

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
July 3, 2018

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, JULY 3, 2018 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.
2. Roll was called with the following members present: Mayor Rhonda Williams, Christina Porath, Kevin Bell, Amber Wood, Gerald Young and Keith Chitwood.
3. Consent Agenda: a) Discuss, approve or disapprove the minutes from Regular Session meetings held on June 5, 2018; b) Public Works Update; c) City Financial Report; d) Fire Department Report; e) Animal Control Report; and f) Collin County Calls for Service

Mayor Williams informed the Council the Collin County Calls for Service was not submitted for review. Christina Porath motioned to approve the Consent Agenda minus item e with Kevin Bell seconding the motion. Motion carried unanimously.

4. Consider, discuss and act upon approval to close the square on July 13, 2018 for the Annual Rodeo Parade

Kevin Bell motioned to approve item 4 with Christina Porath seconding the motion. Motion carried unanimously.

5. Consider, discuss and act upon board members for the (4A) Blue Ridge Economic Development Corporation to include Justin Garner as Board President, Christina Porath as Board Vice President, Amber Wood as Board Treasurer, Tonya Harrison as Board Secretary, and Board Member Lindsay Oldeen

Kevin Bell questioned if a conflict of interest was involved due to two Council members being present on this board with the reply being no. Christina Porath motioned to approve the board members as presented with Kevin Bell seconding the motion. Motion carried unanimously.

6. Consider, discuss and act upon a Concept Plan for Bowling Place located at Lot 8, Blue Ridge Original Donation, otherwise known as 404 N Business Hwy 78 to develop a multi-family development with 6 duplexes

Jim Bowling and his sister Kala Hope came before City Council with a plan to develop a multi-family development that included 6 duplexes. The two current structures would be torn down. Christina Porath questioned the parking area. Each unit will have area for 2 parking spaces and additional parking will be available at the rear of the property. A play-zone will also be in place for the neighborhood children to have a safe area to play. Mayor Williams questioned restrictions to include fences and storage buildings. The entire subdivision will be fully landscaped zoned meaning no fences will be allowed. Also There will be a 5x10 storage building to the back of each unit for storage. No additional storage units will be allowed. There will be one established building for the landscaping company, but no other buildings will be allowed on the property.

Jim Bowling stated he will build one unit, then will finance the remainder of the duplexes to complete the project. The entire project is anticipated to cost \$1.5million. Mr. Bowling

requested he be allowed to place a gravel street at first and to upgrade to chip/seal. Council was informed our ordinance requires concrete streets in new subdivisions; however the plat will need to reflect any variances approved by Council. Currently there are two lots, but both lots are laid opposite from the project layout. Mr. Bowling stated he prefers to have one lot. Kala Hope stated each home will have its own design and the entire subdivision will not be of cookie-cutter style. Kevin Bell motioned to approve the Concept Plan as discussed with Christina Porath seconding the motion. Motion carried unanimously.

7. Consider, discuss and act upon a contract with Texas Municipal League for continuation of coverage as required by Federal Law

Mayor Williams informed Council the contract presented is an annual contract. Kevin Bell motioned to approve the contract as presented with Christina Porath seconding the motion. Motion carried unanimously.

8. Consider, discuss and act upon Ordinance # 2018-0703-001 regarding a budget amendment for a transfer from the General Tax Fund Balance to the Revenue Fund for sewer plant repairs and discuss repairs/issues with the Engineer

Craig Kerkhoff with Birkhoff, Hendricks & Carter was presented to Council who was hired to research options to repair the drying beds which have malfunctioned after 40 years of use. Two options were proposed for Council's consideration being:

a) Rehabilitate the existing drying beds at a cost of \$80,000-\$90,000 and use a sludge dewatering box for less than 1 month while the drying beds are being rehabbed.

b) Use a sludge dewatering box for a permanent drying solution which would also change how the drying process would continue which would cost approximately \$60,000. However additional costs would be incurred for removal of the sludge at \$640 per removal by the City's trash company.

Currently the City pays Waste Management sludge removal once or twice per year; however the dewatering box may require removal every 6-8 weeks. Council concurred to find the best solution and move forward with said solution. We currently have \$130,000 available through a transfer from the General Tax Fund to the Revenue Fund to pay for repairs/improvements. Council will be apprised of financial expenditure as we move forward.

9. Consider, discuss and act upon reviewing then awarding the contract for administrative services for the Texas Department of Agriculture Community Development Block Grant for Wastewater

Council reviewed the two contract bidders: Grantworks, Inc and Lawrence & Associates. Christina Porath motioned to award Grantworks to provide administrative services and approved Resolution # 2018-0703-001 with Gerald Young seconding the motion. Motion carried unanimously.

10. Consider, discuss and act upon the funding process to rehabilitate Ridgeway Drive and information of same with the Engineer

Craig Kerkhoff was asked to offer his Engineer's Opinion of rehabilitating Ridgeway Drive. Mr. Kerkhoff came before Council with a cost of \$615,000 which includes hiring Geotechnicians to ensure the correct lime to build a good base. The proposed method will include scarify, which chops up the existing road and incorporates it back into the base, and

add 2-3 inches of smooth asphalt to complete the surface. A major issue to be addressed is the drainage near the eastern end near Crestside Drive. Additionally the project will also include replacing an existing 2" water line with an 8" water line.

With the construction portion laid out, the next part is the financial. Hilltop Securities has been contacted to provide funding information based on \$612,000. A Certificate of Obligation is the best loan method and 3 options were presented including a 10 year loan at 3.25% interest and 15 year with 3.55% interest private placement financing. The third option is a 20 year Open Market financing which has more costs incurred and more time is involved to process with a higher interest rate. Staff recommends the 15 year rate as it will be more palatable for payments.

Kevin Bell stated streets are the main complaint and this is a major step in bringing benefit to our City. Christina Porath motioned to approve moving forward with processes to get this project underway with Kevin Bell seconding the motion. Motion carried unanimously.

11. Budget Workshop to discuss planning for Fiscal Year 2018-2019

City Secretary Edie Sims requested Council offer direction in preparation of the upcoming budget to include:

a) Animal Control: Does the Council wish to go out for bids for this service? Council responded no.

b) Sheriff Department Funding: Does the Council wish to fund or find funding for the Sheriff's Department? Council responded no.

c) A water Smart Meter grant is being researched: Does the Council wish to pursue this grant and prepare any funding requirements not covered by the grant? Council responded yes.

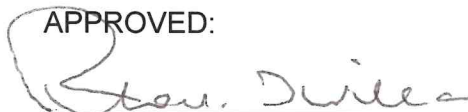
d) With the decision made regarding the Certificate of Obligation, funds will be budgeted to make payments for Ridgeway construction.

e) Last year Council approved the tax rate plus 3% over the effective tax rate which generated an additional \$20,000. Does Council wish to follow this same method for this years' tax rate? Council responded yes.

12. Citizen Participation. No one spoke during Citizen Participation.

13. Adjournment. Christina Porath motioned to adjourn with Kevin Bell seconding the motion. Council adjourned at 7:52pm.

APPROVED:



Rhonda Williams, Mayor

ATTEST:



Edie Sims, City Secretary