

PROCLAMATION 1

**A PROCLAMATION
AUTHORIZING RECOGNITION OF NATIONAL PUBLIC SAFETY
TELECOMMUNICATORS WEEK**

WHEREAS, the City Of Blanco is committed to providing a high-quality emergency communications system to the residents of the city; and,

WHEREAS, the City Of Blanco recognizes the professional and unending services of the telecommunicators who answer 9-1-1 calls on a daily basis; and,

WHEREAS, the 9-1-1 telecommunicators are the link between people calling for help in an emergency situation and the emergency response agencies who arrive on the scene; and,

WHEREAS, the 9-1-1 telecommunicators are the true backbone of the 9-1-1 system; and,

WHEREAS, the President of the United States has historically acknowledged the second week of April as National Public Safety Telecommunicators Week; and,

THEREFORE, BE IT RESOLVED, that, on behalf of all of the telecommunicators in the city, the City Of Blanco hereby declares the week of April 9-15, 2023, to be National Public Safety Telecommunicators Week and encourages all local governments to sign a similar resolution and all 9-1-1 Emergency Communications Centers are encouraged to celebrate this week with appropriate activities and commemorations.

Proclamation adopted by the City of Blanco on this _____ day of March 2023.

Rachel Lumpee, Mayor

ATTEST:

Laurie Cassidy, City Secretary

PROCLAMATION 2

**PROCLAMATION
OF THE CITY OF BLANCO
CHILD ABUSE PREVENTION**

WHEREAS, preventing child abuse and neglect is a community problem that depends on involvement among people throughout the community; and

WHEREAS, child abuse and neglect not only directly harms children, but also, increases the likelihood of long-term physical and mental health problems, alcohol, and substance abuse, continued family violence and criminal behavior; and

WHEREAS, child maltreatment occurs when people find themselves in stressful situations, without community resources, and do not know how to cope; and

WHEREAS, the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community; and

WHEREAS, child abuse and neglect can be reduced by making sure each family has the support they need in raising their children in a safe, nurturing environment; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships crated among social service agencies, schools, faith communities, civic organizations, law enforcement agencies and the business community;

NOW, THEREFORE, BE IT RESOLVED I, Rachel Lumpee, Mayor of the City of Blanco, Texas, do hereby proclaim the month of April to be Child Abuse Prevention Month in the City of Blanco, and call upon all Blanco citizens, community agencies, faith groups, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

**WITNESS MY HAND AND SEAL OF OFFICE OF THE CITY OF BLANCO
THIS _____ DAY OF MARCH 2023.**

Rachel Lumpee, Mayor

ATTEST:

Laurie Cassidy, City Secretary

PUBLIC HEARING

Approval of New Short-Term Rental, LG River House
at 1240 River Run (Owner: Lauren Gautreau).

March 3, 2023

FEL.
MAR 03 2023

City of Blanco
Attn: Olga Gamez

**RE: SHORT TERM RENTAL APPLICATION
1240 RIVER RUN**

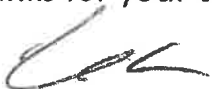
Ms. Gamez,

This letter is to make our opinion known as homeowners living a couple of houses up the street from 1240 River Run.

Have you driven down a Texas river-front street dominated by short term rentals lately? In the cold-water winter, the houses stay largely empty, making the area feel more like a graveyard than a neighborhood. In the warm-water months, the place is over-run with cars and people and has all the charm of the parking lot at Big Wally's Water World.

Please don't let this be the first step in transforming River Run and Fulcher Street from a tight-knit family neighborhood into what I've described above. Please vote to deny the short term rental application.

Thanks for your time,



Chris Curbow
Courtney Curbow
1104 Fulcher Street
Blanco, TX 78606

Cc:

Brandon Carlson, Chair, Blanco Planning & Zoning Commission
Warren Escovy, Blanco City Administrator

M. Bruce Peele
1468 River Run Rd.
Blanco, Texas 78606
(972) 800.4300

RECEIVED
MAR 02 2023

March 2, 2023

City of Blanco
ATTN: Ms. Olga Gamez, Assistant City Secretary
P.O. Box 750
Blanco, Texas 78606

Re: Protest of Short-Term Rental Permit Application

Dear Ms. Gamez:

This is to protest the Application for a Short-Term Rental (STR) permit filed by Ms. Lauren Gautreau for property located at 1240 River Run (Weber Subdivision, LOT 07A, Acres 3.224), Blanco, Texas 78606. This property is located within 1000 feet of my residence and is within the Weber Subdivision.

