

CITY OF BLUE RIDGE
CITY COUNCIL MINUTES
NOVEMBER 3, 2020

THE BLUE RIDGE CITY COUNCIL MET IN REGULAR SESSION AT 7:00 P.M. ON TUESDAY, NOVEMBER 3, 2020 AT THE BLUE RIDGE COMMUNITY CENTER, LOCATED AT 200 W. TILTON, BLUE RIDGE, TEXAS 75424 AT 7 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, Allen Cunyngnam, Christina Porath, Keith Chitwood, Colby Collinsworth, and Amber Wood.
2. Tom Pierson offered the prayer and Michael Douglas lead the Pledge of Allegiance to the American and Texas Flags.
7. Updates regarding construction progress and other school items: Matthew Todd, curriculum director for Blue Ridge ISD, stood in for Superintendent Matt Kimball to update the Council on construction of the new elementary school. Mr. Todd provided handouts detailing the process. Mr. Todd informed the Council on new school capacity and how the new school is also increasing the capacity of the existing schools. Mr. Todd also informed the Council about the new athletic facilities and concession stand that will soon be under construction. Mr. Todd thanked City Secretary Edie Sims and Public Works Director Brad Meserole for their help with the new athletic facilities planning. Mayor Williams suggested that if no one has seen it, that everyone should drive by the new elementary school to see its progress.
3. Announcements relating to items of public interest: City Secretary Edie Sims announced that all IT for this meeting was provided by Texas Data and VoIP, 109 Tilton St, 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 Regular Session held October 6, 2020; b) Public Works update; c) City Financial Report; d) Fire Department Report; and e) Animal Control Report: Amber Wood motioned to approve the Consent Agenda as presented with Christina Porath seconding the motion. Motion carried unanimously.
6. Consider, discuss and act upon appointments to the Advisory Committee regarding the Capital Improvement Plan and Land Use Assumptions: Christina Porath motioned to approve the appointments to the Advisory Committee regarding the Capital Improvement Plan and Land Use Assumption with Amber Wood seconding the motion. Motion carried unanimously.
8. Consider, discuss and act upon a Concept Plan for "Qariyah of Princeton", a proposed subdivision located at 4228 FM 1377, also known as Abstract A0936 D Van Winkle Survey, Sheet 3, Tract 117, containing 21.11 acres and also located within the City of Blue Ridge's Extra Territorial Jurisdiction: Naim Khan spoke for the land owners/developers. The plan is for 50 acres, with 40 being developed for 40, 1-acre single family homes. Mr. Khan stated that there are 60-foot easements dedicated to the County for Right-Of-Ways. The homes would be single-family homes on 1 acre lots. Verona Water would supply their water utility. Landowner, Habiba Sultana stood to speak and answer questions. She stated that the homes would be high end, single family homes and that she has already looked at the deed restrictions but is open to suggestions for more restrictions to put on the land before sale. She did mention that one deed restriction already in place is no mobile homes. Allen Cunyngnam asked if there were restrictions on square footage

of homes. Keith Chitwood asked if it was in the flood plain and what the streets would be made of. Mr. Khan answered Mr. Chitwood's question telling him that it is not in a flood plain and that the streets would be made of gravel. Amber Wood asked if it will be built in phases. Mr. Khan stated that all the homes would be built at once. City Secretary Edie Sims asked if they had a timeline to upgrade the roads from gravel. Mr. Khan stated that there was no plan to update the roads, but they will dedicate the roads to the County for future upkeep. Nathan McTee, President of the Verona Board of Directors, stated that they have not received any plans or payments for this proposed development. Mr. Khan said that the plans and payments were given to DBI, Verona's engineers. Per Nathan and Liz McTee, no plans have been given or submitted to Verona so, they do not know if this land has access to water. Rhonda Williams stated that the land must have access to water and electrical before it can be approved. She also reiterated the importance of deed restrictions to keep other landowner's property values decent.

