

CITY OF BLUE RIDGE  
CITY COUNCIL MINUTES  
AUGUST 6, 2019

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, AUGUST 6, 2019 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. and called roll with the following members present, Mayor Rhonda Williams, Christina Porath, Keith Chitwood, Amber Wood and Gerald Young. Kevin Bell was absent. Mayor Williams announced Mr. Bell has offered his resignation.
2. City Secretary Edie Sims offered the prayer and lead the Pledge of Allegiance to the American and Texas Flags.
3. Consent Agenda: a) Discuss, approve or disapprove the minutes from Special Sessions held on July 9, 2019; 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 noted the City did not receive the Collin County Calls for Service. Amber Wood motioned to approve items on the Consent Agenda with Christina Porath seconding the motion. Motion carried unanimously.

4. Presentation by Dawn Dickey for a concept plan regarding a proposed tiny home community, park and retail center located at the North West corner of FM 545, adjacent to City Limits, to be annexed

Dawn Dickey came before Council with a PowerPoint presentation, which has been incorporated into the Council packet. After Ms. Dickey's presentation, Council had a variety of questions and concerns. The main concern evolved around rental space and having a flow in and out of the area. Ms. Dickey stated she is planning a 30-day renewable lease with a 24-hour removal clause which will be in a contract for each space rental. Per Ms. Dickey, criminal and credit backgrounds will be performed for those residing in her community, either rental or homeowners. The plan is for the people to own their tiny homes and rent the space. The Park is planned to be upscale with trees, landscaping, cedar fences and a retail area to front FM 545. A clubhouse will be in the future.

Keith Chitwood questioned the age limit of the tiny homes with Ms. Dickey stating the homes and RV's must be no older than 10 years or have an approval. Ms. Dickey also expressed the land layout to have an RV park at the front of the property.

The lot sizes planned will be 40'X80' with fences included. Lawn maintenance will be part of the lease. Ms. Dickey will manage the park at first and then will hire a manager. The price point to lease a space will be \$600-\$700 per month. Ms. Dickey already has 8 people on a waiting list to reside in this tiny home community.

Christina Porath asked what type of retail is being planned. The area is rural still but may be a few years before a strip center is supported. Ms. Dickey would like to wait and find what the residents of her community would like in order to pursue those types of businesses.

Keith Chitwood expressed concern and dislike of homes staying on wheels and not stationary. Ms. Dickey stated even though some homes may be mobile, skirting to match the trim of the home will be required to make more aesthetically pleasing along with landscaping

to offer a more permanent look. Keith Chitwood also expressed concerns of the safety issue due to high winds.

Ms. Dickey also stated a storage unit will be part of the contract which will be owned and maintained by Ms. Dickey and the Park. Part of the space rent will include lawn maintenance, storage, fence, trash removal and overall maintenance of the infrastructure. The Park was not considered to be a gated community but there will be segregation from the RV's versus the home lots.

Mayor Williams stated she likes the tiny home philosophy but has concerns of an RV park. She would rather just have the homesites. Ms. Dickey stated if Baker Street is planned for improvement, the RV portion of her plan could be moved to the rear of her property.

Conversation also evolved around the tiny homes themselves whether these products must be licensed through the State and how property taxes would be affected.

Council requested to review the information and discuss at the next meeting to be held August 27, 2019.

5. Presentation by Tom Pierson with Texas VoIP (Voice Over Internet Protocol), regarding Information Technology and on-line security for the City of Blue Ridge

Tom Pierson, owner of Texas VoIP, came before the Council requesting an Executive Session according to Texas Local Government Code § 551.076.

Council went into Executive Session at 7:53pm.

Council reconvened into Regular Session at 8:51pm.

Christina Porath motioned to approve a entering a contract with Texas Data and VoIP with Amber Wood seconding the motion. Motion carried unanimously.

6. First Public Hearing to receive public comment on the Proposed 2019 Property Tax Rate for the City of Blue Ridge

Mayor Williams opened the Public Hearing at 8:53pm and asked those FOR the proposed property tax rate to come forward. With no one coming forward, Mayor Williams asked those OPPOSING the proposed tax rate to come forward. With no one coming forward, Mayor Williams closed the Public Hearing at 8:53pm.

7. Budget Workshop

Council was offered a proposed budget to be reviewed. A detailed budget will be presented at the next Council meeting with detailed discussion on August 27th.

Mayor Williams requested Council adjourn into Executive Session in accordance with Texas Local Government Code § 551.074 to discuss the resignation of Councilman Kevin Bell. Council went into Executive Session at 8:57pm.

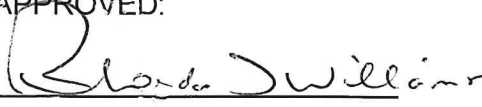
Council reconvened into Regular Session at 9:06pm.

Gerald Young motioned to accept Kevin Bell's resignation from the City Council and to leave the Council seat vacant at this time with Amber Wood seconding the motion. Motion carried unanimously.

8. Citizen Participation. No one spoke during Citizen Participation.

9. Adjournment. Christina Porath motioned to adjourn with Gerald Young seconding the motion. Council adjourned at 9:07pm.

APPROVED:

  
Rhonda Williams, Mayor

ATTEST:

  
Edie Sims, City Secretary