

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
OCTOBER 5, 2021

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, SEPTEMBER 7, 2021, 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 7:02 p.m. and called roll with the following members present: Mayor Rhonda Williams, Christina Porath, Keith Chitwood and Colby Collinsworth.
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
No one signed up or spoke at this time. Paul Slough, Area Manager for Senator Drew Springer attended the meeting as an observer.
4. Proclamation for Constitution Week, September 17-23, 2021
Mayor Williams announced the City of Blue Ridge's participation with Constitution Week by preparing and reading a Proclamation.
5. Consent Agenda: a) Discuss, approve or disapprove the minutes from Regular Session held July 6, 2021, and Regular Session held August 3, 2021, and Special Session held August 17, 2021; b) Public Works Update; c) City Financial Report; d) Fire Department Report; and e) Animal Control Report
Christina Porath motioned to approve the Consent Agenda with Keith Chitwood seconding the motion. Motion carried unanimously.
6. Second Public Hearing to consider, discuss and act upon a Preliminary Plat known as Heritage Grove Addition, an addition located at the southwest corner of State Highway 78 and Ridgeway Street, also known as Abstract A0557 M Mowery Survey, Sheet 2, Tract 181, containing 2.744 acres; and Abstract A0557 M Mowery Survey, Sheet 2, Tract 121, containing 14.03 acres, replatting into 52 lots with 4 out lots; and also located within the incorporated limits of the City of Blue Ridge
Mayor Williams opened the public hearing at 7:07pm and asked those FOR the Preliminary Plat to come forward. With no one coming forward, Mayor Williams asked those OPPOSING the Preliminary Plat to come forward. With no one coming forward, Mayor Williams closed the Public Hearing at 7:07pm.
Ryan Hayes, new owner and developer of this property – also a subsidiary of Stonehollow Homes – plans to build 52 homes. The plan is to have complete infrastructure within one year then begin home construction. The development will be open and not gated. The homes will be a traditional look conducive of this area and anticipating cost to range from \$320,000 - \$450,000 range. This is subject to change based on cost for construction. The development will have a Homeowners Association and the HOA will maintain the outlots and common areas. The Open Areas are planned to be an open green space only for now. Christina Porath motioned to approve the Preliminary Plat as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

7. Consider, discuss and act upon approving the Community Development Corporation Proposed Budget for Fiscal Year 2021-2022

Tonya Harrison, Treasurer for the Community Development Corporation Board, was present to answer any questions. Keith Chitwood asked several times regarding the CDC's budget line item regarding the Business fronts not completed to date. Mrs. Harrison stated these are the 3 remaining buildings which the Community Development Corporation has not funded to have the business fronts enhanced as a grant program. Christina Porath motioned to approve the budget as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

8. Receive a presentation regarding Section 3 of the Housing and Urban Development Act of 1968 pertaining to Texas Community Development Block Grant Contract Numbers 7219039 and 7220122

Michele Goerke, Senior Project Manager for Grantworks, gave a presentation regarding Section 3 of the Housing and Urban Development Act of 1968. The presentation pertained to the two grants the City is in process with. Council received a power point presentation detailing the purpose of Section 3 which is to direct economic opportunities generated by the CDBG funds to low and very low-income persons. No action was taken by Council as this was informative only.

9. Consider, discuss and act upon an Ordinance provided by the Planned Development for the 395 home development on the North side of FM 545 across from Branscome's Grocery

An Ordinance requesting a Planned Development subdivision across from Branscome's Grocery was presented by Jon Kendall with Bohler Engineering on behalf of owner Bhadrash Trivedi. The proposed ordinance would allow a single family district with approximately 400 homes within the subdivision. The lot widths are designed for 30 foot width with zero side yards except on corner lots.

Council discussed this proposal at great length with concerns of the growth anticipated from this subdivision not being in the best interest of the citizens currently and in the future. The City would not be in the position to serve this dense of a population.

The connectivity to the school property is another aspect as the northern portion of the property does not have clear access for ingress/egress other than through private property owned by the school district. This is no different than an adjoining homeowner deciding to use his neighbor's driveway instead of having his own. The school district does not have other options for an entrance/exit other than at Perimeter Road. Currently this is not a thoroughfare and not intended for public use when it was built.

Christina Porath motioned to deny the ordinance as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

10. Consider, discuss and act upon water sales via bulk water for contractors

A resident of the City has expressed concern of the City selling bulk water to contractors. This has been a long time practice that the City sell water. It is no different than selling the water to homeowners. With bulk water sales, the City charges \$50 for the first 2,000 gallons and \$8.50 for each additional gallon with a \$1500 deposit. To date, we have collected \$2,721.16 for 282,900 gallons of water. A comparison chart was provided showing residential versus commercial. No action was taken by Council.

11. Consider, discuss and act upon purchasing a vehicle for Public Works

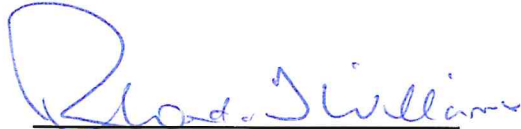
With the 2006 Ford F150 pickup now out of operation, the Public Works needs a replacement vehicle. Council was provided a Resolution to declare the 2006 Ford F150 as surplus for sale. Christina Porath motioned to purchase a truck with a not to exceed amount of \$25,000 and approve the Resolution as presented. Colby Collinsworth seconded the motion. Motion carried unanimously.

12. Discussion of placing items on future agendas: No items were requested.

13. Adjournment

Christina Porath motioned to adjourn with Keith Chitwood seconding the motion. Council adjourned at 7:20pm.

APPROVED:



Rhonda Williams, Mayor

ATTEST:



Edie Sims, City Secretary

