

CITY OF BLUE RIDGE  
CITY COUNCIL MINUTES  
JULY 5, 2022

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, JULY 5, 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. Christina Porath, Mayor Pro Tem, called the meeting to order at 7:00pm and called roll with the following members present: Christina Porath, Keith Chitwood, Tammy Crosswhite, Mayela Perales and Colby Collinsworth. Mayor Rhonda Williams was absent.
2. Prayer and Pledges of Allegiance  
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 introduced our newest addition to the City Staff – Morgan Rogers, Public Works
4. Public Comment  
No one signed up or spoke at this time.
5. Consent Agenda: a) Discuss, approve or disapprove the minutes from Special Session held June 7, 2022, and Regular Sessions held June 7, 2022; b) Public Works Update; c) City Financial Report; d) Fire Department Report; and e) Animal Control Report  
Colby Collinsworth motioned to approve the Consent Agenda as presented with Mayela Perales seconding the motion. Motion carried unanimously.
6. Consider, discuss and act upon the replat of Morris Addition, a parcel of land being part of the M. Mowery Survey, Abstract 557, and replatting the same land to reflect Lot 1 as 0.311 acres; Lot 2 as 0.414 acres and Lot 3 as 0.197 acres from the original plat approved by City Council on August 28, 2018, and is also located on the adjacent lot north of 320 S Main Street, and also located within the incorporated limits of the City of Blue Ridge  
Due to the replatting process, a Public Hearing for the Morris Addition is not required. The plat meets all City requirements per City Secretary Edie Sims.  
Colby Collinsworth motioned to approve the plat as presented with Keith Chitwood seconding the motion. Motion carried unanimously.
7. Consider, discuss and act upon a Professional Services Agreement between LandVest Development and the City of Blue Ridge for the proposed development currently known as The Prairie at Blue Ridge which is located along FM 1377 approximately ¾ mile south of FM 545 and is currently located in the Extra Territorial Jurisdiction of the City of Blue Ridge  
Colby Collinsworth motioned to approve the Professional Services Agreement as presented with Mayela Perales seconding the motion. City Secretary Edie Sims requested an amendment to the motions to include a separate bank account for PID #3. Colby Collinsworth amended his motion to include a separate bank account for PID #3 with Mayela Perales seconding the motion. Motion carried unanimously.
8. Presentation regarding Development Agreement for Blue Ridge North, an addition situated as being part of the Matthias Mowry Survey, Abstract No. 557 and the Greer Johnson Survey, Abstract No. 478, being all of Lots 1 and 2, Block A of the Broken Steps Addition, an addition to the City of Blue Ridge, according to the plat thereof recorded in Document No. 2018-691,

Official Public Records, Collin County, Texas (O.P.R.C.C.T.), being part of a called 87.983 acre tract of land described in a Warranty Deed to Blue Ridge Independent School District, as recorded in Volume 4683, Page 1033, O.P.R.C.C.T.

Mitchell Fielding, Fieldside Development, discussed the details regarding Blue Ridge North, a development on the North side of FM 545 and adjacent to the Blue Ridge ISD southern property line. Sidewalks will be included with the development and a connector sidewalk to the school's existing sidewalk will be created at the same width. For now, the development will not have a connection access to Tiger Lane/Perimeter Road but will have opportunities for future discussions. The Development Agreement is not locked in but there will be allowances for changes to access with Tiger Lane/Perimeter Road in the future.

The City will be receiving improvements to Baker Street, White Street and North Church Street to the north side of West Lamm. All stated streets will be concrete. Baker and White will be curb and gutter. There is still some discussion regarding the right-of-way widths, but these will be addressed and confirmed at the time of the Development Agreement.

The School will have a contribution from the PID in the amount of \$250,000 which was an agreement made by the first buyer as part of his purchase contract. An additional \$50,000 will be dedicated for scholarships for the school. Overall this is a great project and Mr. Fielding is very upbeat to continue finalizing the PID.

No action was taken by Council.

9. EXECUTIVE SESSION – In accordance with Texas Government Code, Section 551.001, et seq, the City Council will recess into Executive Session (closed meeting) to discuss the following: a) Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter re: development agreements, zoning regulations, annexation and land use. Re: Blue Ridge North Development

Council convened into Executive Session at 7:15pm

10. RECONVENE INTO OPEN SESSION – In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session

Council reconvened into Open Session at 7:25pm with no action from the Executive Session.

11. Public Hearing to consider testimony regarding the creation of the Blue Ridge North Public Improvement District and act upon Resolution 2022-0705-001 creating the Blue Ridge North Public Improvement District

Mayor Pro Tem Christina Porath opened the Public Hearing at 7:25pm and asked those FOR the creation of Blue Ridge North PID to come forward. Corey Admire, Council for Fielding Development, stated she and her client are FOR the PID. Mayor Pro Tem Christina Porath asked those opposing the creation of Blue Ridge North PID to come forward. With no one coming forward, Mayor Pro Tem Christina Porath closed the Public Hearing at 7:26pm.

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

12. Consider and act upon Resolution 2022-0705-002 approving and authorizing the Mayor to execute a Development Agreement relating to the Blue Ridge North Public Improvement District and resolving other matters related thereto

With no discussion, Colby Collinsworth motioned to approve the Resolution as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

13. Consider, discuss and act upon Resolution 2022-0322-003 approving and authorizing the Mayor to execute an Escrow Agreement relating to the Blue Ridge North Public Improvement District and resolving other matters related thereto

With no discussion, Colby Collinsworth motioned to approve the Resolution as presented with Mayela Perales seconding the motion. Motion carried unanimously.

14. Consider, discuss and act upon an Agreement for Public Improvement District Administration Services with P3Works, LLC

The agreement presented will allow P3Works, LLC to perform the duties of managing the PID for Blue Ridge North. Colby Collinsworth motioned to approve the agreement as presented with Tammy Crosswhite seconding the motion. Motion carried unanimously.

15. Consider, discuss and act upon approving the Collin County Hazard Mitigation Plan in its entirety as it pertains and relates to the City of Blue Ridge in accordance with FEMA regulations

The Collin County Hazard Mitigation Plan covers the entirety of Collin County, but it has specifics for each entity located within the County. As such, FEMA requires each entity to approve the Plan. Colby Collinsworth motioned to approve the Collin County Hazard Mitigation Plan in its entirety with Mayela Perales seconding the motion. Motion carried unanimously.

16. Set Budget Workshop meeting in July in accordance with the Budget Planning Calendar for Fiscal Year 2022-2023

Per the calendar processed through Collin County Tax Assessor's Office, the Budget Workshop will be held July 26, 2022, at 7:00p, located at the Blue Ridge Community Center, 200 W Tilton, Blue Ridge.

17. Discussion of placing items on future agendas

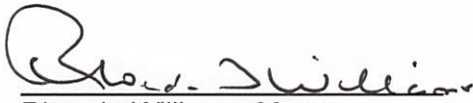
Council did not request any items to be placed on future agendas.

18. Adjournment

Christina Porath motioned to adjourn with Mayela Perales seconding the motion. Council adjourned at 7:31pm.

APPROVED:

ATTEST:

  
Rhonda Williams, Mayor

  
Edie Sims, City Secretary



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