My protest is based on the following:

1. When I moved to Blanco, I selected my home, in part, because it was within the Weber Subdivision and therefore, it was subject to certain Deed Restrictions that would protect my enjoyment of my property. The STR Application violates the Deed Restrictions which limits residence in the Subdivision to single family residence. It does not allow a residence to be used as a business such as short-term rental.
2. The Applicant has made no effort to inform "her neighbors" and/or seek agreement from her neighbors to run a short-term rental business on her property.
3. **Deed Restriction:** All property located in the Weber Subdivision are subject to Deed Restrictions that became effective as of September 30, 1996 (Volume 1, Page 220, Plat Records of Blanco County, Texas). The STR property is in the Weber Subdivision and therefor, is subject to the Deed Restrictions. Paragraph 6 (1) of the Deed Restrictions provides that all "property shall be used only for single-family residential purposes". Granting the requested STR permit would not only violate the Deed Restrictions but likely to lead to litigation that could involve the City.
4. **BLANCO'S STR ORDINANCE.** Not only would granting the STR Application violate the Deed Restrictions, it would also violate the Blanco's Short-Term Rental ordinance (#2022-0-005) (the "Ordinance"). The Ordinance at Section 2 B.2.2. provides that "the

property affected by the application, if granted, **“will not substantially impact, affect, or impair the underlying character or usage within the zoned district in which the property is located.”**

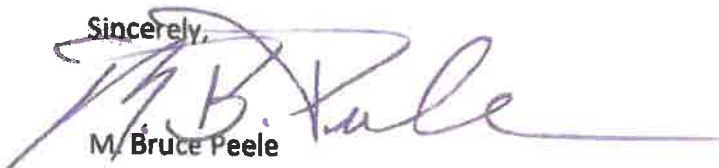
All the current residents of the Subdivision have agreed for the last twenty-seven (27) years that property within the Subdivision is limited **“single-family residents”**. Nowhere, have the residence of the Subdivision agreed that any property can be used as a business such as a short-term rental. Allowing a STR in this Subdivision would violate the City Ordinance by **“substantially changing the underlying character of the Subdivision from a residential area to a commercial area.**

As noted in the Gosnell Protest, our Neighborhood is a quiet, residential district that is occupied by working families and older retirees. Everyone knows each other and watches out for each other’s property when absent. Having a series of transitory strangers coming and going to the proposed STR would materially affect the neighborhood’s character in a negative way.

Accordingly, I join in the opposition to the Short-Term Rental Permit request because the Application would violate both the existing Deed Restrictions for our Subdivision and Blanco’s STR ordinance by **“substantially changing the character and integrity of our residential neighborhood to a commercial neighborhood”**.

I respectfully request the P&Z deny the Application for a Short-Term Rental (STR) permit filed by Ms. Lauren Gautreau for property located at 1240 River Run Rd. (Weber Subdivision), Blanco, Texas 78606.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Bruce Peele", written over a horizontal line.

M. Bruce Peele

Cc: Warren Escovy, Blanco City Administrator

Bryan and Karen Timmons
1240 River Run
Blanco, Texas 78606

March 2, 2023

RECEIVED
MAR 02 2023

City of Blanco
ATTN: Assistant City Secretary
P.O. Box 750
Blanco, Texas 78606

RE: Protest of Short-Term Rental Permit Application, Weber Subdivision, Lot 07A

Dear Ms. Gamez:

Bryan Timmons and myself, Karen Timmons, are protesting the application for a Short-Term Rental (STR) permit filed by Lauren Gautreau. We live right next door to her property on Lot 8 and Lot 7B in the Weber subdivision.

Our reasons for protest are in agreement with all the neighbors in this subdivision. However, I am presenting them to you as a personal sentiment.

