

# **WORKSHOP**

# **UTILITY RATE**



# City Administration Utility rates

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WARREN ESCOVY

JANUARY 2026

BLANCO CITY COUNCIL

# 2025-2026 Enterprise fund budget

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Enterprise Fund proposed

## REVENUES

\$ 2,767,157.50

## EXPENSES

\$ 2,621,289.83

Proposed savings

\$ 145,867.67

# Rainy Day Fund

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## Enterprise Rainy Day fund

- Approximately \$100,000
- Should be 3 months of operating budget (\$655,322)

## General fund Rainy Day Fund

- Approximately \$482,000
- Should be \$547,000

# Previous Increases

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- After almost five years without a substantial increase in utility rates CIAMAC came up with a 20% rate order across the board with an additional \$16 availability fee for those customers outside the City (not paying city taxes)  
August 2023
- August 2024 new meters were installed which added about 10% more revenue.
- PUC paid for a rate study in 2022 from Superior Management who recommended a 35% increase. Administration and Council decided to “phase” in the increases but only the 20% and new meters have been installed to increase revenue.

- Shortfall in profitability possible reasons

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- 5% increase in operations budget annually
- 3-4% increases in buying water from vendor (Texas Water)
- Some decrease in usage due to Stage 3 and 4 water restrictions plus conservation from citizens
- Conservation is great but does decrease City revenues.

# Disruptions

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- Operational bills have come in before we have had the money to cover thereby requiring transfers of money from the general operating fund
- This year our cash position on rainy day is still \$105,000 but we have expenses that could lower the cash below \$100,000
- Next year we will incur additional operation increases plus we do believe we'll have some additional expenses on our maintenance cap including fixing pumps

# Current bill

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Rate approved in August 2023 is

\$10.49 per 1000 gallons for all water users regardless of tap size

An addition to the **availability fee of \$16.12 will be attached to customers outside the City**  
limits to recover additional fees it takes to bring these customers water.

New Rate for Sewer is \$10.49 based on 80% of water consumption.

Base water sewer fees for all meter sizes

base fee meter size sewer base fee

Water base fee \$41.79 for 5/8" tap

Sewer Base fee \$32.20

About \$131 fee for a single family home on 5/8 tap using 3000 gallons of water monthly

# Solutions

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- 5% increase (1130 users) across the board stabilizes the enterprise fund.
- Provides about \$100,000 in additional revenues annually
- Approve this in February or March within 26' fiscal year
- Help with cash flow

# Solutions Continued

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The 60% increase for users outside the City will provide about \$103,000 yearly to pay the debt service.

3. Move the debt service from I&S (\$3.1m) to the enterprise fund (or a portion thereof).
4. The decrease of \$3.1 m in debt service will decrease taxes for the residents of Blanco (at least temporarily) because the Enterprise fund will be responsible to pay for debt benefiting water users outside the City

# Debt Service

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- Debt service are certificates of obligation and bonds that are taken out and paid from the Interest and Syncing of Ad Valorem taxes (real property)
- Who pays: Only people inside the City.
- What is the \$3.1 million in debt service.
- It is the \$2.5 Million for the Cielo line and it is a portion (14% or number of customers not in the city) of the water plant construction

# Why should the debt service be “moved”

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- Moving the debt service from I&S to the Enterprise is sensible because City residents should not be required to pay for infrastructure that does NOT serve citizens
- The increase of about 60% would reflect “true” cost of providing water to non-residents.
- The customers outside the City almost exclusively get water and not sewer services.

# Timing of increases

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- Increase is needed immediately to avoid pay disruptions.
- Both increases amount to a little more than \$200,000 in increased revenues annually though it would be about \$100k relieving the Enterprise fund and \$100k relieving the City's I&S fund
- 5% increase across the board should be adopted in the spring 26'
- The increase on customers outside the City could be installed as part of the annual budget
- Looking at all of the Enterprise fund issues should be part of the budget process.

# Benefit to moving the debt service

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- Allows more money in I&S (more cap space) to perform more capital improvement projects and be below the 5% total Assessed value
- The customers who are using the facilities are paying their fair share
- Potentially lowers taxes for at least one year to City residents



# Thank you

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WARREN ESCOVY

JANUARY 26

BLANCO CITY COUNCIL

# **OLD BUSINESS**

## **ITEM #1**

# **OLD BUSINESS**

## **ITEM #2**



# City of Blanco

P.O. Box 750 Blanco, Texas 78606  
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 1-23-26

DESCRIPTION: Additional Rockwall funding

ANALYSIS: In November/December 2024 Certificate of Obligation 2024A was issued which provided \$150,000 for Rockwall reconstruction and related activities which would stabilize the rockwall built in the 1940s in the downtown historic district. This funding did not include engineering or surveying but was approved by Council.

The total CO 2024A was for the amount of \$1.5 million which included \$650,000 for the construction of a northside sewerline and later \$810,000 with engineering costs included. The total cost of the project went down to approximately \$641,000.

Overall costs of projects shift up and down as work gets completed but we've conservatively discovered we have about \$150,000 more funds than was anticipated towards the end of the CO 2024A.

Staff requests that the additional funding be transferred to the Rockwall project for increased construction costs, engineering, and surveying costs. This would also include any fees needed if approval is needed from the state historical society.

FISCAL IMPACT: \$150,00

RECOMMENDATION: Staff requests that the additional funding of \$150,000 be transferred to the Rockwall project for increased construction costs, engineering, and surveying costs.



# City of Blanco

P.O. Box 750 Blanco, Texas 78606  
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 11/12/24

DESCRIPTION: Certificate of Obligation of \$1.5 million for public works Projects

**ANALYSIS:**

**A Certificate of Obligation of \$1.5 million needs to be awarded at the Tuesday November 12<sup>th</sup> Council meeting.** The FTW for the water plant will paid for with the CO money as the plat is almost completely built. The VFDs have been ordered due to the critical nature of the product. The remainder of the funds (about \$1,000,000) will need to be appropriated (can be at a later meeting) for public works projects which will be paid through our debt service (I&S) for the following items:

**\$462,000 for FTW at the Water Plant**

\$600,000 for sewer line from 15<sup>th</sup> Street to north City limits line. This number can go smaller if we just go to Brewer property only and apply the \$95,000 reimbursement from another property owner. (\$370,000)

**VFD's at Stallion - \$30k**

**Retaining wall for Town Creek about \$150,000**

Portable generator - \$50k

10 fire hydrants- \$100k

\$300,000 to \$650,000 Sewer line extension (Dowdy and 14<sup>th</sup> to 281)

What was removed was the \$100,000 for Generator disconnects that was paid for by our Owner's Discretionary Allowance (ODA) on the meter project. It was the money saved by our new meters that is financing our generator project. Instead of \$100,000 for a hot mix patching machine we are paying about \$25,000+ in the remaining Covid funds to pay for a roller compactor.

**FUNDING: Certificate of Obligations**

**RECOMMENDATION:** Approve Ordinance as requested by bond council.

# **NEW BUSINESS**

## **ITEM #1**



Warren Escovy <cityadmin@cityofblancotx.gov>

## Street Closures for Founders Day

Callie Ann Alex <citysec@cityofblancotx.gov>

Wed, Jan 7, 2026 at 2:01 PM

To: Jerry Thornhill <policechief@cityofblancotx.gov>, Christopher Griffin <c.griffin@cityofblancotx.gov>

Cc: Warren Escovy <cityadmin@cityofblancotx.gov>

Chief Thornhill and Lt. Griffin,

In observation of Founders Day on March 28th, 2026, the following street closures are requested:

1. Pecan Street from its intersection at 3rd Street to the stop sign at its intersection at 4th Street.
2. 3rd Street from its intersection at Pecan Street to the stop sign at its intersection at Main Street (HWY 281).

Please see the attached photo for the visual representation of the requested street closures.

The City is requesting the aforementioned streets close at 12:00 pm (1200) on the 28th and remain closed until 10:00 pm (2200).

If there are any questions or issues with the attached map, please let me know.

