

CITY OF BLUE RIDGE  
CITY COUNCIL MINUTES  
June 6, 2017

THE BLUE RIDGE CITY COUNCIL MET IN SPECIAL SESSION AT 6:00 P.M. ON TUESDAY, JUNE 6, 2017 AT THE BLUE RIDGE CITY HALL LOCATED AT 200 S. MAIN, BLUE RIDGE, TEXAS 75424 AT 7:00 P.M. WITH THE FOLLOWING ITEMS ON THE AGENDA FOR CONSIDERATION AND/OR ACTION.

- I. Mayor Williams called the meeting to order at 6:00 p.m.
- II. Roll was called with the following members present, Mayor Rhonda Williams, Christina Porath, Wendy Mattingly, Kevin Bell and Amber Wood. Member absent was Jacob Deen.
- III. Consider and/or act upon the resignation of Jacob Deen, III as Council Member.

Kevin Bell motioned to approve Mr. Deen's resignation from being on the Council with Christina Porath seconding the motion. Motion carried unanimously.
- IV. Consent Agenda: a) Discuss, approve or disapprove the minutes from Regular Session held on May 2, 2017 and the Special Session held May 9, 2017; b) Public Works Update; c) City Administration Update; d) Fire Department Report; e) Collin County Calls for Service.

Mayor Williams reported a correction to the minutes from May 2, 2017 to reflect FM 545. With no discussion, Kevin Bell motioned to approve the Consent Agenda as presented with Christina Porath seconding the motion. Motion carried unanimously.
- V. Appointing and Swearing in Council Members and reorganize City Council: a) Re-install Amber Wood and Kevin Bell as incumbent Council Members to a two year term each; b) Appoint Allen Cunyngham as Council Member to a one year term; c) Appoint Gerald Young as Council Member to a two year term; d) Elect Mayor Pro Tem and Council to approve changes to bank accounts according to appointment of Mayor Pro Tem.

The incumbents and new Council Members were sworn into office by City Secretary Edie Sims. After which the new Council took their positions. Amber Wood motioned to appoint Christina Porath as Mayor Pro Tem with Kevin Bell seconding the motion. Motion carried unanimously.
- VI. Consider and/or act upon Mayor's spending limitations in preparation of a Resolution to be submitted on July 11, 2017 for May 2017 – May 2018.

The current spending amount for the Mayor is \$2,000.00 per incident. Mayor Williams stated this amount has worked very well and has no reason for the amount to increase/decrease. Christina Porath motioned to set the Mayor's spending limitation to \$2,000.00 per incident with Kevin Bell seconding the motion. Motion carried unanimously. A Resolution will be prepared and submitted for approval on July 11, 2017.
- VII. Proclamation dedicating the month of June as Men's Health Month and dedicating June 12 – 18, 2017 as Men's Health Week.

Mayor Williams read the Proclamation. The Proclamation will be posted on the City's website and the bulletin board outside City Hall.

VIII. Public Hearing to consider and/or act upon rezoning property located at 314 Tilton, legally known as Blue Ridge Original Donation, Lot 100d, from single family R1 to Multi-Family dwelling R2.

Mayor Williams opened the Public Hearing at 7:12pm and asked for those FOR the rezoning to come forward. Hugo Mondragon stepped forward who has recently purchased the property and wanted to return the property to its original state of a duplex. There are two water meters, two driveways and two entrances to this particular property. When another individual purchased the property, the property was changed to a single family residence, even though the water meters, driveways and entrances have not been altered. Christina Porath stated the property has not been maintained and is in need of attention.

Mayor Williams asked for those OPPOSING the rezoning to come forward. Bob Branch stepped forward stating his concern of returning the property to a duplex. The previous single family residents were good neighbors. He is concerned with two separate families moving into this structure, there will be issues that pours over onto him and his property such as trash. Mr. Branch requested the Council keep the single family zoning.

Mayor Williams closed the Public Hearing at 7:16pm. Council further discussed the issue asking Mr. Mondragon the use of the duplex, being all rental property or otherwise with the reply being utilized for rental property. After discussing the pros and cons, Kevin Bell motioned to approve the rezoning to Multi-Family R2 with Gerald Young seconding the motion. Motion carried with the vote 3 to 2 with Christina Porath and Amber Wood in opposition and Kevin Bell, Gerald Young and Allen Cunyningham in favor.

IX. Public Hearing to consider and/or act upon platting a property located on the east side of Highway 160 before crossing Highway 121 owned by Emily Alley Chapman, legally known as Abstract A0887, RK Smith Survey, Tract 32, containing 2.00 acres. This property is located within the City of Blue Ridge's Extra Territorial Jurisdiction and falls under the City of Blue Ridge's Subdivision Regulations.

