

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
DECEMBER 6, 2022

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, DECEMBER 6, 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 7:03pm and called roll with the following members present: Mayor Rhonda Williams, Christina Porath, Keith Chitwood, Colby Collinsworth and Tammy Crosswhite. Mayela Perales was absent.
2. Prayer and Pledges of Allegiance
Edie Sims offered the prayer. The Blue Ridge Elementary Beta Club lead the Pledge of Allegiance to the American and Texas Flags.
3. Public Comment
No one made commentary during the Public Comment section.
4. Consent Agenda: a) Discuss, approve or disapprove the minutes from Special Session held October 12, 2022, Special Session held November 1, 2022 and Regular Session held November 1, 2022; b) Public Works Update; c) City Financial Report; d) Fire Department Report; e) Animal Control/Code Enforcement Report; and Utility Write-Off Report
Christina Porath motioned to approve the Consent Agenda as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.
5. Consider, discuss and act upon the City of Blue Ridge having the authorization to issue requests for proposals for administrative services (RFP) and requests for qualifications (RFQ) for the 2023-2024 Texas Community Development Block Grant Program administered by the Texas Department of Agriculture
Kassidy Kruse, Client Services Manager for Grantworks, gave a presentation for a grant opportunity through the Texas Community Development Block Grant Program. The grant would be for \$500,000 and would cover several items under infrastructure. The City of Blue Ridge is poised for this grant with a 2% match due to our low-to-moderate income ratio of 80%.
City Secretary Edie Sims stated the grant would be used to improve sewer infrastructure in the area from West Lamm to Bratcher Street and North Main to North Church.
Christina Porath motioned to authorize both the RFP and RFQ process and to apply for this grant with Keith Chitwood seconding the motion. Motion carried unanimously.
6. Public Hearing to discuss 2023/2024 Texas Community Development Block Grant Program (TX CDBG) to the Texas Department of Agriculture. The purpose of the hearing is to allow citizens an opportunity to discuss a Citizen Participation Plan, development of local housing and community needs, amount of TXCDBG funding available, all eligible TXCDBG activities, and use of past TXCDBG funds
Kassidy Kruse, with Grantworks, asked the audience for any questions/comments/feedback regarding the grant and how to solve any concerns. No one in the audience commented.
7. Consider, discuss and act upon a Concept Plan for Qariyah Addition Extension, a development addition to Qariyah of Princeton, an original development of 33.24 acres known as Abstract A0936 D Van Winkle Survey, Sheet 3, Tract 215 and located fronting FM 2756

near the intersection of FM 1377 on the southeast corner of said intersection. One addition extension is for land located to the west of Qariyah of Princeton which includes a 40 acre tract known as Abstract A0936 D Van Winkle Survey, Sheet 3, Tract 116, planned to develop 19 one acre single family home sites. The second addition extension is for land located east of Qariyah of Princeton which includes a 35.16 acre tract known as Abstract A0936 D Van Winkle Survey, Sheet 3, Tract 164, planned to develop 9 one acre single family home sites. All of which front FM 2756 and are located within the City of Blue Ridge's Extra Territorial Jurisdiction

The extensions presented completes the land alignment for the original Preliminary Plat of Qariyah of Princeton. Owners and developers Mohommed Abdul Hannan and Habiba Sultana were present to answer any questions/concerns. The presentation is a Concept Plan only and has not processed through the City Engineer to date. If approved to continue, complete sets of plans will be created and processed correctly and will be presented to the Council at a later date as a Preliminary Plat. Christina Porath moved to approve the Concept Plan as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

8. Public Hearing to consider a proposed voluntary annexation by the City of Blue Ridge, to enlarge and extend the boundary limits of said City to include the following territories, to wit: Collin CAD Property ID 2855615, located on S Business Highway 78, and being an approximate 36.8232 acre tract of land situated in the M Mowery Survey, Abstract A0557, Sheet 4, Tract 100, Collin County, Texas

Mayor Williams opened the Public Hearing at 7:17pm and asked those FOR the voluntary annexation to come forward. With no one coming forward, Mayor Williams asked those OPPOSING the voluntary annexation to come forward. With no one coming forward, Mayor Williams closed the Public Hearing at 7:18pm.

The Development Agreement with Blue Ridge Crossing stated this annexation process would be completed prior to December 31, 2022. This process satisfies the agreement. Also Susan Thomas, City Attorney, also stated a portion of the land was already inside the City of Blue Ridge. The annexed request is for the remainder of the parcel which was not inside the City.