Thank you,

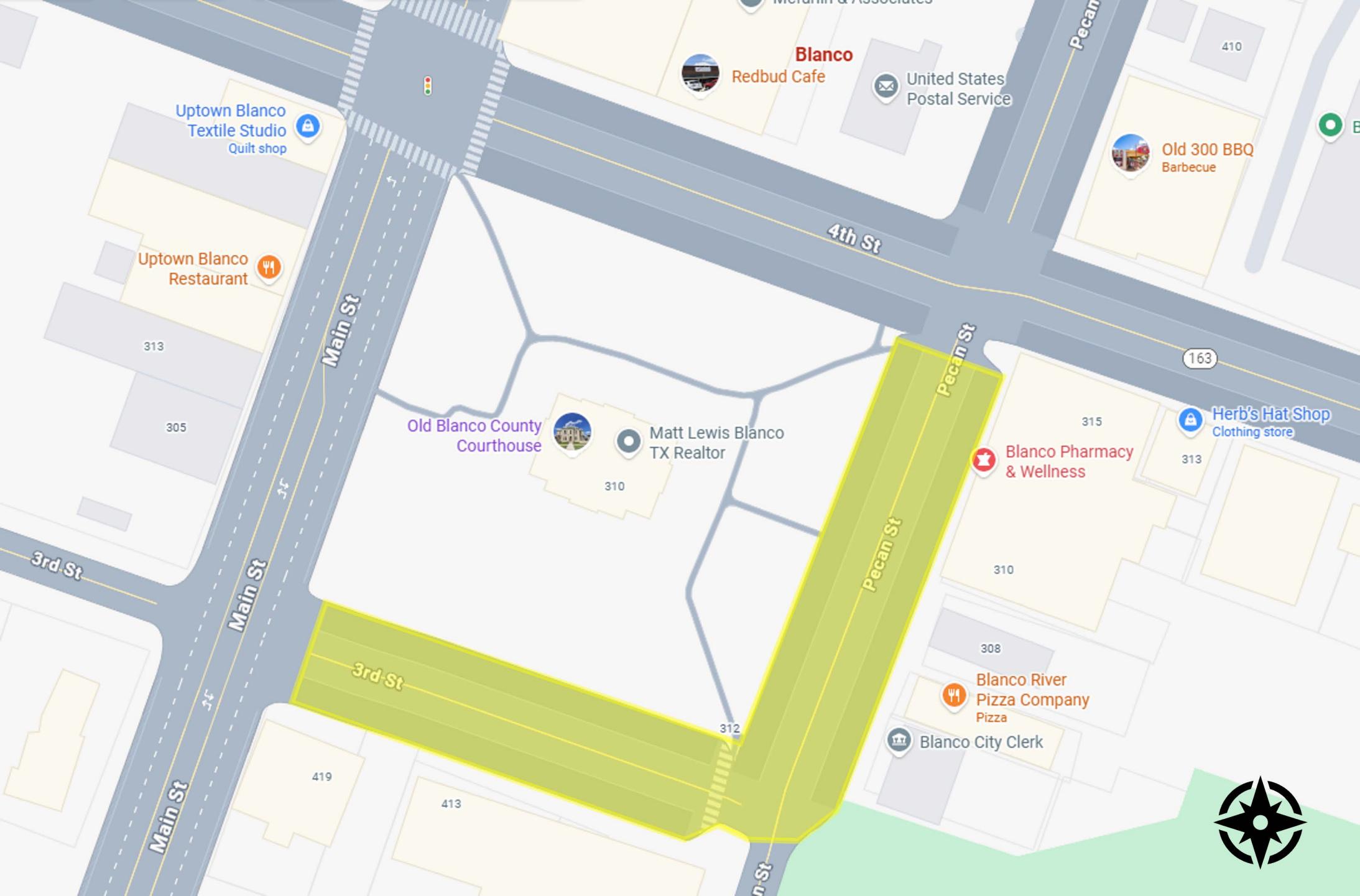
**Callie Ann Alex**

City Secretary | [City of Blanco](#)

[300 Pecan Street](#)  
[Blanco, Texas 78606](#)  
830-833-4525 ext. 101  
[citysec@cityofblancotx.gov](mailto:citysec@cityofblancotx.gov)



Public Officials: Do not reply all to this email as doing so may be a violation of the Texas Open Meetings Act. Only reply directly back to the Sender if needed.



# **NEW BUSINESS**

## **ITEM #2**

**ELECTION SERVICES CONTRACT  
BETWEEN THE  
BLANCO COUNTY ELECTIONS OFFICER AND THE  
CITY OF BLANCO, TEXAS**

**THIS ELECTION SERVICES CONTRACT** ("Contract") is entered into and made by and between the CITY OF BLANCO, Texas ("Entity") and Rosemary Adame, Blanco County Elections Administrator ("Elections Officer"), collectively "the Parties", under authority of the Texas Election Code Chapters 31 and 271, and approval of the Blanco County Commissioners Court and the City Council of the City of Blanco, for the May 2, 2026 Uniform Election ("Election") services to be administered by the Elections Officer.

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**NOW, THEREFORE**, in consideration of the mutual covenants and agreements set out herein, **IT IS AGREED** as follows:

**SECTION 1. DUTIES AND SERVICES OF ELECTIONS OFFICER**

The Elections Officer shall perform the following duties:

- (1) Contact the owner(s) or custodian(s) of County designated polling places and arrange for their use. In the event such voting location is not available, arrange for use of an alternate location and post notice at the previous polling place stating that the polling location has changed and providing the new address location;
- (2) Prepare, procure, and distribute all necessary election supplies, including:
  - i. ballots and ballot cards;
  - ii. qualification field systems - "KNOWink Poll-Pads";
  - iii. election kits;
  - iv. voting booths, privacy dividers, ballot boxes; and
  - v. all necessary ADA compliant voting equipment;
- (3) Oversee and arrange for the eligibility, training, and administration, including compensation, of the election judges and poll workers;
- (4) Notify election judges of the date, time, and place of the Election and early voting, the distribution of election supplies, and the number of election clerks at the polling location;
- (5) Arrange for the use of a central counting station and for personnel and equipment needed at the counting station, and assist in the preparation of programs and test materials for the tabulation of the ballots to be used with electronic voting equipment;
- (6) Publish the legal notices of the date, time, and place of the test of the electronic tabulating equipment and conduct such test;
- (7) Establish and operate the central counting station to receive and tabulate the voted ballots in accordance with the Texas Election Code and this Contract;
- (8) Assist in the general overall supervision of the election and provide advisory services in connection with the decisions to be made and the actions to be taken by the officers who are responsible for holding the Election;
- (9) File copies of this Contract with the County Treasurer and the County Auditor of Blanco County, Texas; and
- (10) Perform all election duties in accordance with the Texas Election Code.

## **SECTION 2. DUTIES AND SERVICES OF THE ENTITY**

The Entity shall perform the following duties:

- (1) Certify in writing each candidate's name as each is to appear on the ballot, the order on the ballot, and the office sought. Such certification shall be provided to the Election Officer as soon as possible after the filing deadline;
- (2) Upon compilation by the Election Officer, approve the appointment of the presiding election judge(s) and alternate election judge(s) for each Vote Center/polling place listed in "Exhibit A", attached hereto and incorporated fully herein; and
- (3) Submit payment for its pro rata share of the election costs within 60 days after submission of the Actual Costs Report invoice by the Elections Officer to the City.

## **SECTION 3. JOINT ELECTION; EARLY VOTING; RUNOFF; RECOUNTS**

- (a) Joint Election. It is acknowledged that this Election is a Joint Election under Texas Election Code Chapter 271. The Elections Officer may enter into a Joint Election Services Contract with other political subdivision(s) in the County, ("Participating Parties"), as listed in "Exhibit B", attached hereto and incorporated fully herein. The election costs of common polling places, ballots, programming, voting equipment, and election workers will be shared on a pro rata basis with the other Participating Parties as outlined herein.
- (b) Early Voting. This Contract shall apply to Early Voting. The Elections Officer shall serve also as the Early Voting Clerk.
- (c) Runoff Election. A Participating Party shall have the option of extending the terms of this Contract through a runoff election, if conducted. A Participating Party reserves the right to reduce the number of early voting locations and/or Election Day voting locations in a runoff election. The cost of such runoff election will be borne by the affected Entity and will be contracted for at such time.
- (d) Recount. A recount may be obtained as provided by the Election Code. The Election Officer shall serve as the recount supervisor. The recount shall take place at a location designated by the Election Officer. Costs of the recount shall be assessed on the requestor of the recount.

## **SECTION 4. EXPENSES AND ALLOCATION OF COSTS**

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- (a) Costs. The Participating Parties shall pay for actual costs of equipment, supplies, services and administrative costs of the Election as provided herein. The actual costs shall include costs for voting equipment, polling location staff, programming equipment, and ballot production. Estimates of costs are contained in "Exhibit C", attached hereto and incorporated fully herein. Allocation of actual costs shall be pro-rated among the Participating Parties by each Participating Party's percentage of registered voters of the total registered voters of all participating authorities as demonstrated below:

### Costs Allocation Example

	# Registered Voters Per Entity	Total Voters Per Entity/ Aggregate Total	Cost Allocation Per Entity
City of Blanco	1157	1157/2350 =	49.23%
City of Johnson City	<u>1193</u>	1193/2350 =	<u>50.77%</u>
Aggregate Total Voters:	2350		100.00%

- (b) Administrative Fee. Each Participating Party shall be assessed and pay an administrative fee equal to 10% of the Entity's share of the Election costs or a minimum of \$75.00, whichever is higher.
- (c) Costs Adjustments. If a Participating Party terminates this Contract, withdraws from this Contract, has unopposed candidates, or has circumstances which change the precincts or districts involved in the election, the cost to the other parties will be adjusted and itemized in the final Actual Cost Report.