Mayor Williams opened the Public Hearing at 7:26pm and asked those FOR the plat to come forward. Emily Alley Chapman stepped forward stating she is requesting the plat be approved. This particular property is being subdivided due to a family member passing away and other family members have had property deeded to them. Ms. Chapman wishes to keep this property in the family and place a homestead on the property so that her children can grow up near their grandparents.

Mayor Williams requested those OPPOSING the plat to step forward. With no one opposing, Mayor Williams closed the Public Hearing at 7:29pm and opened discussion from the Council.

Kevin Bell motioned to approve the plat, understanding there are more notes from Collin County to be added prior to filing. Christina Porath seconded the motion. Motion carried unanimously.

- X. Consider and/or act upon an Ordinance regarding the Atmos Cities Steering Committee rate review.
- Terry Tombaugh with Atmos Energy came before the Council stating the rates the City of Blue Ridge is currently operating from a contract which was negotiated and set in place for 5 years. Per the prior agreement, Atmos will be increasing the rates. Atmos has invested \$5,000,000,000 in safety and upgrades from Celina to Blue Ridge. Some of those upgrades include 150,000 service lines from the meters to the homes replacing steel to poly.
- Kevin Bell questioned what would happen if the City did not approve the rate review as presented. Mr. Tombaugh stated Atmos would file with the Railroad Commission and Blue Ridge would bear all the legal costs which could be in the millions. This is why the City of Blue Ridge and other cities agreed to participate with the Atmos Cities Steering Committee to negotiate costs and share in the costs of legal fees. The ACSC supports and negotiates for cities and mediates with Atmos. With no further questions, Kevin Bell motioned to approve the ordinance regarding the Atmos rate review as presented with Amber Wood seconding the motion. Motion carried unanimously.
- XI. Consider and/or act upon a variance of the Sign Ordinance allowing a business sign to be located at 404 W FM 545 which is located within a residential zoning.
- Christina Porath stated she is a supporter of small businesses and advertisement for said businesses. After a short time of discussion by Council, Christina Porath motioned to approve the variance to allow a business sign to be located at 404 W FM 434 with Amber Wood seconding the motion. The motion carried 4 to 1 with Kevin Bell opposing.
- XII. Consider and/or act upon funding from the 4B Community Development Corporation for the fireworks display to be held July 2, 2017.
- Kevin Hall, Secretary for 4B Community Development Corporation, stated the Board has approved an expenditure of \$2,500 for the 2017 fireworks display. Kevin Bell motioned to approve the funding from 4B for the fireworks display with Gerald Young seconding the motion. Motion carried unanimously.
- XIII. Consider and/or act upon concreting approximately 1,200 square feet to replace asphalt on Ridgeway at the intersection of Ridgeway and North Business Highway 78
- Council agreed more estimates needed to be presented. The one estimate presented seems very high in cost. Concerns were also expressed by Council of continued deterioration of the area since the asphalt is being placed on an incline. The City has already spent \$4,000 on asphalt. Christina Porath requested future bidders also include testing the PSI so we have quality concrete. Kevin Bell stated he is concerned of the road bed. Kevin Bell motioned to table this item with Christina Porath seconding the motion. Motion carried unanimously.
- XIV. Consider and/or act upon an Ordinance renaming and reforming the downtown square streets to a new designation of Downtown Business Square to allow growth, upgrades and development.

The 4B Community Development Corporation had previously discussed funding to improve the downtown square but this project was placed on hold. City Staff recommended changing the designation of the downtown square and renaming it to alleviate the current structuring which would then allow 4B to fund improvements to the area and open other opportunities for funding. The main concern and question is how to address the 8 downtown businesses as any changes would affect them financially. Discussion was held on renaming the area as a Historic Area; however there are no other historical designations to constitute a Historical Area.

Kevin Hall, Secretary for 4B Community Development Corporation, stated this project was placed on hold, but since the City has found a way to improve the area, the project will be brought back to table for funding discussions. One of the particulars of this project was to have the square paved and striped.

Kevin Bell motioned to move forward with this project with Amber Wood seconding the motion. Motion carried unanimously.

XV. Consider and/or act upon eliminating the Credit Card Processing Fee and review supporting documentation.

Christina Porath stated she does not like the Credit Card Processing Fee at her work and it pours over to the City; however, there are indicators the processing fees are paying for the credit card charges. Although we all understand a cost of business, the City does not have the means to carry this additional cost. Kevin Bell motioned to take no action with Christina Porath seconding the motion. Motion carried unanimously.