9. Public Hearing to consider a text amendment to the City of Blue Ridge Code of Ordinances, by adding Chapter 9, "Planning and Development Regulations," shown as Exhibit B, in the "Zoning Ordinance" by creating Section 24, "'PD' – Planned Development District" and by striking Section 4.5, "Color Legend"

Mayor Williams opened the Public Hearing at 7:18pm and asked those FOR the text amendment to add Planning and Development Regulations to the Zoning Ordinance to come forward. With no one coming forward, Mayor Williams asked those OPPOSING the text amendment to come forward. With no one coming forward, Mayor Williams closed the Public Hearing at 7:19pm

10. Public Hearing to consider a zoning change request by the owner/agent of the property described as Collin CAD Property IDs 2855615 and 2855617, located on S Business 78, and being an approximate 42.572 acre tract of land with 36.8232 acres situated in the M Mowery Survey, Abstract A0557, Sheet 4, Tract 100 and 5.7488 acres situated in the Blue Ridge Original Donation (CBL), Block 1, Lot 11A-1, Collin County, Texas, changing the zoning classification or Property ID 2855615 from A-1 Agricultural District to PD-Planned Development District and changing Property ID 2855617 from R1-Single Family District to PD-Planned Development District

Mayor Williams opened the Public Hearing at 7:20pm and asked those FOR the zoning change presented to come forward. With no one coming forward, Mayor Williams asked those

OPPOSING the zoning change to come forward. With no one coming forward, Mayor Williams closed the Public Hearing at 7:21pm

11. Consider, discuss and act upon Ordinance 2022-1206-001 annexing a certain territory located in the Extra Territorial Jurisdiction of the City of Blue Ridge being ±36.832 acre tract of land situated in the Mathias Mowery Survey, Abstract 557, in Collin County, Texas; providing for incorporation of premises, amending the official City Map and acknowledging a service plan, and all privileges of property and citizens of annexation

Christina Porath motioned to approve the annexation ordinance as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

12. Consider, discuss and act upon Ordinance 2022-1206-002 amending Chapter 9 Planning and Development Regulations, Exhibit B, Zoning Ordinance, of the Code of Ordinances creating a "PD – Planned Development District"

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

13. Consider, discuss and act upon Ordinance 2022-1206-003 to rezone approximately 42.572 acres of land generally located west of Business Highway 78, south of FM 545 and east of Pruett Street from A-1 Agriculture and R-1 Single Family District to PD-Planned Development District No. 1

Christina Porath motioned to approve the zoning ordinance as presented with Colby Collinsworth seconding the motion. Motion carried unanimously.

14. Consider and/or act upon opening a Request for Qualification for a City Auditor

Mayor Williams received one Request for Qualification and opened the sealed bid publicly.

15. 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: §551.074: Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Auditor

Council went into Executive Session at 7:31pm.

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

Council reconvened into Open Session at 7:48pm. Christina Porath motioned to accept the Alternative Calendar proposal from Fox, Byrd and Company, PC and to enter into an Engagement with same for the September 30, 2022 audit. Colby Collinsworth seconded the motion. Motion carried unanimously.

17. Consider, discuss and act upon Ordinance 2022-1206-004 amending Chapter 10, Streets, Parks and Other Public Ways and Places, by creating Article 10.01 Management of Public Rights-of-Way, establishing regulations on the use of Public Rights-of-Way within the City of Blue Ridge, and amending the Master Fee Schedule for a Right-of-Way Permit Fee

The City of Blue Ridge has the need to establish regulations on the use of Public rights-of-way within the City. The ordinance presented has been tested by our City Engineer and City Attorney. The fees have not been clarified to date with engineering, but the regulations are complete. Christina Porath motioned to approve the ordinance as presented with the caveat of the fee being finalized. Colby Collinsworth seconded the motion. Motion carried unanimously.

18. Consider, discuss and act upon Ordinance 2022-1206-005 amending the Master Fee Schedule updating the trash rates for residential and commercial customers effective January 1, 2023

Per the contract with Sanitation Solutions, the Consumer Price Index (CPI) has increased, and we are being presented with rate increases to be effective January 1, 2023. The new rate for residential trash will be \$16.75 per month; an additional poly cart will be \$10.25. The new rate for commercial trash will be \$34.00 per month; an additional poly cart will be \$17.25. This is a 15.14% increase from the initial rates. Council will be reminded the last rate increase did not affect our customers, but this rate increase will.

Colby Collinsworth motioned to approve the ordinance as presented with Keith Chitwood seconding the motion. Motion carried unanimously.

19. Discussion of placing items on future agendas

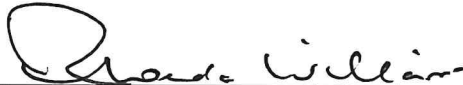
Christina Porath requested a representative from TxDOT to discuss dangerous intersections in Blue Ridge and TxDOT's plans for safety. No one else asked for future agenda items.

20. Adjournment

Christina Porath motioned to adjourn with Tammy Crosswhite seconding the motion. Council adjourned at 7:58pm.

APPROVED:

ATTEST:


Rhonda Williams, Mayor


Edie Sims, City Secretary