### **SECTION 5. CANCELLATION OF ELECTION AND CONTRACT**

The Entity may cancel this Contract at any time without cause. In the event of cancellation, Entity shall be responsible only for its share of expenses incurred prior to cancellation.

### **SECTION 6. GENERAL PROVISIONS**

- (a) Nothing contained in this Contract shall serve to authorize or permit the Entity to change the Elections Officer, the place at which any document or record relating to the election is to be filed, the place at which any function is to be carried out, the officers who conduct the official canvass of the election returns, the officer to serve as custodian of the voted ballots or other election records, or to perform any of the other nontransferable functions specified by Texas Election Code Section 31.096.
- (b) The Elections Officer is the agent of the Entity for the purpose of contacting third parties regarding election expenses. The Elections Officer is not liable for the Entity's failure to pay a third-party claim.
- (c) All election judges, clerks, and all other personnel involved in this election are independent contractors and are not employees or agents of the City or Participating Parties. Except for the Elections Officer, no election personnel shall be entitled to the rights, privileges, or benefits of the City or Participating Parties' employees, nor shall any election personnel hold himself out as an employee or agent of the City or Participating Parties.
- (d) This Contract is subject to the written approval of the political subdivision involved in the election and shall not be binding on the Entity until such written approval is obtained.

(e) **LIABILITY FOR NEGLIGENCE. ALL PARTIES TO THIS CONTRACT SHALL BE RESPONSIBLE, IN ACCORDANCE WITH APPLICABLE STATE OR FEDERAL LAW, EACH FOR THEIR OWN NEGLIGENT ACTS OR OMISSIONS, OR OTHER TORTIOUS CONDUCT IN THE COURSE OF PERFORMANCE OF THIS CONTRACT WITHOUT WAIVING ANY SOVEREIGN IMMUNITY, GOVERNMENTAL IMMUNITY, STATUTORY IMMUNITY, OR OTHER DEFENSES AVAILABLE TO THE PARTY UNDER FEDERAL OR STATE LAW. NOTHING IN THIS PARAGRAPH SHALL BE CONSTRUED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, IN OR TO ANY THIRD PERSONS OR ENTITIES. ANY SUCH LIABILITY OR DAMAGES OCCURRING DURING THE PERFORMANCE OF THIS CONTRACT CAUSED BY THE JOINT OR COMPARATIVE NEGLIGENCE OF THE PARTIES, OR THEIR EMPLOYEES, AGENTS OR OFFICERS WILL BE DETERMINED IN ACCORDANCE WITH COMPARATIVE RESPONSIBILITY LAWS OF TEXAS, BUT ONLY TO THE EXTENT SUCH LAWS ARE APPLICABLE TO THE PARTY.**

To the extent permitted by law, if legal action is filed against a party to this Contract, that party shall be solely responsible for their own respective costs and defense of that suit.

(f) This Contract shall be construed under and in accordance with applicable Federal and State laws. All obligations of the Parties shall be performed in Blanco County, Texas.

(g) In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Contract.

(h) In the case of an election contest solely challenging this Entity's election results, the cost of such contest, challenge, or litigation will be borne by the Entity.

(i) This Contract constitutes the sole and only agreement of the Parties and supersedes any prior understanding of written or oral agreement between the Parties.

(j) No amendment, modification, or alteration of the terms shall be binding unless in writing and executed by the Parties.

(k) This Election Services Contract may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

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*Signature Pages follow.*

**IN WITNESS WHEREOF**, the undersigned have agreed to and executed this Contract on the dates indicated below, and the Contract is effective on the date the last Party signs:

**CITY OF BLANCO, TEXAS**

Hon. Candy Cargill~~Rhonda Stell~~, Mayor

Date: \_\_\_\_\_

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Attest:

Callie Ann Alex, City Secretary

Date: \_\_\_\_\_

**BLANCO COUNTY ELECTIONS OFFICER**

Rosemary Adame~~Kristen Spies~~, Elections Administrator~~Officer~~  
Blanco County, TX

Date: \_\_\_\_\_

**BLANCO COUNTY COMMISSIONERS COURT**

Hon. Brett Bray, County Judge~~Signature~~

Date: \_\_\_\_\_

Attest:

Hon. Laura Walla, County Clerk

Date: \_\_\_\_\_

Printed Name and Title

**EXHIBIT A**

**ELECTION JUDGES AND  
VOTING CENTERS/POLLING PLACES**

*(To be incorporated by reference fully herein upon compilation of the judges and approval by  
the City Council of the CITY OF BLANCO.)*

PRECINCT	LOCATION	PRESIDING JUDGE	ALTERNATE JUDGE
102	First Baptist Church 1200 4th Street Blanco, TX 78606	Vacant	Rachelle Willgren
201	Good Shepherd Catholic Church 285 281 Loop Road Johnson City, TX 78636	Diane Radocha	Gloria Campos-Brown
302	Courthouse Annex-Hoppe Rm 101 East Cypress Street Johnson City, TX 78636	Dawn Allen	Vacant
303	Round Mountain Fire Dept 9480 US Highway 281 Round Mountain, TX 78663	Amanda Buck	Julia McComas
401	South Blanco County Annex 402 Blanco Avenue Blanco, TX 78606	Kelly Barrows	Christine Theriot
Early Voting Ballot Board	County Courthouse Annex 101 East Cypress Street, Ste 109 Johnson City, TX 78636	Frank Blagg	Susan Hamm
Central Count	County Courthouse Annex 101 East Cypress Street, Ste 109 Johnson City, TX 78636	Vicky Blagg	Brenda Thomas

***EXHIBIT B***

**POLITICAL SUBDIVISIONS  
PARTICIPATING IN JOINT ELECTION  
("Participating Parties" )**

*(To be incorporated by reference fully herein upon completion of assembly of the Parties.)*

**City of Johnson City, Johnson City, Texas**

**EXHIBIT C**

**ELECTION COSTS ESTIMATE**

*(To be incorporated by reference fully herein upon compilation of costs by the Election Officer.)*

**May 3, 2026 Joint City Election  
(Estimated Cost of Election Expenses)**

Election Expenses	Additional Info	Election Summary	Blanco County	Johnson City ISD
<b>Section A. Cost of Election</b>				
Coding		\$3,500.00	\$1,723.05	\$1,776.95
Ballots-Thermal		\$800.00	\$393.84	\$406.16
Ballots-Absentee		\$150.00	\$73.85	\$76.16
Layout		\$600.00	\$295.38	\$304.62
Audio		\$2,000.00	\$964.60	\$1,015.40
LAT Memory Devices		\$500.00	\$246.15	\$253.85
		\$0.00	\$0.00	\$0.00
	<b>SUBTOTAL</b>	<b>\$7,550.00</b>	<b>\$3,716.87</b>	<b>\$3,833.14</b>
<b>Section B. Early Voting Workers</b>				
<b>Early Voting Workers</b>				
2 sites: Johnson City & Blanco		\$8,500.00	\$4,184.55	\$4,315.45
	<b>SUBTOTAL</b>	<b>\$8,500.00</b>	<b>\$4,184.55</b>	<b>\$4,315.45</b>
<b>Section C. Election Day Workers</b>				
<b>Election Day Judges &amp; Clerks</b>				
Precinct 102		\$600.00	\$295.38	\$304.62
Precinct 201		\$600.00	\$295.38	\$304.62
Precinct 302		\$800.00	\$393.84	\$406.16
Precinct 303 (close this location)		\$600.00	\$295.38	\$304.62
Precinct 401		\$800.00	\$393.84	\$406.16
<b>Training - Election Workers</b>				
Early Voting Clerks / Election Day Judges & Clerks		1000.00	\$492.30	\$507.70
<b>Early Voting Ballot Board / Central Count Station</b>				
Judges/Clerks		\$1,000.00	\$492.30	\$507.70
<b>Testing Board/Post-Election Handcount Audit</b>				
Judges & Clerks		\$1,500.00	\$738.45	\$761.55
<b>Site Support / Elections Office Personnel</b>				
Vendor Site Support	by request	\$5,026.00	\$2,474.30	\$2,551.70
	<b>SUBTOTAL</b>	<b>\$11,926.00</b>	<b>\$5,871.17</b>	<b>\$6,054.83</b>
<b>Section D. Miscellaneous Expenses</b>				
Postage	Media/absentee/payroll	\$150.00	\$73.85	\$76.16
Communication	mi and cellphones	\$100.00	\$49.23	\$50.77
Equipment Rental (130 X \$100)	charge for 65	\$6,500.00	\$3,199.95	\$3,300.05
	<b>SUBTOTAL</b>	<b>\$6,750.00</b>	<b>\$73.85</b>	<b>\$76.16</b>
	<b>Sections A-D Total</b>	<b>\$34,726.00</b>	<b>\$13,846.43</b>	<b>\$14,279.57</b>
<b>Section E. Administrative Fee</b>				
Elections Services Contract Administrative Fee	(Election Total x10%)	\$3,472.60	\$1,709.56	\$1,763.04
	<b>SUBTOTAL</b>	<b>\$3,472.60</b>	<b>\$1,709.56</b>	<b>\$1,763.04</b>
	<b>ESTIMATED COST OF ELECTION:</b>	<b>\$38,198.60</b>	<b>\$15,555.99</b>	<b>\$16,042.61</b>