1. Put yourselves in our shoes. How would you like an STR in the middle of your neighborhood and right next door to your own property? Would you like a steady stream of strangers traipsing back and forth next door. Would you like the noise, traffic, litter, and potential mischief that would bring?
2. We believe that these folks intend to build more than one STR on this property. They already have installed the electrical connections for a second building, which we believe is intended to be a second STR. The water line installation is at a halt, probably until a determination on this STR permit is made. This house has been thrown up and will be completed in time for the spring and summer rental season. Workers were here from San Antonio even during all three days of the ice storm when everything else was at a standstill. Considering the haste in construction, as neighbors, we can't but wonder if Lauren Gautreau and Go Green Builders made an assumption that an STR on the property was a done deal from day one and now we are just getting to the formalities.
3. Lauren Gautreau and family have a residence north of town, private and perfect for an STR, and not in a neighborhood like ours. Let that be their STR and leave our neighborhood as it is to take care of each other and to keep it as SAFE, beautiful, serene, and caring as it is now.
4. If Lauren Gautreau is granted this STR permit, our neighborhood, in which each of us has three to 10 acres, would like the assurance that we too will be granted multiple STR permits in the future. We would have a whole neighborhood of STRs! Is how the city of Blanco wants to conduct business? Does Blanco really want to end up like Fredericksburg?

5. Had we known that Gautreau and Go Green Builders' intentions were to have an STR on this property, we would not have sold it to them!

As our neighbors have informed you in their protests, the deed restrictions for his subdivision state that all property is for single family residential purposes. Lauren Gautreau should have known -- and we are certain she did know -- this before setting out to build a house with the intention of it being an income-producing STR.

Granting this permit would also violate the most recent Blanco STR ordinance that was put in place.


Please deny this application for a Short-Term Rental permit made by Lauren Gautreau.

Respectfully,

Karen Timmons



Bryan Timmons

Copy to: 
Blanco Planning and Zoning Commission
Blanco City Administrator

Note: Our address is 1240 River Run. We do not know the address of Lauren Gautreau's new house next door.

Lauren Escobey

Wayne and Martha Gosnell
1374 River Run, Blanco, Texas 78606
GosnellTexas@Gmail.com; (210) 557-6127

RECEIVED
MAR 01 2023

March 1, 2023

City of Blanco
ATTN: Assistant City Secretary (Ms. Olga Gamez)
P.O. Box 750
Blanco, Texas 78606

SUBJECT: Protest of Short-Term Rental Permit Application

Dear Ms. Gamez:

This is to protest the Application for a Short-Term Rental (STR) permit filed by Ms. Lauren Gautreau for property located at 1240 River Run (Weber Subdivision, LOT 07A, Acres 3.224), Blanco, Texas 78606. This property is located next to our property, 1374 River Run.

Our protest is based on the following:

1. **DEED RESTRICTIONS.** Deed Restrictions were signed and put into effect on September 30, 1996, for all lots in the Weber Subdivision (Volume 1, Page 220, Plat Records of Blanco County, Texas), which includes the STR property. These Deed Restrictions remain in effect. Per Paragraph 6 (1) of the Deed Restrictions, "the property shall be used only for single-family residential purposes and no building or structure shall be erected, placed, added to, or altered on any lot except a single-family residential dwelling not exceeding two stories of living area in height" (See Exhibit. "A" attached)
 - a. Granting the requested STR permit would directly violate the subdivision's Deed Restrictions.
 - b. While the City of Blanco is not in the business of enforcing private deed restrictions, neither should it take action that clearly and knowingly violates such restrictions and thus become party to the violation and a potential litigant.
2. **BLANCO'S STR ORDINANCE.** Blanco's Short-Term Rental ordinance (#2022-0-005), Section 2 provides:
 - a. Sub-paragraph B,2,2, "the property affected by the application if granted will not substantially impact, affect, or impair the underlying character or usage within the zoned district in which the property is located."
 - i. Having an STR on the referenced property would substantially change the underlying character of the River Run Neighborhood and be in direct

violation of both the City's STR ordinance and the subdivision's Deed Restrictions mentioned above.

- ii. Our Neighborhood is a quiet, residential district that is occupied by working families and older retirees. Everyone knows each other and watches out for each other's property when absent. Having a series of transitory strangers coming and going to the proposed STR would materially affect the neighborhood's character in a negative way.
- iii. Additionally, there are concerns about increased noise, increased traffic, and increased potential for criminal activity and mischief.
- iv. The proposed STR is across County Road 102 from the Blanco River. It is easy to envision the proposed STR being rented on summer weekends by groups who want to have a river party. Boisterous revelers are not in keeping with the quiet nature of the River Run Neighborhood.

b. Subparagraph B,2,3, "the application if granted will have no adverse effect on any property within 1000 feet of the affected property."

