

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
NOVEMBER 9, 2021

THE BLUE RIDGE CITY COUNCIL MET IN SPECIAL SESSION AT 7:05 P.M. ON TUESDAY, NOVEMBER 9, 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 7:50 p.m. and called roll with the following members present: Mayor Rhonda Williams, Christina Porath, Keith Chitwood, Colby Collinsworth, May Perales and Tammy Crosswhite.
2. Prayer and Pledges of Allegiance
City Secretary Edie Sims performed the prayer and pledges to the American and Texas Flags.
3. Announcements relating to items of public interest: Due to being under full construction on Business Highway 78 and FM 545, the Christmas Parade has been cancelled. On a positive note, our Public Works Director Brad Meserole spoke with TxDOT contractor and the City will be receiving all the asphalt millings from the TxDOT jobs. A water and sewer improvement project has been started on South Main Street. The original water line is 1" feeding 10+ homes. The water line will be increased to 4" and a manhole will be installed increasing sewer capacity in this area. South Main will be improved from rock to the reclaimed asphalt after the utility project has been completed. The street will be similar to High Ridge upon completion. An error was made by Edie Sims whereas the Worth Addition Plat was not on this agenda. Apologies to the Worth family and the plat will be presented at the earliest opportunity.
4. Public Comment
No one signed up or spoke at this time.
5. Consent Agenda: a) Discuss, approve or disapprove the minutes from Regular Session held October 5, 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 as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.
6. Second Public Hearing to consider, discuss and act upon a request for a Preliminary Plat known as Deer Creek Ranch Estates, an addition located at the southwest corner of County Road 619 and County Road 574, also known as Abstract A0556 Joseph Mathews Survey, Sheet 2, Tract 47, containing 49.093 acres and Abstract A0556 Joseph Mathews Survey, Sheet 1, Tract 84 containing 9.10 acres, replatting into 58.19 acres and containing 43 total lots and also located within the Extra Territorial Jurisdiction of the City of Blue Ridge
Mayor Williams opened the Public Hearing at 7:56pm and asked those FOR the Preliminary Plat to come forward. Landon Darwin, Riverside Homebuilders, stated he will answer any questions. The property is planned to have 44 new homes. Riverside Homebuilders has been building since 2011 and the nearest location to us is Hawkeye Ridge.
With no one else coming forward, Mayor Williams asked those OPPOSING the Preliminary Plat to come forward. With no one coming forward, the Public Hearing was closed at 7:58pm.

Christina Porath motioned to approve the Preliminary Plat with the correction of 44 homes. Keith Chitwood seconded the motion. Motion carried unanimously.

7. Second Public Hearing to consider, discuss and act upon a request for a Preliminary Plat known as Qariyah Addition, an addition located on FM 2756 and County Road 495; also known as Abstract 936 D Van Winkle Survey, Sheet 3, Tract, 215 containing 33.24 acres and Abstract 936 D Van Winkle Survey, Sheet 3, Tract 109 containing 17.45 acres for a total of 50.69 acres with 39.92 acres being developed; and also which is located within the City of Blue Ridge's Extra Territorial Jurisdiction

Mayor Rhonda Williams opened the Public Hearing at 7:59pm and asked those FOR the Preliminary Plat to come forward. Niem Khan, engineer for the project, was present and prepared to answer any questions. With no one else coming forward, Mayor Williams as those OPPOSING the Preliminary Plat to come forward.

Kathy Smith, residing at 2380 CR 495, and adjacent to this development stepped forward asking the Council to decline approval due to lack of resources, the environment and having all questions answered from the prior Public Hearing.

Amber Prater, residing at 2395 CR 495, stated she and her husband have a business with large trucks and concerned how the growth will affect their business. Also not being communicated with from the City nor the developer.

With no one else coming forward, Mayor Williams closed the Public Hearing at 8:04pm. Christina Porath motioned to deny the Preliminary Plat until approval from Verona Special Utility District. Colby Collinsworth seconded the motion. Motion carried unanimously.

8. Second Public Hearing to receive public comments, and discuss a request for a Concept Plan and Annexation request for a subdivision known as Parkside Addition or Blue Ridge Crossing (name has not been finalized), an addition situated as being part of the Mathias Mowery Survey, Abstract 557, being part of 317.764 acre tract of land conveyed to Michael McCreary and Chad Knowles for a total of 42.572 acres of land, also known as the property south of the Blue Ridge Area Sports Association land and also is intended to be annexed within the incorporated limits of the City of Blue Ridge

Mayor Rhonda Williams opened the Public Hearing at 8:05pm and asked those FOR the Concept Plan to come forward. Mitchell Fielding, developer from F2 Capital Partners, LLC, stated he was available for questions.

Commeal Shinn, residing at 320 S Morrow, stated she opposes the project. She stated she realizes this is a lot of money for the City but hates to see our town change. She loves the country view and not pleased with using South Morrow as an entry point.

With no one else coming forward, Mayor Williams closed the Public Hearing at 8:07pm.

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: 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 and land use.

Council went into Executive Session at 8:08pm.

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 8:45pm. Christina Porath motioned to require a Development Agreement prior to annexation with Colby Collinsworth seconding the motion. Motion carried unanimously.

11. Consider, discuss and act upon Ordinance 2021-1109-001 repealing Section 3 of Ordinance 2003-0923-04, regarding One-Way travel on North Church Street during school hours

Due to the changes by the school with the Elementary now on County Road 504 and the old elementary school now as the Middle School, it has been brought to the attention of City by the School Resource Officer the need for one-way traffic is no longer necessary. Therefore the Ordinance presented only repeals the section referring to the One-Way travel on North Church Street. Christina Porath motioned to approve the Ordinance as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

12. Consider, discuss and act upon a contract modification to extend the agreement period for Fire Inspection and Fire Plan Review Services provided by Collin County

The modification is extending the agreement for 2021-2022. Christina Porath motioned to approve the contract modification as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

13. Consider, discuss and act upon Board of Directors election for Collin Central Appraisal District and applying one vote

After reviewing the ballot for Board of Directors, Christina Porath motioned to apply our vote for Mr. Standridge. Keith Chitwood seconded the motion. Motion carried unanimously.

14. Discussion of placing items on future agendas:

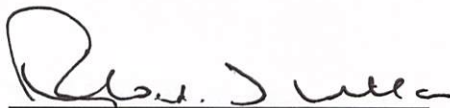
Christina Porath stated the City's Yard had been broken into and tools stolen. Mrs. Porath requested an update on any changes/improvements.

15. Adjournment

Christina Porath motioned to adjourn with May Perales seconding the motion. Motion carried unanimously. Council adjourned at 9:01pm.

APPROVED:

ATTEST:



Rhonda Williams, Mayor



Edie Sims, City Secretary



[illegible]

Wm. C. C. C.

