

CITY OF BLUE RIDGE  
CITY COUNCIL MINUTES  
APRIL 26, 2022

THE BLUE RIDGE CITY COUNCIL MET IN SPECIAL SESSION AT 7:00 P.M. ON TUESDAY, APRIL 26, 2022, 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 7:00pm and called roll with the following members present: Mayor Rhonda Williams, Christina Porath, Keith Chitwood, Colby Collinsworth, Mayela Perales and Tammy Crosswhite.

2. Prayer and Pledges of Allegiance

Edie Sims offered the prayer and lead the Pledge of Allegiance to the American and Texas Flags.

3. Public Comment

Chris Rogers, residing at 406 W FM 545, stated he has concerns about the pending development along FM 545 with regard to sewer and water improvements and ensuring those upgrades will be discussed.

4. Consider, discuss and act upon Hello Snow using the south side of the City Hall property for a snow cone business by utilizing their food trailer which is all encompassing

Kennedy and Jeremy Hampton came before the Council stating they would like to bring their all-inclusive snow cone food trailer to our City. After speaking with City staff, it appears the best location for this business would be on the south side of the City Hall property temporarily and have a more permanent location inside Bratcher Park. Dependent on weather, the snow cone business (Hello Snow) will be open Mondays – Fridays with flexible hours either 4p-8p or 3p-7p based on customers.

City Attorney Susan Thomas stated a constitutional prohibition to give public property and the City should find a benefit or charge rent. With charging rent, the City would need a rental agreement with liability insurance and all details spelled out.

Christina Porath motioned to table this item to allow our attorney to create a rental agreement and for further discussion. Colby Collinsworth seconded the motion. Motion carried unanimously.

5. Consider discuss and act upon a Concept Plan for a development off FM 545 across from Branscome's Grocery, also known as Broken Steps Addition of 28.88 acres and Abstract 557 M Mowery Survey, Sheet 2, Tract 113 containing 31.82 acres, and being a total of 65.797 acres to be considered

Mitchell Fielding and Terence Burnside, developers for Blue Ridge North, presented a development on 61.9 acres. Currently the parcel of land from the school, which is the northern part of this subdivision, is under contract. The parcel of 28.88 acres to the south and adjoining FM 545 has already been purchased. The development proposed via the Concept Plan will be a similar development as Blue Ridge Crossing with a Public Improvement District (PID). A trail system will also be similar to Blue Ridge Crossing. Sidewalks will be widened and the setbacks will be adjusted to accommodate a wider street. Traffic flow will connect from FM 545 through the subdivision to Tiger Lane with easy access to the schools. Mr. Fielding stated he felt the floodplain could be removed through FEMA or raise the elevation to make the existing floodplain work.

Sewer must be upsized on Pruett to Oak Street. Road improvements through the PID will include Baker Street (which is now a dirt road) to full concrete curb and gutter to White Street with sidewalks along Baker Street. Then from White Street to North Church will be asphalt and North Church from West Lamm Street heading South to FM 545 will be asphalt.

The connection to Tiger Lane was discussed as this is and has been a private gated road for school use only. The school has indicated they will remove the gating mechanisms and release as a public roadway. The Blue Ridge ISD does not have any issues with the development using Tiger Lane (also known as Perimeter Road). The developers are providing \$250K to the ISD for road reserve funds and \$50K for other needs. A full screening wall was questioned to separate the subdivision from the school.

Council also discussed the front lots along FM 545 and preferred 2 entrances into the subdivision. Also, Council encouraged the lots along FM 545 to be commercial.

Mr. Rogers concerns were addressed by informing that as of 2021, the City has implemented impact fees and a Capital Improvement Plan to improve and expand water and sewer infrastructures. Mr. Rogers asked if this property will be annexed and the answer was yes. Tammy Crosswhite stated she does not like the connection to Tiger Lane. Mr. Fielding will review all commentary regarding the connection to Tiger Lane to find what works best for everyone.

No action was taken.

6. Discussion of placing items on future agendas

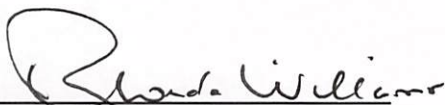
Council did not request any items to be placed on future agendas. City Secretary Edie Sims asked to have a discussion regarding the recent trip to Austin for sewer options revealed.

7. Adjournment

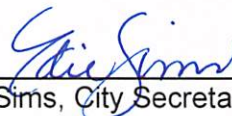
Christina Porath motioned to adjourn with Colby Collinsworth seconding the motion. Council adjourned at 8:11pm.

APPROVED:

ATTEST:



Rhonda Williams, Mayor



Edie Sims, City Secretary



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