- i. Our property is located adjacent to the proposed STR and shares a property line with Lot 07A. We would definitely be adversely affected by the STR for all the reasons stated above.

c. Subparagraph B,2,6, "the application if granted will not result in permitting more than 10% of the dwelling units in a city block, neighborhood, or similar geographic areas to be STR's; provided owner-occupied properties are not subject to this limitation but shall be used in calculation of the percentage; provided, this provision is a guideline and may be exceeded if the applicant demonstrates that the proposed use substantially protects the character and integrity of the surrounding block, neighborhood, or similar geographic area"

- i. There are eight (8) homes, counting the proposed STR, that have driveways onto River Run/Fulcher St west of the City water plant, i.e., the River Run Neighborhood.
- ii. Approval of the requested STR permit would mean that 12.5% of the homes in the neighborhood would be an STR, exceeding the 10% maximum as specified in the City's STR ordinance.
- iii. The owner of the requested STR cannot demonstrate that "the proposed use substantially protects the character and integrity of the surrounding block, neighborhood, or similar geographic area". On the contrary, it would put the very character and integrity of the neighborhood at substantial risk.

3. PREMEDIATED INTENTIONS. When our neighbors split their lot (Lot 07) and sold Lot 07A to the party requesting the STR permit, we assumed that a new family would be moving into the neighborhood. One day a young man and woman and two children (if we recall correctly) walked around the lot prior to the beginning of construction. We walked over and asked if they had bought the lot and were told that they had. We welcomed them

to the neighborhood and engaged in small talk about the quiet, friendly character of the neighborhood; the beautiful view of the river; and the design and placement on the lot of their future house. We parted ways with the definite assumption that this little family would soon be our new neighbors.

- a. But as the house began to take shape, we questioned to ourselves its suitability as a single-family residence. There was a large open room upstairs but no upstairs bath, making it unsuitable as a bedroom. There was a one car garage, not unheard of but rather strange for a single-family residence on a 3+ acre lot.
- b. It is our belief that the owner never intended the structure to be a single-family residence but built it intentionally to be a STR. If that was her intention, then she should have sought an STR permit prior to construction. If the applicant claims financial distress should the STR permit be denied, she has no one to blame but herself.

In summary, we adamantly oppose the granting of the requested Short-Term Rental Permit because it would violate the existing Deed Restrictions for our subdivision and Blanco's STR ordinance by substantially changing the character and integrity of our neighborhood.

Thank you.



P. Wayne Gosnell



Martha D. Gosnell

2 enclosures

Exhibit A: Weber Subdivision Deed Restrictions (extract), September 30, 1996

Exhibit B: River Run Neighborhood map

Cc:

Brandon Carlson, Chair, Blanco Planning and Zoning Commission

Warren Escovy, Blanco City Administrator

4. COOPER-WIER CORPORATION has caused that tract more fully described in Exhibit "A", attached hereto and incorporated herein for all purposes, to be re-subdivided as the Weber Subdivision, City of Blanco, Blanco County, Texas, according to plat recorded in Volume 1, Page 220 of the Plat Records of Blanco County, Texas;

5. COOPER-WIER CORPORATION and DONALD J. TRIBBLE, and wife, ERMA N. TRIBBLE, hereby agree to vacate the Restrictions of record in Vol. 86, Page 267, of the Deed Records of Blanco County, Texas, to Byler Subdivision, Unit II, City of Blanco, Blanco County, Texas.

6. COOPER-WEIR CORPORATION, a Texas Corporation, acting by and through its duly authorized officers, being the owner of all the lots in the Weber Subdivision, according to the map or plat recorded in Volume 1, Page 220, Plat Records of Blanco County, Texas, in consideration of the enhancement in value of the said property by reason of the premises, does for the benefit of the present and future owners of said lot or lots in said subdivision, hereby declare, establish and adopt certain reservations, restrictions, and covenants which shall be applicable to the use, occupancy, ownership and improvement of all residential lots in said subdivision, and every contract, conveyance or other transfer of title hereafter executed with respect to any residential lot or lots in the subdivision shall conclusively be held to have been executed, delivered and accepted subject to the following restrictions regardless of whether or not said restrictions are set out in full or are incorporated by reference in said contract, conveyance or other transfer of title, to-wit:

(1) The Property shall be used only for single-family residential purposes and no building or structure shall be erected, placed, added to or altered on any lot except a single family residential dwelling not exceeding two stories of living area in height. Once construction has commenced it must be completed within one (1) year. Other buildings, detached garages, pump houses, family green houses, family work shops, stalls, etc. shall be designed so as to enhance appearance of main family dwelling and shall be located to the rear of the main family dwelling.

