

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
AUGUST 2, 2022

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, AUGUST 2, 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 and Colby Collinsworth. Mayela Perales and Tammy Crosswhite were absent.
2. Prayer and Pledges of Allegiance
Keith Chitwood offered the prayer and lead the Pledge of Allegiance to the American and Texas Flags.
3. Announcements relating to items of public interest: Mayor Rhonda Williams and City Secretary Edie Sims will be attending a Legislative Update to visit with our local legislators about issues affecting Blue Ridge.
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 July 5, 2022, and Special Session held July 26, 2022; b) Public Works Update; c) City Financial Report; d) Fire Department Report; and e) Animal Control Report
Minutes are not prepared and due to extenuating circumstances, the Fire Department Report was not available for the meeting.
Christina Porath motioned to approve the Consent Agenda as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.
6. Consider, discuss and act on the Proposed 2022 Property Tax Rate for the City of Blue Ridge and schedule date and time of the meeting where the vote will be held regarding the 2022 Property Tax Rate for the City of Blue Ridge
Per the Budget Workshop last week, Christina Porath motioned to approve the Proposed Tax Rate as \$0.472247 with the scheduled date for Public Hearing on August 30, 2022 at 7:00pm. Keith Chitwood seconded the motion. Motion carried unanimously.
7. Receive, discuss and act upon planning for a development ¾ mile south of FM 545 on FM 1377 called The Prairie at Blue Ridge which is located in the City of Blue Ridge's Extra Territorial Jurisdiction
Charles Covey, developer for The Prairie at Blue Ridge, came before Council and discussed improvements since his last submittal to the Council which included a public park space. City sewer is an option or a package plant onsite may be the best option due to timing. Currently, North Texas Municipal Water District does not have plans of providing water to this specific development. Water would be brought to the City when annexed – which has been and continues to be the main direction. The water CCN would be petitioned through the Developer/PID to be changed to the City. Verona SUD would sell the CCN portion when the land is being developed. Questions raised included plans for the schools. Mr. Covey stated there are no plans to place a school on this property as there is another development nearby with that aspect. Another question regarded townhomes and multi-family areas. The plans

have adapted to allow more multi-family areas which will help the project numbers work for the developer. Mr. Covey promoted the PID (Public Improvement District) and a TIRZ (Tax Increment Reinvestment Zone) as funding mechanisms for the project. Mr. Covey also stated he will dedicate \$500,000 from the PID for park improvements.

8. Consider, discuss and act upon a Pre-Development and Professional Services Agreement with GOW Properties, LLC, for the development called Heritage Grove, a single-family development located at the intersection of Ridgeway and State Highway 78

The developer for Heritage Grove has submitted their Professional Services Agreement as presented. An address correction needs to be made, but all particulars of the agreement are correct. Christina Porath motioned to approve the agreement with the address corrections made and to open a bank account for this development with Mayor Rhonda Williams, Mayor Pro-Tem Christina Porath and City Secretary Edie Sims as signatories. Colby Collinsworth seconded the motion. Motion carried unanimously.

9. Presentation regarding Municipal Development District presented by Susan Thomas with Messer Fort McDonald

Susan Thomas, attorney with Messer Fort McDonald, gave a presentation regarding a Municipal Development District and how an MDD would be beneficial to our City at this point prior to the growth. The MDD would replace the 4A and 4B Corporations and would provide the same level of return to the community; however the MDD would expand into the Extra Territorial Jurisdiction and open more opportunities. In order to have this change occur, the voters would have on the ballot to disband the corporations, then create the MDD. The Council can educate the voters of the pros/cons of the MDD. It would be too close to try to hold this election in November, but would be appropriate for the May 2023 General Election. Action from the Council was not required.

10. 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: The Prairie at Blue Ridge; b) 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: Municipal Development District; and c) Section: 551.074 - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Council went into Executive Session at 7:36pm

11. 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 8:21pm. No motions were made on items a and b of the Executive Session. Christina Porath motioned to approve a one-time \$500 Retention Incentive payment for all employees with Colby Collinsworth seconding the motion. Motion carried unanimously.

12. Consider, discuss and act upon an agreement for Administrative Services for Public Improvement District #3 The Prairie at Blue Ridge

The agreement for Administrative Services for PID #3 through P3Works, LLC was presented. This is the same administrative service contract as for the other two PID's. Christina Porath motioned to approve as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

13. Consider, discuss and act upon Resolution 2022-0802-001 approving the negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation

The Resolution presented is from Thomas Brocato, attorney for Atmos Cities Steering Committee and is recommended for approval. Christina Porath motioned to approve the Resolution as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

14. Consider, discuss and act upon writing off unpaid balances from inactive utility accounts

Council received a spreadsheet with the unpaid balances. The last time the City had write-offs was in 2019. The majority of unpaid balances are from rentals when a tenant vacates the premises without notice. Keith Chitwood suggested looking into a Rental Registration Program and see if other cities have a similar problem. A few years ago, the deposits were increased to help slow down the amount of write-offs and it has helped. Christina Porath motioned to approve the write-offs as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

15. Discussion of placing items on future agendas

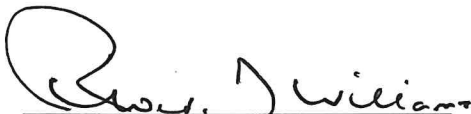
Keith Chitwood asked to speak with the Economic Development Corporation Board regarding the purchase of the EDC Building.

16. Adjournment

Christina Porath motioned to adjourn with Keith Chitwood seconding the motion. Council adjourned at 8:32pm.

APPROVED:

ATTEST:


Rhonda Williams, Mayor


Edie Sims, City Secretary