# **NEW BUSINESS**

## **ITEM #3**

CITY OF BLANCO, TEXAS

GENERAL ELECTION ORDER

ORDINANCE 2026-O-002

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, PROVIDING FOR THE HOLDING OF A GENERAL ELECTION ON MAY 2, 2026, FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS; AND PROVIDING DETAILS RELATING TO THE HOLDING OF THE ELECTION.

WHEREAS, the laws of the State of Texas provide that on May 2, 2026, there shall be a general election for municipal officers; and

WHEREAS, the term for the three (3) City Council Members At-Large are scheduled to expire at the next uniform election date.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCO THAT:

SECTION 1. ELECTION

- A. A General Election is called and ordered for May 2, 2026, at which election the qualified voters of the City of Blanco may vote for the purpose of electing the three (3) City Council Members At-Large.
- B. Candidates for the above offices may file their application beginning at 8:00 a.m. January 14, 2026 and shall file their applications no later than 5:00 p.m. February 13 2026, on the 78<sup>th</sup> day before the date of the election, as provided in Sections 141.031 and 143.007 of the Texas Election Code. All candidates for the offices to be filled in the election to be held on May 3, 2025, shall file their sworn application with the City Secretary of the City of Blanco at City Hall, 300 Pecan Street, Blanco, Texas, said applications shall be on a form as prescribed by the Election Code of the State of Texas.

The City Secretary shall note on the face of each application the date and time of its filing. All applications shall include a clear reference to the office the candidate is seeking.

C. The present boundaries of the City of Blanco shall constitute one election precinct. The polls shall be open for voting 7:00 a.m. to 7:00 p.m. at some, or all, of the following countywide polling places:

### **ELECTION DAY POLLING PLACES**

First Baptist Church  
1200 4<sup>th</sup> Street  
Blanco, TX 78606

Good Shepherd Catholic Church  
285 281 Loop Road  
Johnson City, TX 78636

Blanco County Courthouse Annex-Hoppe  
101 E. Cypress Street  
Johnson City, TX 78636

Round Mountain Fire Department  
8480 US Highway 281  
Round Mountain, TX 78663

Blanco County South Annex  
402 Blanco Avenue  
Blanco, TX 78606

The names and addresses of polling locations will be determined by the contracted Elections Administrator and announced by the City Secretary. These final locations will be annotated on the Elections Notice posted no later than the 22nd of April, 2026.

### **SECTION 2. APPOINTMENTS**

A. The Election Officer is authorized to appoint the Presiding Election Judge, and the Alternate Presiding Election Judge. The Election Officer is authorized to appoint additional alternates, if necessary. The Presiding Judge at each polling place shall have the authority to appoint no more than two (2) clerks to assist in the holding of the election, but in no event serve as the early voting ballot board for the election and the Presiding Judge of the election precinct shall also serve as the presiding officer of the Early Voting Ballot Board. The Board shall process early voting results in accordance with the Texas Election Code. Compensation for each Election Judge(s) and Clerks shall be in accordance with Section 32.091 and 32.092 of the Texas Elections Code.

B. The Election Officer is hereby appointed clerk for early voting. The Election Officer is authorized to appoint a deputy clerk or clerks for early voting in accordance with Chapter 83, Subchapter B of the Election Code.

### SECTION 3. EARLY VOTING BY MAIL

Blanco County Elections Officer shall serve as Early Voting Clerk for the purpose of receiving ballot applications for ballots to be voted by mail. Ballot applications submitted by mail shall be addressed to the City's Early Voting Clerk at the following address:

Early Voting Clerk  
P. O. Box 13  
Johnson City, Texas 78636

### SECTION 4. EARLY VOTING BY PERSONAL APPEARANCE

- A. The Election Officer shall serve as the Early Voting Clerk for early voting by personal appearance. The Early Voting Clerk shall have the authority to designate such deputy early voting clerks as may be necessary to staff the Early Voting Polling Place established under this Order.
- B. The place for early voting for the election shall be:

#### **EARLY VOTING POLLING PLACE**

Blanco County Courthouse-Annex-Hoppe  
101 E. Cypress Street  
Johnson City, TX 78636

Blanco County South Annex  
402 Blanco Avenue  
Blanco, TX 78606

The names and addresses of polling locations will be determined by the contracted Elections Administrator and announced by the City Secretary. These final locations will be annotated on the Elections Notice posted no later than the 22nd of April, 2026.

- C. The election clerks shall keep the office open from 8:00 a.m. until 5:00 p.m., for early voting on each day that which is not a Saturday, a Sunday, or an official state holiday, beginning April 20, 2026, and continuing through May 02, 2026 for early voting by personal appearance. The clerks shall not permit anyone to vote early by personal appearance on any day which is not a regular working day for the Blanco County Elections office, and under no circumstances shall they permit anyone to vote early by personal appearance at any time when such office is not open to the public. The Blanco County Elections mailing address is P.O. Box 13, Johnson City, Texas, 78636 where ballot applications and ballots voted by mail may be sent. The early voting clerk shall maintain a roster listing each person who votes early by personal appearance and each person to whom a ballot to be voted by mail is sent, in accordance with the provisions of the Election Code. The roster shall be maintained in a form approved by the Secretary of State.

## SECTION 5. CONDUCT OF ELECTION

- A. Electronic voting shall be used for the election, both in early voting and for voting on election day, in accordance with the Election Code. The use of at least one (1) voting station that complies with Section 61.012 of the Texas Election Code, which provides a practical and effective means for voters with physical disabilities to cast a secret ballot is hereby authorized.
- B. A central counting station is established at the place designated in Blanco County Annex-Conference Room at 101 E. Cypress, Johnson City, TX 78636. The Election Officer will be appointed as the Central counting station manager and the Election Clerk will be appointed as the Tabulation Supervisor.
- C. All expenditures necessary for the conduct of the election, the purchase of materials, and the employment of all election officials are hereby authorized in accordance with the Election Code. The Election Officer is hereby authorized and directed to furnish all necessary election supplies to conduct the election.
- D. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary, as provided by Section 52.094 of the Election Code. The City Secretary shall post a notice in her office, at least seventy-two (72) hours prior to the date on which the drawing is to be held, of the time and place of the drawing, and shall also give personal notice to any candidate who makes written request for such notice and furnishes to the City Secretary a self-addressed, stamped envelope. Each candidate involved in the drawing, or a representative designated by such candidate, shall have a right to be present and observe the drawing.
- E. The three (3) City Council Member candidates receiving the highest number of votes shall be declared elected to such positions.
- F. Notice of this election shall be given in accordance with the provisions of the Election Code. The Mayor shall issue all necessary orders and writs for such election and returns of the election shall be made to the City Secretary immediately after the closing of the polls.
- G. All election materials shall be printed in English and Spanish as required by Section 272.001 of the Texas Election Code.
- H. The election shall be held in accordance with the applicable requirements of the Texas Election Code. If any provisions of this ordinance conflicts with a mandatory provision of the Election Code, it is the intention of the City Council that the provision of the Election Code shall control.

## SECTION 6. CANVASSING OF RETURNS

The Election Officer shall make a written return of the Election Results to the City Council in accordance with the Election Code. The City Council shall canvass the returns and declare the results of the Election in accordance with the Texas Election Code.

## SECTION 7. AUTHORIZATION TO EXECUTE

The Mayor of the City of Blanco is authorized to execute, and the City Secretary is authorized to attest this Ordinance on behalf of the City Council. The Mayor is further authorized to do all other things legal and necessary in connection with the ordering, holding and consummation of the Election.