(2) Any dwelling situated on any lot must contain a total living area of not less than 1500 square feet, and if the dwelling is other than a single story dwelling, it must contain not less than 1,000 square feet of ground floor living area, each of the foregoing minimum are limitations to be exclusive of open or screened porches, terraces, driveways, garage, garage apartment or servant's quarters or other approved accessory building or structure.

(3) Manufactures housing is prohibited on any lot, whether or not wheels are attached. Television antennae which are visible from the exterior of any building are prohibited unless such antennae are installed on a portion of the rear of the building and shall not exceed the height of the roof by more than ten (10) feet. No portable building, tent, shed, barn or other portable structure of

Cooper-Weir Corporation & Donald J. and Erma N. Tribble Vacation of Restrictions

EXHIBIT A

any nature shall be permitted for residential purposes.

(4) No swine, poultry or fowl are permitted on any of the lots and livestock (cows, goats and horses) shall be limited to no more than two (2) per acre unless they are to be used to clear the land and then only for a time period of no more than thirty (30) days. All livestock (cows, goats and horses) shall not be kept within a seventy-five foot (75') radius of the main family dwelling.

(5) No noxious or offensive activities shall be carried upon any lot nor shall anything be done thereon which may be or may become an annoyance to the surrounding subdivision. No substance of any kind shall be placed in public right-of-way or on any private lot. No automobiles, trucks, trailers, boats or other vehicles of any type shall be stored or otherwise kept on any lot for the purposes of prolonged storage or repair unless kept in a covered area (agricultural equipment to be stored in rear of property).

(6) These covenants, conditions and restrictions shall be binding and observed by all persons claiming title to said property subsequent to the date and filing of this conveyance.

(7) Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

(8) Invalidation of any one of these covenants by judgment or other court order shall in no wise affect any of the other provisions, all of which shall remain in full force and effect.

(9) These covenants are for the protection of all persons living in the Weber Subdivision and may be enforced by any person owning real property in such subdivision.


In the event any pre-existing use of the property or construction located upon the property is in conflict with the restrictions described herein, such pre-existing use or construction shall not be deemed a violation of the restrictions. A pre-existing use defined as a use in place prior to the time and date these restrictions are filed in the Official Public Records of Blanco County, Texas. Pre-existing construction is a structure that has been fully completed prior to the time and date these restrictions are filed in the Official Public Records of Blanco County, Texas.

EXECUTED this 30th day of September, 1996.