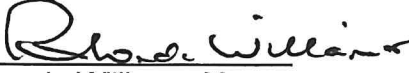
9. Consider, discuss and act upon a Concept Plan for a development along FM 545 with approximately 600 acres: Steve Gee and Bob Ladd Engineering Team were there to present the concept plan. Engineer, Nathan Thompson with Peloton Land Solutions, spoke for the group stating the 1 acre lots along County Road 502 will be the first to be built. He stated that only 80 acres is in the Blue Ridge Extra Territorial Jurisdiction. He spoke about de-annexing a corner of the subdivision from the Anna ETJ so the entirety of the development will be within the Blue Ridge ETJ as to keep consistent standards of development. He also stated that Verona Water, who would be their water source, has already been contacted. Mr. Thompson stated that this is a major infrastructure and looks to be about a 20-year project. As of right now, the development is going to be 2400 units. He stated that the housing market is booming right now but, could and probably will change. Mr. Thompson stated that people are looking to move out of the cities and into the country. He said infrastructure would start late next year. He talked about building a SUD for sewer capabilities. He also stated that they are trying to keep a realistic view about the schools as well and has already spoke to Blue Ridge ISD Superintendent Matt Kimball. He said that TXDOT will be upgrading FM 545, so their plan is to put a school close to the FM 545 entrance. He predicts with a 2400-unit development, there might be around 1000 school aged kids. They want to include a trail system, soccer fields, and 3 amenity centers. He said this will be a master planned community with an HOA. He also said there will be a "spine" road with 2 points of access. They also stated they will have a development agreement with the City of Blue Ridge so they will later be able to annex the entire subdivision into the City. Michael Beck, residing at 3603 County Road 670, asked what the plans were for moving access from East to West. Mr. Thompson answered that TXDOT requires a traffic impact analysis and that they will contact the County Commissioners Office on how to direct traffic. Some questions asked online were read by council members. One question was if there were any proposed home builders. No home builders have been chosen as of yet. Another question was about the architectural standards and structural integrity of the homes. Mr. Thompson stated that base standards would be included in the development agreement and that they will comply with International Building Codes. Tonya Harrison, residing at 9969 FM 545, asked what the traffic plan would be if the FM 545 expansion does not happen, and where is the water going to be directed to from rain and drainage. Mr. Thompson said that will be addressed with flood studies and that they will also look into drainage patterns as they do not like lawsuits licensed by the State. Mrs. Harrison also asked what would happen to the barns at the edge of the development because she is worried about the owls that live in the barns. Mr.

Gee said that the development will be themed and if the barns are a part of the City's history, then they will be considered. Mrs. Harrison also asked if and how the MUD will impact the City's taxes and businesses. Mr. Gee stated that the taxes and businesses will not be impacted by the MUD. Mrs. Harrison also asked if there were any plans to put in a strip shopping center on the front section off FM 545. Mr. Gee stated that he did not know but as of right now, there are no plans to incorporate any commercial property. Tom Pierson, residing on County Road 626, asked if they had a clue what the household median would be. Mr. Gee stated that if they were building today, the approximate household median would be 375-450 thousand-dollar homes. He also stated that he has no idea how the market will be in 5,10,15,20 years but they want to work with the City as best as they can. Valerie Williams, residing on County Road 501, asked the team who they were and what were some other properties that they had developed. Mr. Gee stated that the one most people here would be familiar with is North Creek in Melissa. Ms. Williams also asked if they saw their plan changing at all. Mr. Gee said he is not sure as he does not know what the future holds and they do not close on the property until January 2021. Lindsey Oldean, residing at 8842 Trails End Lane, Anna, stated that she moved out of Frisco to get away from the small city lots. She asked how moving out of the Anna ETJ would impact the schools. Mr. Gee said that the only thing that would be de-annexed would be the part of the development that they (the developers) owned so; it would not impact her. Nathan McTee asked for a closing date and plan development for the water utility. Mr. Gee said that they are currently working with Verona Engineer, Eddie Daniel with DBI Engineering. Justin Armbrister, residing at 8930 FM 545, stated that he has an airport on his property, and he wanted to make sure any new residents understand there will be airplanes flying in and out. Volunteer Fire Chief John Bowers asked if Verona could handle the water supply to the development for fire suppression. Nathan McTee answered and stated that they would be able to with certain upgrades, more storage, more hydrants and another well. Council Christina Porath asked one of the online questions, how will the developers offset the impact to the City during the timeline of becoming debt free? Mr. Gee stated that they had spoken with City Secretary Edie Sims about several items, but they can't promise anything. Mrs. Porath also asked if Verona can not supply water, what were their plans? Mr. Gee said that they will drill wells and Edie Sims mentioned that the City is in discussions with North Texas Municipal Water District to be a potential customer. Mr. Gee also stated that facilities will be added to the master plan. Edie Sims further explained that Texas Legislatures may mandate cities to connect to a line so then, the City becomes a customer of North Texas Municipal Water District inside the Certificate of Convenience and Necessity (CCN) of Verona. Christina Porath asked if they would have their own sewer treatment plant or if they were going to be a part of the City's plant. Mr. Gee said that they will build a SUD, then designate that SUD to the City. Amber Wood asked how many years until complete annexation into the City. Mr. Thompson said that full annexation of the part in the ETJ would be soon, but the full annexation of the entire development would have to wait until the municipal bonds are paid in full. He said the bonds would be paid off in approximately 20 years.

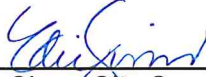
10. Discussion of placing items on future agendas: None at this time.

11. Adjournment Christina Porath motioned to adjourn with Allen Cunyningham seconding the motion. Council adjourned at 8:14pm.

APPROVED:


Rhonda Williams, Mayor

ATTEST:


Edie Sims, City Secretary