## SECTION 8. EFFECTIVE DATE

This Ordinance is effective immediately upon its passage and approval.

## SECTION 9. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

## SECTION 10. PROPER NOTICE & MEETING

A quorum of the City Council was present at the meeting at which this Ordinance was adopted. The meeting was open to the public and public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED & APPROVED this, the \_\_\_\_\_ day of \_\_\_\_\_, 2026, by a vote of  
\_\_\_\_ ayes, \_\_\_\_ nays, \_\_\_\_ abstentions of the City Council of the City of Blanco, Texas.

CITY OF BLANCO, TEXAS

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Candy Cargill, Mayor

ATTEST:

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Callie Ann Alex, City Secretary,

# **NEW BUSINESS**

## **ITEM #4**



# City of Blanco

P.O. Box 750 Blanco, Texas 78606  
Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 4-8-25

**DESCRIPTION:** Estimate of sewerline from 15<sup>th</sup> Street to south property line of the last property owner on the northside city limits lin

**ANALYSIS:**

**A Certificate of Obligation of \$1.5 million was awarded at the Tuesday November 12<sup>th</sup> 2024 Council meeting**

FTW of approximately \$462,000 (majority of that has been paid), 4 of the six hydrants, 1/3 of the Town park wall cost, and all of the generators have been purchased. 14<sup>th</sup> Street sewer has been installed and paid as well. There is a balance of \$875,000 including the reimbursement from Neighborhood market to finish up the sewerline project. The original cost was estimated at \$600,000 for construction plus about \$100,000 for engineering plans, surveying, and construction management.

New cost estimate for engineering \$134,345 and construction costs of \$680,057.5 for a total cost of \$814,411.4. **The reason to come back to council is to approve the additional cost of about \$115,000 now that the scope and material costs have been reevaluated.** There will be about an extra \$60,000 in the 2024A funds just in case there are cost overruns on either the Townpark wall or the sewer extension.

**FUNDING:** Certificate of Obligations that were previously approved

**RECOMMENDATION:** Approve the updated costs for the sewerline extension on the northside.

**City of Blanco**  
**North Sewer Extension**  
**Engineer's Opinion of Probable Construction Cost**

Base Bid Items					
Item No.	Description	Quantity	Unit	Unit Price	Total Price
1	MOBILIZATION	1	LS	\$55,000.00	\$55,000.00
2	TRAFFIC CONTROL	1	LS	\$15,000.00	\$15,000.00
3	CONSTRUCTION STAKING	1	LS	\$8,000.00	\$8,000.00
4	EROSION CONTROL AND SWPPP	1	LS	\$8,000.00	\$8,000.00
5	OWNER'S ALLOWANCE FOR MATERIALS TESTING	1	LS	\$8,000.00	\$8,000.00
6	REPLACE HMAC DRIVEWAY PAVEMENT	600	SY	\$150.00	\$90,000.00
7	REPLACE GRAVEL DRIVEWAY PAVEMENT	20	SY	\$75.00	\$1,500.00
8	CONNECT TO EXISTING MANHOLE	1	EA	\$2,500.00	\$2,500.00
9	MANHOLE	6	EA	\$10,000.00	\$60,000.00
10	JACKING, BORING, OR TUNNELING	80	LF	\$300.00	\$24,000.00
11	8" PVC SANITARY SEWER	2414	LF	\$120.00	\$289,680.00
12	TRENCH SAFETY	2414	LF	\$5.00	\$12,070.00
13	POST CONSTRUCTION CCTV	2414	LF	\$6.00	\$14,484.00
14	HYDROMULCHING	3000	SY	\$10.00	\$30,000.00
<b>Subtotal Construction Cost:</b>					<b>\$618,234.00</b>
<b>+ 15% Contingency:</b>					<b>\$92,735.10</b>
<b>Total Construction Cost:</b>					<b>\$710,969.10</b>

*Disclaimer: This cost estimate is for the project's 30% completion submittal and is intended for preliminary review only. It is not intended for construction, bidding, or permitting purposes. Prepared by John D. Schmeling, P.E.  
License No. 143141*

10%

61,82

8686.0574

**City of Blanco**  
**US 281 North Sewer Extension**  
**Low Bid Cost Summary**

Base Bid Items					
Item No.	Description	Quantity	Unit	Unit Price	Total Price
1	TOTAL MOBILIZATION PAYMENT	1	LS	\$20,036.00	\$20,036.00
2	BARRICADES, SIGNS AND TRAFFIC HANDLING	3	MO	\$2,233.00	\$6,699.00
3	CONSTRUCTION STAKING	1	LS	\$9,732.00	\$9,732.00
4	EROSION CONTROL AND SWPPP	1	LS	\$9,732.00	\$9,732.00
5	OWNER'S ALLOWANCE FOR MATERIALS TESTING	1	LS	\$5,000.00	\$5,000.00
6	REMOVE ASPHALT PAVEMENT	245	SY	\$9.00	\$2,205.00
7	STREET EXCAVATION	235	CY	\$20.00	\$4,700.00
8	FLEXIBLE BASE	222	CY	\$82.00	\$18,204.00
9	PRIME COAT	49	GAL	\$6.00	\$294.00
10	HOT MIX ASPHALTIC CONCRETE PAVEMENT, 2", TYPE D	245	SY	\$69.00	\$16,905.00
11	REMOVING 18" DIA. CMP PIPE	62	LF	\$51.00	\$3,162.00
12	REMOVING SAFETY END TREATMENT	2	EA	\$1,800.00	\$3,600.00
13	SAFETY END TREATMENT, TYPE II 18" CMP 6:1 PARALLEL	2	EA	\$3,293.00	\$6,586.00
14	PIPE, 18" DIA. CMP (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	62	LF	\$87.00	\$5,394.00
15	CONNECTION TO EXISTING MANHOLE WITH 8" SDR-26 PVC	1	EA	\$3,316.00	\$3,316.00
16	STANDARD PRE-CAST MANHOLE W/PRE-CAST BASE, 48" DIA.	10	EA	\$5,086.00	\$50,860.00
17	EXTRA DEPTH OF MANHOLE, 48" DIA.	7.9	LF	\$260.00	\$2,054.00
18	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS (ALL DEPTHS)	2422	LF	\$4.00	\$9,688.00
19	JACKING OR BORING 20" STEEL PIPE, ASTM A134, MIN. 3/8" WALL THICKNESS WITH SPACERS	60	LF	\$721.00	\$43,260.00
20	PIPE, 8" DIA. SDR-26 PVC (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	2422	LF	\$79.00	\$191,338.00
21	NON-NATIVE SEEDING FOR EROSION CONTROL METHOD, HYDRAULIC PLANTING	1856	SY	\$1.00	\$1,856.00
22	TOPSOIL AND SEEDBED PREPARATION	1856	SY	\$4.00	\$7,424.00
<i>Subtotal Base Bid Construction Cost:</i> <b>\$422,045.00</b>					

Alternate Bid Items					
Item No.	Description	Quantity	Unit	Unit Price	Total Price
A1	ADDITIONAL COST FOR 10" DIA. SDR-26 PVC (ALL DEPTHS)	2422	LF	\$8.00	\$19,376.00
<i>Subtotal Alternate Bid Construction Cost:</i> <b>\$19,376.00</b>					
<i>Subtotal Base Bid + Alternate Bid Construction Cost:</i> <b>\$441,421.00</b>					
<i>+ 10% Contingency:</i> <b>\$42,204.50</b>					
<i>Total Construction Cost:</i> <b>\$483,625.50</b>					
Engineering and Other Costs					
<i>+ LS Design</i> <b>\$113,825.00</b>					
<i>+ LS Const. Admin.</i> <b>\$19,865.00</b>					
<i>+ 5% Inspection</i> <b>\$24,181.28</b>					
<i>Total Cost:</i> <b>\$641,496.78</b>					

Prepared by John D. Schmeling, P.E. License No. 143141

January 22, 2026

Warren Escovy, City Administrator  
 City of Blanco  
 P.O. Box 750  
 Blanco, Texas 78606

**Re: Recommendation of Award  
 US 281 North Wastewater Extension  
 (SPI Project No. 60112502)**

As you are aware, bids for the above-referenced project were solicited and opened on Thursday, January 15, 2026. A total of nine bids were received. Below is a summary of the bids received. A complete bid tabulation is also attached.