Donald J. Tribble


Erma N. Tribble

COOPER-WEIR CORPORATION,
A Texas Corporation

By: 
Terre A. Cooper, President

By: 
Thomas A. Weir, Vice President

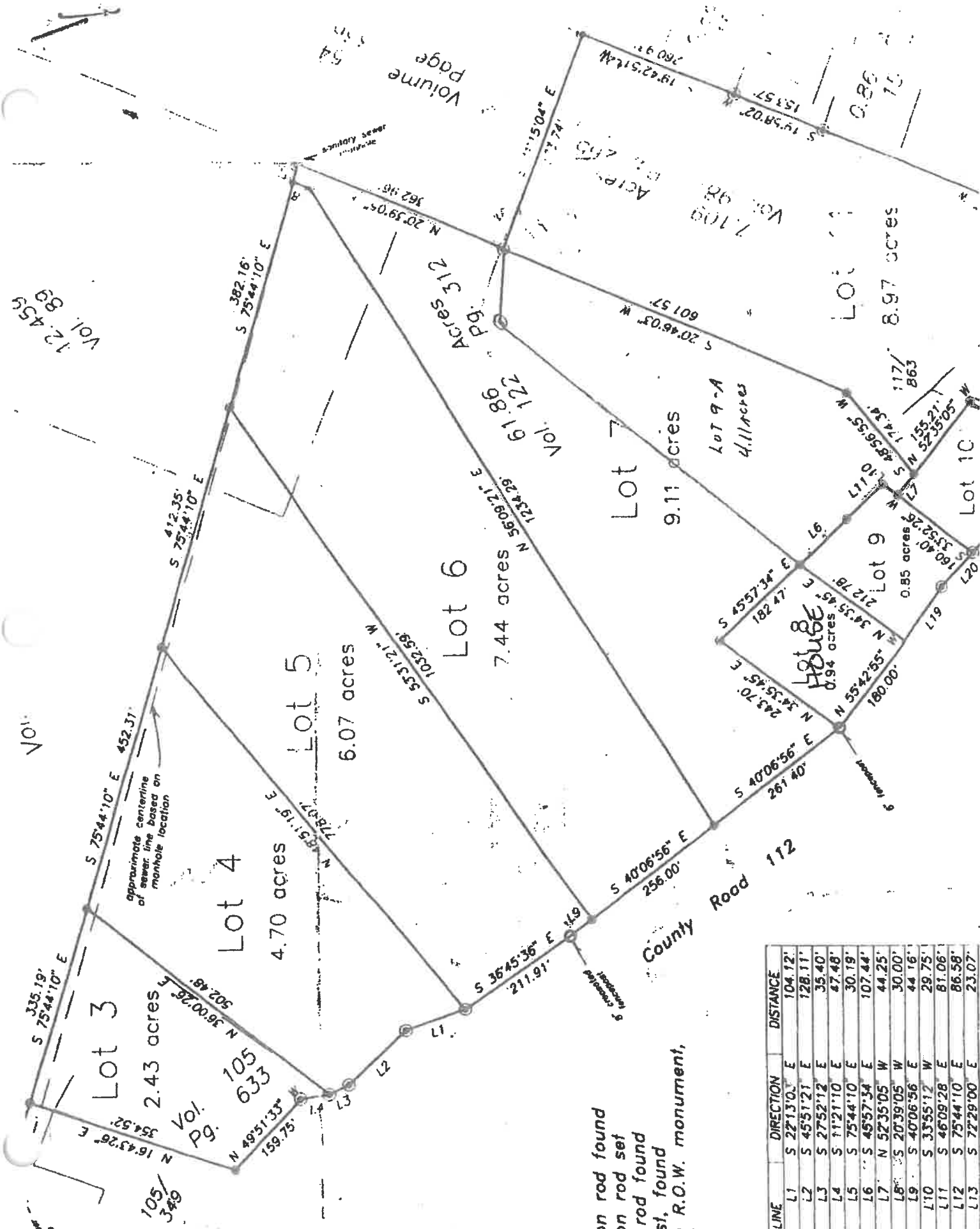


EXHIBIT B

END

8" iron rod found
 8" iron rod set
 iron rod found
 in post, found
 concrete R.O.W. monument,
 found

LINE	DIRECTION	DISTANCE
L1	S 27°13'00" E	104.12'
L2	S 45°51'21" E	128.11'
L3	S 27°52'12" E	35.40'
L4	S 11°21'10" E	47.48'
L5	S 75°44'10" E	30.19'
L6	S 45°57'34" E	107.44'
L7	N 52°35'05" W	44.25'
L8	S 20°39'05" W	30.00'
L9	S 40°06'56" E	44.16'
L10	S 33°55'12" W	29.75'
L11	S 46°09'28" E	81.06'
L12	S 75°44'10" E	86.58'
L13	S 72°29'00" E	23.07'

Vol. 12459
 Pg. 89

Acres 312
 Pg. 122
 Vol. 6186

Lot 7
 9.11 acres

Lot 9-A
 4.11 acres

Lot 10
 8.97 acres

House
 0.94 acres

Lot 10
 8.97 acres

County Road 112

approximate centerline
 of sewer line based on
 manhole location

Vol. 105
 Pg. 349

Vol. 105
 Pg. 633

Vol. 7109
 Pg. 98

0.86
 15

Volume
 Page
 54

Vol.

16

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MAR 02 2023

March 1, 2023

City of Blanco

ATTN: Assistant City Secretary (Ms. Olga Gamez)
P.O. Box 750
Blanco, Texas 78606

SUBJECT: Protest of Short-Term Rental Permit Application

PROPERTY OWNER: LAUREN GAUTREA

PROPERTY LOCATION: 1240 River Run (Weber Subdivision, Lot 07A, Location Acres
3.224), Blanco, Texas 78606

Dear Ms. Gamez: This letter is being submitted to the Planning and Zoning Commission in protest to the short term rental permit being requested by Lauren Gautreau.


The rental permit is being protested because approving such a permit would drastically alter the nature of the neighborhood. The neighborhood currently consists of seven families and the activities within the neighborhood are appropriate for these families. Short term rentals would encourage activities that would likely bring unwanted behavior to the neighborhood. This behavior could include, but is not limited to, loud, noisy and unruly parties, vandalism, increased trash and increased careless traffic.