XVI. Consider and/or act upon closing bank accounts and placing funds in a budget line item in the appropriate fund and allowing deposits, expenditures and budgeting from the appropriate budget line item: a) Road Construction (X8937) - transfer funds to General Tax Fund to use on Pruett Street/Scott Street upgrade per Paradise Estates agreement; b) Interest & Sinking Bond (XX0864) - transfer funds to Revenue Fund Bond Account #5150; c) General Payroll Account (XX1430) - transfer funds to General Fund Payroll Liabilities Account #2040; d) Revenue Payroll Account (XX1448) - transfer funds to Revenue Fund Payroll Liabilities Account #2040.

After financial review, 4 bank accounts were found to be ineffective and funding can be utilized through their correct budget accounts with the correct fund. The closing of the specified bank accounts will help make the accounting of these particular city funds more efficient. Christina Porath motioned to approve closing the specific bank accounts and placing funding in the recommended funds allowing deposits, expenditures and budgeting from the appropriate budget line items with Kevin Bell seconding the motion. Motion carried unanimously.

XVII. Consider and/or act upon requesting for qualifications for a City Engineer.

Amber Wood motioned to approve submitting an RFQ for a City Engineer with Gerald Young seconding the motion. Motion carried unanimously.

XVIII. Consider and/or act upon requesting for qualifications for a City Attorney.

Amber Wood motioned to approve submitting an RFQ for a City Engineer with Gerald Young seconding the motion. Motion carried unanimously.

XIX. Consider and/or act upon requesting for qualifications for a City Auditor.

Amber Wood motioned to approve submitting an RFQ for a City Engineer with Gerald Young seconding the motion. Motion carried unanimously.

XX. Consider and/or act upon a future start contract regarding electric rates to lock in a decrease in energy spending. Information and recommendation will be provided by Ron Sidman, our Energy Advisor.

Our Energy Advisor recommended locking future electric contract at a rate of \$0.04034 for 60 months which will be an estimated \$26,000 savings for the term. Kevin Bell motioned to approve the future start contract for a 60 month term at a rate of \$0.04034 with Amber Wood seconding the motion. Motion carried unanimously.

XXI. Consider and/or act upon a Contract Amendment with Collin County to provide EMS services to the City of Blue Ridge.

Christina Porath motioned to approve the contract amendment with Collin County to provide EMS services with Amber Wood seconding the motion. Motion carried unanimously.

XXII. Consider and/or act upon floating deposits for rental property owners that have multiple properties.

Tonya Harrison, Assistant City Secretary, informed the Council of the inefficient manner in which deposits are currently being handled for rental property owners. To improve the efficiency, it is recommended to have one deposit on file for every 3 rental properties and maintain said deposit for future rental properties. Amber Wood motioned to approve the request with Christina Porath seconding the motion. Motion carried unanimously.

XXIII. Consider and/or act upon a contract with JoAnn Frankum to construct a road from FM 545 on Pruett Street, along Scott Street to the entry of the Blue Ridge Wastewater Treatment Plant.

JoAnn Frankum's son Joe Goodman came before the Council stating the road construction project along their property of Paradise Estates has been involved for a year now with no movement of construction. Homes are waiting their final destination and are unable to be brought in due to atrocious current road conditions. JoAnn Frankum offered to fund the full project to allow the project to get underway with the City paying back their portion of the project.

With Council approving the move forward with a new engineer, funding to help begin repayment of this project, the Council concurred to move forward with an agreement so this project can be completed. Council in the earlier part of this meeting approved \$30K to be earmarked for this project.

XXIV. Consider and/or act upon placing speed bumps on North Main Street, Brenda Circle and Oak Street.

Council had a brief discussion with the only concern being the cost difference between the plastic speed bumps versus asphalt. Kevin Bell motioned to approve the speed bumps requested plus additionally North Church Street with finding the most cost effective style per type of street. Christina Porath seconded the motion. Motion carried 4 to 1 with Gerald Young opposing.

XXV. Consider and/or act upon a mass texting program to contact our citizens for emergencies and other informative information.

Council concurred this is an excellent direction for the City to contact our citizens. Christina Porath motioned to approve pursuing a mass texting program with Kevin Bell seconding the motion. Motion carried unanimously.

XXVI. Citizen Participation. No one was present for Citizen Participation.

XXVII. Adjournment. Christina Porath motioned to adjourn with Gerald Young seconding the motion. Council concluded their meeting at 8:56pm.

APPROVED:

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Rhonda Williams, Mayor

ATTEST:

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Edie Sims, City Secretary