 gpm	\$750,000	5%	\$393,750	\$1,143,750	48%	72%	24%	\$550,716	\$821,670	\$270,954	
	Groundwater Well No. 3	1913	210 gpm	\$600,000	5%	\$315,000	\$915,000	48%	72%	24%	\$440,573	\$657,336	\$216,764	
	Groundwater Supply Subtotal			\$1,850,000		\$971,250	\$2,821,250				\$1,358,432	\$2,026,786	\$668,354	
Elevated Storage Tanks														
Max Hour Demand	City Hall Elevated Storage Tank	1987	0.1 MGD	\$ 200,000	5%	\$ 105,000	\$ 305,000	50%	83%	33%	\$152,195	\$253,760	\$101,565	
	Subtotal Elevated Storage Tanks			\$ 200,000		\$ 105,000	\$ 305,000				\$152,195	\$253,760	\$101,565	
Existing Facilities Total				\$ 2,050,000.00		\$ 1,076,250.00	\$ 3,126,250.00				\$ 1,510,626.88	\$ 2,280,546.00	\$ 769,919.13	

TABLE NO. 18
CITY OF BLUE RIDGE, TEXAS
WASTEWATER COLLECTION SYSTEM IMPACT FEE STUDY
EXISTING WASTEWATER FACILITIES

	Year Const.	Capacity (MGD)	Facility Cost (\$)				Capacity Utilized (%)				Capacity Utilized (\$)			
			Construction Cost (2020 Dollars)	Debt Service Interest Rate %	20 Year Debt Service Utilizing Simple Interest*	Total 20 Yr. Project Cost \$	2020	2030	In The CRF Period	2020	2030	In The CRF Period		
Pump Station Improvements														
Existing Wastewater Facilities														
Existing Wastewater Treatment Plant	1954	0.28	\$3,360,000.00	5%	\$1,764,000	\$5,124,000	33%	52%	10%	\$1,665,300	\$2,643,984	\$978,684		
Existing Facilities Total			\$3,360,000.00		\$1,764,000	\$5,124,000				\$1,665,300	\$2,643,984	\$978,684		

APPENDIX B

***PROPOSED WATER & WASTEWATER
IMPACT FEE TABLES***

TABLE NO. 19
CITY OF BLUE RIDGE, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
PROPOSED WATER LINES

Facility Improvements	Year Const.	(1) Projected Capacity	Water Line Cost (\$)					Capacity Utilized (%)		Capacity Utilized (\$)			
			Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Option of Project Total Cost (\$)	20 Year Debt Service Utilizing Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	2020	2030	In The CRF Period	2020	2030	In The CRF Period
Water Lines													
1 S.H. 78 12-inch Water Line	2023	2.5 MGD	\$ 130,000	\$ 26,000	\$ 156,000	\$ 81,900	\$ 237,900	0%	20%	20%	\$ -	\$ 47,580	\$ 47,580
Water Supply Subtotal:			\$ 130,000	\$ 26,000	\$ 156,000	\$ 81,900	\$ 237,900				\$ -	\$ 47,580	\$ 47,580
Proposed Water Line Improvements Total:			\$ 130,000	\$ 26,000	\$ 156,000	\$ 81,900	\$ 237,900				\$ -	\$ 47,580	\$ 47,580

Notes:

(1) Capacity based on maximum velocity of 5 fps.

TABLE NO. 20
CITY OF BLUE RIDGE, TEXAS
WATER DISTRIBUTION IMPACT FEE STUDY
PROPOSED WATER FACILITIES

Facility Improvements	Year Const.	Projected Capacity	Water Facilities Cost (\$)					Capacity Utilized (%)				Capacity Utilized (\$)				
			Construction Cost (\$)	Engineering, Testing and Property Acquisition 20% (\$)	Option of Project Total Cost (\$)	20 Year Debt Service Utilizing Simple Interest (\$)	Total 20 Yr. Project Cost (\$)	2020	2030	In The CRF Period	2020	2030	In The CRF Period			
Water Supply																
1 NTMWD Delivery Point #1 & Meter	2023	0.50 MGD	\$ 1,000,000	\$ 200,000	\$ 1,200,000	\$ 630,000	\$ 1,830,000	0%	72%	\$ -	\$ 1,314,672	\$ 1,314,672				
Water Supply Subtotal:			\$ 1,000,000	\$ 200,000	\$ 1,200,000	\$ 630,000	\$ 1,830,000			\$ 1,314,672	\$ 1,314,672					
Proposed Pump Stations, Ground Storage, and Elevated Storage Facilities																
1 High Service Pump Station #1	2023	0.50 MGD	\$ 500,000	\$ 100,000	\$ 600,000	\$ 315,000	\$ 915,000	0%	72%	\$ -	\$ 657,336	\$ 657,336				
2 High Service Pump Station #1 Ground Storage Reservoir	2023	0.125 MGD	\$ 187,500	\$ 37,500	\$ 225,000	\$ 118,125	\$ 343,125	0%	67%	\$ -	\$ 228,384	\$ 228,384				
Facility Subtotal:			\$ 687,500	\$ 137,500	\$ 825,000	\$ 433,250	\$ 1,376,250			\$ 885,720	\$ 885,720					
Proposed Facility Total			\$ 1,687,500	\$ 337,500	\$ 2,025,000	\$ 1,143,250	\$ 3,206,250			\$ 2,200,392	\$ 2,200,392					

See the [Library of Theology Page 279](#) at "East and West" by Robert M. Grant, [Anglican Theology](#), 1994, at [APR](#)



WATER AND WASTEWATER IMPACT FEE STUDY

2020 to 2030

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