CONTRACTOR	BASE BID AMOUNT	ALTERNATE BID AMOUNT	TOTAL BID AMOUNT
AO Services	\$422,045.00	\$19,376.00	\$441,421.00
JM Pipeline, LLC.	\$479,828.00	\$13,151.46	\$492,979.46
Lupe Rubio Const. Co., Inc.	\$498,982.83	\$24,728.62	\$523,711.45
M&C Fonseca Construction.	\$510,561.00	\$24,220.00	\$534,781.00
Blackrock Construction.	\$526,586.00	\$14,532.00	\$541,118.00
Atlas Construction, Corp.	\$548,418.00	\$60,550.00	\$608,968.00
Liberty Hill Const. LLC.	\$656,394.00	\$36,330.00	\$692,724.00
Arguijo Corp.	\$698,735.74	\$22,181.62	\$720,917.36
Outback Services, Inc.	\$735,679.38	\$35,119.00	\$770,798.38

The lowest bidder for the project is AO Services (Contractor). Our office reviewed the Contractor's qualifications, experience, and resumes. We also conducted reference checks by contacting owners of past projects completed by the Contractor.

According to the bid documents submitted for consideration, the Contractor was incorporated in May 2010. There are current and previous projects listed of which we have contacted owners of those projects to gather references. The owners that have provided feedback were favorable of the work conducted by the Contractor and would have them work on future projects. A breakdown of staff was provided including their experience, the number of years to acquire said experience, as well as how long they have been employed by the company. The Contractor has provided adequate qualifications, experience, and access to appropriate equipment to construct the project successfully.

The Base bid is for an 8" gravity sewer line. The Alternate bid is for the price difference to up-size to a 10" line.

It is the recommendation of Schaumburg & Polk, Inc. that the contract for the City of Blanco US 281 North Wastewater Extension in the total amount of **\$441,421.00** be awarded to **AO Services**.

Please contact me at 512-262-0440 or [jschmeling@spi-eng.com](mailto:jschmeling@spi-eng.com) if you have any questions.

Sincerely,

Schaumburg & Polk, Inc.



