

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
MARCH 2, 2021

THE BLUE RIDGE CITY COUNCIL MET 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 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 7:03 p.m. and called roll with the following members present: Mayor Rhonda Williams, Christina Porath, Amber Wood, Keith Chitwood, Colby Collinsworth and Allen Cunyngnam.
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: City Secretary Edie Sims announced the safety rail and hatch for the standpipe project has been completed.

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 February 2, 2021; b) Public Works Update; c) City Financial Report; d) Fire Department Report; and e) Animal Control Report

City Financials were not complete and only a partial of the information was presented to the Council. With the Winter Storm and other factors, the financials will be submitted at the next Council meeting for action. Amber Wood motioned to approve the Consent Agenda without the financials as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

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, 110, containing 5.35 acres; and Abstract A0555 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

Mayor Williams opened the Public Hearing at 7:09pm and asked those FOR the planning study to come forward. Rodney Neal stated he is FOR the replat. Mayor Williams asked those OPPOSING the planning study to come forward. With no one coming forth, Mayor Williams closed the Public Hearing at 7:10pm.

Council asked if the plat met the City's requirements with Edie Sims replying all requirements have been met. Christina Porath motioned to approve the plat as presented with Amber Wood seconding the motion. Motion carried unanimously.

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

Shannon Fought, President of the Blue Ridge Chamber of Commerce, presented a request to close off the square for the Spring Fling event. The event is to include live music, vendors, foot contests and other fun events. The Community Center will also be rented and utilized. The request is to close the square from noon to 10pm with the event ending at 8pm,

but allowing 2 hours for cleanup. The event is scheduled for April 10, 2021. Christina Porath motioned to approve the request with Amber Wood seconding the motion. Motion carried unanimously.

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

Newly arrived business, Mart Armstrong has made a request to allow the use of a storage container to hold records. Amber Wood stated she is concerned of the appearance and not devaluing our City. Other Council members had questions of the term of use and why pour concrete for a temporary use. With Mr. Armstrong not present, those questions could not be answered. Council collectively agreed to allow the use, but only temporary and set a timeline for the storage container to be removed.

Christina Porath motioned to approve the variance request with a two-year stipulation or to revisit the need with Amber Wood seconding the motion. Motion carried unanimously.

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

Ben Pool, representative for Kevin Mahoney (building), came before the Council stating most lots will have a 3-bedroom home between 1600 – 1800 square feet with a 2-car garage. The homes will be very similar to homes Mr. Mahoney and he have built in the past along Harmon Circle. Lot 1 will face Pruett Street; Lot 10 faces FM 545 and all other lots will face the newly made Guavin Lane (pronounced Gavin). Council asked the timeline for building and buildout with Mr. Pool stating they will build one home at a time and all homes will be for resale. The cost will be between \$200-250,000. The street will be asphalt. It is anticipated the buildout will take 2 years.

Council collectively gave a positive headnod for the project and happy to see new homes being built. No action was taken by the Council.

10. Consider, discuss and act upon a Concept Plan for 35 homes along Ridgway 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

Derek Moore, soon to be owner of the 2 tracts of land, came before the Council with his Concept Plan of 34 homes inside a gated community with green spaces. The park will be zero-scaped for no maintenance and will be dedicated to the City. Mr. Moore was asked his price point and time of build-out with his response being \$400,000 homes with a fairly short build out timeframe. Mr. Moore's plans also include a concrete street throughout the subdivision.

Council collectively gave a positive headnod for the project and happy to see new homes being built. No action was taken by the Council.

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

Council was reminded of an action item in September 2020 when Tom Pearson requested use of the Standpipe to place antennas in order to provide internet and other offerings to the citizens of Blue Ridge and beyond. The lease agreement is to seal this promise with good

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

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

Justin Ivy, engineer for the project through Birkhoff, Hendricks and Carter, LLP, came before the Council to answer questions regarding the impact fee study and process. The Advisory Committee met and reviewed the suggested impact fees for water and sewer.


A letter from Glenda Melton was presented requesting the Council consider gradually increasing the fees and implementing the increased rates over a period of time. Mr. Ivy also discussed the alternate side of Ms. Melton's request whereas the existing citizens cost share would be the majority of infrastructure costs for a new development. State law allows a City to maximize the impact fee at $\frac{1}{2}$ the actual cost of infrastructure improvements which is what the engineers have proposed. For a single family residential $\frac{3}{4}$ " meter, the impact fee proposed for water is \$4,195 and the wastewater is \$3,205 for a total of both services equaling \$7,400.

Mr. Ivy also indicated these fees are to be re-evaluated every 5 years; however the City can review and amend as often as necessary.

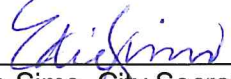
Christina Porath motioned to approve the fees at the maximum allowable with Keith Chitwood seconding the motion. Motion carried unanimously.

13. Discussion of placing items on future agendas No one requested any items for future agendas.
14. Adjournment Christina Porath motioned to adjourn with Allen Cunnyingham seconding the motion. Council adjourned at 7:57pm.

APPROVED:


Rhonda Williams, Mayor

ATTEST:


Edie Sims, City Secretary