John D. Schmeling, P.E.  
Project Manager

City of Blanco, Texas  
BID TABULATION

Project: 6112502

Date: 01/15/2026

US 281 NORTH SEWER EXTENSION

Item #:	Item:	Unit:	Quantity:	AO SERVICES		JM PIPELINE, LLC.		LUPE RUBIO CONST. CO., INC.		M&C FONSECA CONSTRUCTION		BLACKROCK CONSTRUCTION		ATLAS CONSTRUCTION, CORP.		LIBERTY CIVIL CONSTRUCTION LLC.		ARGUJUO CORPORATION		OUTBACK SERVICES, INC.		EOGCC:			
				Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Average:	Total Average:
1	TOTAL MOBILIZATION PAYMENT	LS	1	\$ 20,036.00	\$ 20,036.00	\$ 2,500.00	\$ 2,500.00	\$ 23,750.00	\$ 23,750.00	\$ 25,000.00	\$ 25,000.00	\$ 20,400.20	\$ 20,400.20	\$ 21,000.00	\$ 21,000.00	\$ 45,000.00	\$ 45,000.00	\$ 29,597.57	\$ 29,597.57	\$ 20,262.76	\$ 20,262.76	\$ 50,000.00	\$ 50,000.00	\$ 23,060.73	\$ 23,060.73
2	BARRICADES, SIGNS AND TRAFFIC HANDLING	MO	3	\$ 2,233.00	\$ 6,699.00	\$ 1,000.00	\$ 3,000.00	\$ 3,025.00	\$ 9,075.00	\$ 3,500.00	\$ 10,500.00	\$ 3,165.00	\$ 9,495.00	\$ 2,000.00	\$ 6,000.00	\$ 10,500.00	\$ 31,500.00	\$ 7,804.50	\$ 23,413.50	\$ 23,394.49	\$ 70,183.47	\$ 5,000.00	\$ 15,000.00	\$ 6,291.33	\$ 18,874.00
3	CONSTRUCTION STAKING	LS	1	\$ 9,732.00	\$ 9,732.00	\$ 2,000.00	\$ 2,000.00	\$ 10,890.00	\$ 10,890.00	\$ 10,000.00	\$ 10,000.00	\$ 32,955.00	\$ 32,955.00	\$ 8,000.00	\$ 8,000.00	\$ 4,000.00	\$ 74,474.94	\$ 74,474.94	\$ 10,806.81	\$ 10,806.81	\$ 3,000.00	\$ 3,000.00	\$ 18,095.42	\$ 18,095.42	
4	EROSION CONTROL AND SWPPP	LS	1	\$ 9,732.00	\$ 9,732.00	\$ 6,245.00	\$ 6,245.00	\$ 12,100.00	\$ 12,100.00	\$ 15,000.00	\$ 15,000.00	\$ 4,620.00	\$ 5,000.00	\$ 5,000.00	\$ 35,000.00	\$ 19,748.67	\$ 19,748.67	\$ 15,821.92	\$ 15,821.92	\$ 1,500.00	\$ 1,500.00	\$ 13,696.40	\$ 13,696.40		
5	OWNERS ALLOWANCE FOR MATERIALS TESTING	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00		
6	REMOVE ASPHALT PAVEMENT	SY	245	\$ 9.00	\$ 2,205.00	\$ 5.00	\$ 1,225.00	\$ 18.89	\$ 2,668.05	\$ 15.00	\$ 3,675.00	\$ 10.00	\$ 2,450.00	\$ 10.00	\$ 2,450.00	\$ 15.00	\$ 3,675.00	\$ 11.22	\$ 2,748.90	\$ 48.40	\$ 11,858.00	\$ 20.00	\$ 4,900.00	\$ 14.95	\$ 3,661.66
7	STREET EXCAVATION	CY	235	\$ 20.00	\$ 4,700.00	\$ 7.00	\$ 1,645.00	\$ 57.60	\$ 13,536.00	\$ 160.00	\$ 37,600.00	\$ 14.00	\$ 3,290.00	\$ 20.00	\$ 4,700.00	\$ 30.00	\$ 7,050.00	\$ 156.57	\$ 36,793.95	\$ 40.25	\$ 9,458.75	\$ 75.00	\$ 17,625.00	\$ 56.16	\$ 13,197.08
8	FLEXIBLE BASE	CY	222	\$ 82.00	\$ 18,204.00	\$ 60.00	\$ 13,320.00	\$ 58.08	\$ 12,893.76	\$ 75.00	\$ 16,650.00	\$ 15.00	\$ 3,330.00	\$ 90.00	\$ 19,980.00	\$ 86.94	\$ 19,300.68	\$ 92.60	\$ 20,557.20	\$ 120.00	\$ 26,640.00	\$ 68.40	\$ 15,185.29		
9	PRIME COAT	GAL	49	\$ 6.00	\$ 294.00	\$ 20.00	\$ 980.00	\$ 7.26	\$ 355.74	\$ 15.00	\$ 735.00	\$ 21.00	\$ 980.00	\$ 20.00	\$ 980.00	\$ 6.00	\$ 294.00	\$ 4.95	\$ 242.55	\$ 6.75	\$ 330.75	\$ 10.00	\$ 490.00	\$ 11.88	\$ 582.34
10	HOT MIX ASPHALT CONCRETE PAVEMENT, 2" TYPE D	SY	245	\$ 69.00	\$ 16,905.00	\$ 35.00	\$ 8,575.00	\$ 22.99	\$ 5,632.55	\$ 55.00	\$ 13,475.00	\$ 70.00	\$ 17,150.00	\$ 76.00	\$ 18,620.00	\$ 75.00	\$ 18,375.00	\$ 64.46	\$ 15,792.70	\$ 82.40	\$ 20,188.00	\$ 75.00	\$ 18,375.00	\$ 61.09	\$ 14,968.14
11	REMOVING 18" DIA. CMP PIPE	LF	62	\$ 51.00	\$ 3,162.00	\$ 5.00	\$ 310.00	\$ 18.15	\$ 1,125.30	\$ 15.00	\$ 930.00	\$ 15.00	\$ 930.00	\$ 30.00	\$ 1,860.00	\$ 70.00	\$ 4,340.00	\$ 16.94	\$ 1,050.28	\$ 14.27	\$ 884.74	\$ 40.00	\$ 2,480.00	\$ 26.15	\$ 1,621.37
12	REMOVING SAFETY END TREATMENT	EA	2	\$ 1,800.00	\$ 3,600.00	\$ 150.00	\$ 300.00	\$ 1,210.00	\$ 2,420.00	\$ 700.00	\$ 1,400.00	\$ 400.00	\$ 800.00	\$ 260.00	\$ 520.00	\$ 300.00	\$ 600.00	\$ 732.59	\$ 1,465.18	\$ 558.83	\$ 1,117.66	\$ 500.00	\$ 1,000.00	\$ 679.05	\$ 1,358.09
13	SAFETY END TREATMENT, TYPE II 18" CM 6:1 PARALLEL	EA	2	\$ 3,293.00	\$ 6,586.00	\$ 2,500.00	\$ 5,000.00	\$ 3,662.23	\$ 7,324.46	\$ 2,500.00	\$ 5,000.00	\$ 980.00	\$ 1,960.00	\$ 1,000.00	\$ 2,000.00	\$ 3,000.00	\$ 6,000.00	\$ 1,900.38	\$ 3,800.76	\$ 4,527.65	\$ 9,055.30	\$ 2,500.00	\$ 5,000.00	\$ 2,595.92	\$ 5,191.84
14	PIPE, 18" DIA. CMP (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	LF	62	\$ 87.00	\$ 5,394.00	\$ 75.00	\$ 4,650.00	\$ 91.56	\$ 5,676.72	\$ 78.00	\$ 4,836.00	\$ 108.00	\$ 6,696.00	\$ 70.00	\$ 4,340.00	\$ 150.00	\$ 9,300.00	\$ 102.40	\$ 6,348.80	\$ 106.83	\$ 6,623.46	\$ 100.00	\$ 6,200.00	\$ 96.53	\$ 5,985.00
15	CONNECTION TO EXISTING MANHOLE WITH 8" SDR-26 PVC	EA	1	\$ 3,316.00	\$ 3,316.00	\$ 1,000.00	\$ 1,000.00	\$ 3,103.92	\$ 3,103.92	\$ 3,000.00	\$ 3,000.00	\$ 2,415.00	\$ 2,415.00	\$ 4,000.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	\$ 6,532.22	\$ 6,532.22	\$ 4,281.90	\$ 4,281.90	\$ 3,000.00	\$ 3,000.00	\$ 3,627.67	\$ 3,627.67
16	STANDARD PRE-CAST MANHOLE WIPE-CAST BASE, 48" DIA.	EA	10	\$ 5,086.00	\$ 50,860.00	\$ 8,000.00	\$ 80,000.00	\$ 9,816.27	\$ 98,162.70	\$ 7,500.00	\$ 75,000.00	\$ 7,850.00	\$ 78,500.00	\$ 9,990.00	\$ 99,900.00	\$ 6,000.00	\$ 60,000.00	\$ 5,078.06	\$ 50,780.60	\$ 6,973.17	\$ 69,731.70	\$ 7,000.00	\$ 70,000.00	\$ 7,365.94	\$ 73,659.44
17	EXTRA DEPTH OF MANHOLE, 48" DIA.	LF	7.9	\$ 260.00	\$ 2,054.00	\$ 200.00	\$ 1,580.00	\$ 891.94	\$ 7,046.33	\$ 300.00	\$ 2,370.00	\$ 257.00	\$ 2,030.30	\$ 500.00	\$ 3,950.00	\$ 700.00	\$ 5,530.00	\$ 150.97	\$ 1,192.66	\$ 720.77	\$ 5,694.08	\$ 500.00	\$ 3,950.00	\$ 442.30	\$ 3,949.15
18	TRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS (ALL DEPTHS)	LF	2422	\$ 4.00	\$ 9,688.00	\$ 1.00	\$ 2,422.00	\$ 3.63	\$ 8,791.86	\$ 6.00	\$ 14,532.00	\$ 3.00	\$ 7,266.00	\$ 5.00	\$ 12,110.00	\$ 1.00	\$ 2,422.00	\$ 5.40	\$ 13,078.80	\$ 6.25	\$ 15,137.50	\$ 5.00	\$ 12,110.00	\$ 3.92	\$ 9,494.24
19	JACKING OR BORING 20" STEEL PIPE, ASTM A134, MIN. 3/8" WALL THICKNESS WITH SPACERS	LF	60	\$ 721.00	\$ 43,260.00	\$ 750.00	\$ 45,000.00	\$ 693.59	\$ 41,613.00	\$ 675.00	\$ 40,500.00	\$ 675.00	\$ 40,500.00	\$ 700.00	\$ 42,000.00	\$ 1,000.00	\$ 60,000.00	\$ 1,228.53	\$ 73,711.80	\$ 1,072.09	\$ 64,325.40	\$ 400.00	\$ 24,000.00	\$ 835.02	\$ 50,101.13
20	PIPE, 8" DIA. SDR-26 PVC (ALL DEPTHS), INCLUDING EXCAVATION AND BACKFILL	LF	2422	\$ 79.00	\$ 191,338.00	\$ 118.00	\$ 285,796.00	\$ 91.28	\$ 221,080.16	\$ 85.00	\$ 205,870.00	\$ 109.25	\$ 264,603.50	\$ 115.00	\$ 278,530.00	\$ 120.00	\$ 290,640.00	\$ 115.29	\$ 279,232.38	\$ 127.01	\$ 307,618.22	\$ 175.00	\$ 423,850.00	\$ 106.65	\$ 258,300.92
21	NON-NATIVE SEEDING FOR EROSION CONTROL METHOD, HYDRAULIC PLANTING	SY	1856	\$ 1.00	\$ 1,856.00	\$ 1.00	\$ 1,856.00	\$ 1.21	\$ 2,245.76	\$ 2.50	\$ 4,640.00	\$ 2.50	\$ 4,640.00	\$ 5.00	\$ 9,280.00	\$ 3.00	\$ 5,568.00	\$ 6.08	\$ 11,284.48	\$ 1.24	\$ 2,301.44	\$ 3.00	\$ 5,568.00	\$ 2.61	\$ 4,852.41
22	TOPSOIL AND SEEDBED PREPARATION	SY	1856	\$ 4.00	\$ 7,424.00	\$ 4.00	\$ 7,424.00	\$ 2.42	\$ 4,491.52	\$ 8.00	\$ 14,849.00	\$ 4.00	\$ 7,424.00	\$ 8.00	\$ 14,848.00	\$ 20.00	\$ 37,120.00	\$ 12.47	\$ 23,144.32	\$ 34.72	\$ 64,440.32	\$ 10.00	\$ 18,560.00	\$ 10.85	\$ 20,129.35
				<b>Subtotal:</b>	<b>\$ 422,045.00</b>	<b>Subtotal:</b>	<b>\$ 479,828.00</b>	<b>Subtotal:</b>	<b>\$ 498,982.83</b>	<b>Subtotal:</b>	<b>\$ 510,561.00</b>	<b>Subtotal:</b>	<b>\$ 526,586.00</b>	<b>Subtotal:</b>	<b>\$ 548,418.00</b>	<b>Subtotal:</b>	<b>\$ 656,394.00</b>	<b>Subtotal:</b>	<b>\$ 698,735.74</b>	<b>Subtotal:</b>	<b>\$ 735,679.38</b>	<b>Subtotal:</b>	<b>\$ 718,248.00</b>	<b>Subtotal:</b>	<b>\$ 564,136.66</b>

Alternate - 10" PIPE

Item #:	Item:	Unit:	Quantity:	AO SERVICES		JM PIPELINE, LLC.		LUPE RUBIO CONST. CO., INC.		BLACKROCK CONSTRUCTION		ATLAS CONSTRUCTION, CORP.		LIBERTY CIVIL CONSTRUCTION LLC.		ARGUJUO CORPORATION		OUTBACK SERVICES, INC.		EOGCC:					
				Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Price:	Total Price:	Unit Average:	Total Average:
A1	ADDITIONAL COST FOR 10" DIA. SDR-26 PVC (ALL DEPTHS)	LF	2422	\$ 8.00	\$ 19,376.00	\$ 5.43	\$ 13,151.46	\$ 10.21	\$ 24,728.62	\$ 10.00	\$ 24,220.00	\$ 6.00	\$ 14,532.00	\$ 25.00	\$ 60,550.00	\$ 15.00	\$ 36,330.00	\$ 9.16	\$ 22,185.52	\$ 14.50	\$ 35,119.00	\$ 5.00	\$ 12,110.00	\$ 11.48	\$ 27,799.18
				<b>Subtotal:</b>	<b>\$ 19,376.00</b>	<b>Subtotal:</b>	<b>\$ 13,151.46</b>	<b>Subtotal:</b>	<b>\$ 24,728.62</b>	<b>Subtotal:</b>	<b>\$ 24,220.00</b>	<b>Subtotal:</b>	<b>\$ 14,532.00</b>	<b>Subtotal:</b>	<b>\$ 60,550.00</b>	<b>Subtotal:</b>	<b>\$ 36,330.00</b>	<b>Subtotal:</b>	<b>\$ 22,185.52</b>	<b>Subtotal:</b>	<b>\$ 35,119.00</b>	<b>Subtotal:</b>	<b>\$ 12,110.00</b>	<b>Subtotal:</b>	<b>\$ 27,799.18</b>
				<b>TOTAL BASE &amp; ALTERNATE BID:</b>	<b>\$ 441,422.00</b>	<b></b>	<b>\$ 492,979.46</b>	<b></b>	<b>\$ 523,711.45</b>	<b></b>	<b>\$ 534,781.00</b>	<b></b>	<b>\$ 541,118.00</b>	<b></b>	<b>\$ 608,968.00</b>	<b></b>	<b>\$ 692,724.00</b>	<b></b>	<b>\$ 720,921.26</b>	<b></b>	<b>\$ 770,798.38</b>	<b></b>	<b>\$ 730,358.00</b>	<b></b>	<b>\$ 564,136.66</b>

# **NEW BUSINESS**

## **ITEM #5**

**City of Blanco, Texas**

**Local Hotel Occupancy Tax (HOT) Grant Application**

Application Date: January 12, 2026

Amount Requested: Annual- \$39,696.54/ Monthly-\$3,308.05

Event Date: Mon.-Sat. 10-4, Sun. 12-4

Amount Granted: \_\_\_\_\_

**Organization / Business Information:**

Name Organization / Business: Old Blanco County Courthouse Preservation Society (OBCCPS)

Address: 300 Main Street, Blanco, TX 78606

Contact Name: Jan Breiger, OBCCPS President

Contact Phone Number/email: ██████████ / info@historicblanco.org

Entity's Tax ID # ██████████

**Type of Entity:** X Non-Profit (501©3, 501©4, Other)

       For Profit (Sole Proprietor, Partnership, LLC)

       Govt Agency (Local, County, State, Federal, International)

If 501©3 non-profit, is IRS exemption status current? Yes

Organization Purpose: Historic preservation and restoration of the Old Blanco County Courthouse

*For the following items, please respond to all that are applicable and provide documentation, if possible.*

**Event / Expenditure Information:**

Event or Expenditure Name/Description: Blanco Visitor Information Center

Timeframe of Event: Mon-Sat 10-4, Sun 12-4

Location of Event / Expenditure: 300 Main Street

Current/approved Dollar budget for the proposed Event / Expenditure: \_\_\_\_\_

List additional sources of financial support for this Event / Expenditure: Historically Hot Funds provided

by City of Blanco via Blanco Chamber of Commerce. Currently, OBCCPS is requesting funds from Hot Funds via City of Blanco.

If event has website, *please list:* www.historicblanco.org

Social Media Channel(s), *please list:* \_\_\_\_\_

Expected number to attend / benefit from Event / Expenditure: 400 per month (if ongoing provide attendance number/frequency; i.e. 500 / monthly)

Approximate number of people attending Event / Expenditure that will stay overnight in local hotels or short term rentals inside the City of Blanco: N/A Outside the City of Blanco: N/A

Number attended / benefitted from Event / Expenditure in previous year: 4,900 per year (if ongoing provide attendance number/frequency; i.e. 500 / monthly)

Approximate number of people who attended previous year's Event / Expenditure that stayed overnight in local hotels or short-term rentals inside the City of Blanco: N/A, Outside the City of Blanco: N/A

How are you calculating your economic impact? Interaction with visitors providing information about places to stay, upcoming events, and area activities that encourages them to return and stay overnight

Please provide information about plans for growth in attendance and increased tourism impact, if applicable:

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Yes  No Does your Event/Project/Program pass Part One of the statutory test, defined specifically as directly enhancing and promoting tourism in Blanco County AND directly promoting the overnight accommodation industry in Blanco County by increasing overnight stays?

Does your Event/Project/Program pass Part Two of the statutory test, defined specifically as limiting the use of Hotel Occupancy Tax funds to one or more of the following categories (check all that apply)

- (1) Funding the establishment, improvement, or maintenance of a convention center or visitor information center.
- (2) Paying the administrative costs of facilitating convention registration.
- (3) Paying for advertising, solicitations, and promotions that attract tourists and convention delegates to Blanco, Texas
- (4) Expenditures that promote the arts.
- (5) Funding historical restoration or preservation programs.
- (6) Funding certain expenses, including promotional expenses directly related to a sporting event within counties with a population of under 1 million.
- (7) Funding transportation of tourists from hotels to attractions
- (8) Signage directing tourists to sights and attractions that are visited frequently by hotel guests.
- (9) Promotion and Preservation of Dark Skies

*Recommended Support Documents:*

- List of Board of Directors with contact phone numbers.
- Budget for complete Event / Expenditure
- Itemized List of expenditures, listed in budget, that are relevant for use of HOT Funds
- Timeline of Event (include planning, set-up and takedown), if applicable
- Advertising / Marketing Plan, (include target market/audience)
- Copy of Income Statement for prior Event / Expenditure (if applicable).

## Visitor Information Center - OBCCPS 2026 Budget

### Cost assumptions

- To calculate costs, we compared what it would cost the OBCCPS to operate and staff the building 2 or 3 days per week if did not host the Visitor Information Center. We excluded costs of 9 market days per year, plus occasional weddings and events.
- Since the purpose of our organization is to preserve a historic building and the building is filled with artifacts, the building is locked when we do not have an employee working. If tenants have guests, they greet the guest and let them in the building.
- Regarding the AC and electric costs, each tenant office has its own mini-split, so we would only need to operate the large unit at full power on the 2 or 3 days the OBCCPS is staffing the building.
- When we are not staffing the building, our bathrooms would only be used by the tenants. Blanco community visitors and tourists would need to use the bathrooms near the park.

### Labor Cost

Weighted Avg Hourly Rate	Payroll Tax	Total Hrly Rate	Hr/Day Mon	Hr/Day Tues	Hr/Day Wed	Hr/Day Th	Hr/Day Fri	Hr/Day Sat	Hr/Day Sun	Total Per Week	Weekly Payroll Cost	Total Monthly Payroll Cost	Annual
\$ 17.87	\$ 1.37	\$ 19.24	3.00	3.00	3.00	6.00	6.00	6.00	4.00	31	\$ 596.35	\$ 2,504.66	\$ 30,055.97

### Notes

- For comparison, OBCCPS's 2025 payroll cost was approx. \$50k, but that only covered 5 days a week, as the Chamber paid for weekend staffing. If OBCCPS had paid weekends in 2025, our total annual payroll cost would have been approximately \$60,000.
- Regarding 50% hours Monday - Wednesday, that employee is a manager who is simultaneously performing other tasks. They actually work 6 hours, but attending to visitors reduces productivity by 50%.
- Monthly cost is 4.2 times weekly, as there are 52 weeks in a year. Multiplying the weekly by 4 to get monthly would only account for 48 weeks.

### Buildings Cost: Annual

	2025 Actual	VC Cost allocation	Adjusted Cost	
			Visitor Center	Monthly
Electricity	\$ 8,824	28%	\$ 2,470.72	\$ 205.89
Water	\$ 3,036	50%	\$ 1,518.00	\$ 126.50
Lavatory Supplies	\$ 440	50%	\$ 220.00	\$ 18.33
Cleaning Service (routine weekly cleaning service only)	\$ 6,500	50%	\$ 3,250.00	\$ 270.83
Elevator Repair & Maintenance - 10 yr avg	\$ 2,317	50%	\$ 1,158.55	\$ 96.55
A/C Repairs - 3 yr avg - excludes tenant's mini-splits	\$ 2,431	30%	\$ 729.30	\$ 60.78
Lavatory Repairs - 3 yr avg	\$ 588	50%	\$ 294.00	\$ 24.50
<b>Totals</b>	<b>\$ 24,136</b>		<b>\$ 9,640.57</b>	<b>\$ 803.38</b>

SUMMARY	Annual		Monthly
	Payroll Cost	Building Cost	
	\$ 30,055.97	\$ 9,640.57	\$ 2,504.66
Total HOT \$ Visitor Center	<b>\$ 39,696.54</b>	<b>\$ 3,308.05</b>	

Dear Mayor, City Council Members, and City Staff,

This letter is to formally notify the City Council and staff that at the HOT Funds Committee meeting held on January 12, 2026, the committee voted 5–1 to recommend funding for the Blanco Visitors Center located at the Old Blanco County Courthouse.

The recommendation is for funding in the amount of \$35,000 per year, to be paid quarterly in advance.

This recommendation reflects the committee's determination that the Blanco Visitors Center plays a significant role in promoting tourism and supporting overnight visitation to the City of Blanco.

Please feel free to contact us if additional information or clarification is needed as this recommendation moves forward for consideration.

Sincerely,  
Elissa Barker