These and other issues would demean the quality of life throughout the neighborhood. This quality of neighborhood is what those of us living here love and want and should be able to have.

This permit should be denied.

Respectfully,

Jeffrey Holmes



Bonnie Holmes



RECEIVED
MAR 02 2023

March 1, 2023

City of Blanco
ATTN: Assistant City Secretary (Ms. Olga Gamez)
P.O. Box 750
Blanco, Texas 78606

SUBJECT: Protest of Short-Term Rental Permit Application
PROPERTY OWNER: LAUREN GAUTREAU
PROPERTY LOCATION: 1240 River Run (Weber Subdivision, Lot 07A, Location Acres 3.224), Blanco, Texas 78606. This property is located one house down from our property at 1204 Fulcher St.

Dear Ms. Gamez: This letter is being submitted to the Planning and Zoning Commission and the City Council in protest to the short-term rental permit being requested by Lauren Gautreau.

The rental permit is being protested because it would directly violate the Deed Restrictions of the Weber Subdivision which state that "the property shall be used only for single family residential purposes". Approving such a permit would also substantially change the underlying character of the River Run Neighborhood (in direct violation of both the City's STR ordinance and the subdivision's Deed Restrictions. The neighborhood currently consists of seven families and the activities within the neighborhood are appropriate for these families. Short term rentals would encourage activities that would likely bring unwanted behavior to the neighborhood. This behavior could include, but is not limited to, loud, noisy and unruly parties, vandalism, increased trash and increased careless traffic.

These and other issues would demean the quality of life throughout the neighborhood. This quality of neighborhood is what those of us living here love and want and should be able to have.

In summary, we adamantly oppose the granting of the requested Short-Term Rental Permit because it would violate the existing Deed Restrictions for our subdivision and Blanco's STR ordinance by substantially changing the character and integrity of our neighborhood.

Respectfully,


Carl Reeves


Diana Reeves

PUBLIC HEARING

**Approval of Proposed Amendment to the Planned Development District (PDD)
Ordinance Providing for the Seven Oaks Planned Development District
(Owner: M and M Development LLC).**

RECEIVED
MAR 03 2023

Dear Council,

I am writing to express my concerns for the purposed development between Elm Street and Mesquite Street to the south of my property. My concerns revolve around a myriad of subjects including roads, water, congestion, and town image, and greed. I hope that I will be able to convey my worries and thoughts on the subject.

Our town of Blanco has always been a place where we value community ties and heritage above all else. We gather on the square to socialize with fellow townfolk and hold our history with great resolve. Blanco was never envisioned to grow like Austin where you destroy the feel of the town in the name of "progress" and replace the locals with a transient class. We are to grow more along the lines of a quaint home town where one would like to bring their children and set up roots where they know their neighbors and the town folk and can trust in their children's safety always modeled after Fredericksburg, I believed.

The purposed development would add an increased stress to our water system and roads. Our roads are in disrepair and currently we have outsourced control of our water system, good or bad I'm on the fence still. Our water rates have continued to rise and we are now dependent upon Canyon Lake and another company for our water. We have already ran in to troubles from the development up the road, Rocking J, using the water that also supplies our town to water their greens and throw us in to a water emergency. The purposed development would use roughly 12,000 to 16,000 gallons of water a day, more depending upon their landscaping. I remember back when I was young in town and there was barely enough water for the townfolk back then when we had only 491 people, how do you purpose watering all these people in the ever-changing climate were living through?

I know that growth and "progress" are impossible to stop however, I purpose that we do it in a tasteful manor. City hall belongs on the square where it has always been, I know parking is tight sometimes however it's a good chance to run in to old friends and neighbors to catch up for a while. I also know that development is inevitable next door at Martha and Matts' however this area of town was all divided in to large lots where you could have your home and grow your food outback. I do not see the logic in

breaking the field down into quarter acre sized lots, it would be much more sensible to break it down in to half acre lots or better where people would want to set up permanent roots and be proud of where they live. I understand greed however never expected a good Christian man like Matt to want to divide up his land for maximum profit with no regard for our town image in the process. A town grows around its churches, families are formed while new citizens are born. Many a person would love to live next door to the church, while hardly a business is suited.

We cannot allow our town to be developed in this manor and must stand up united to thwart this attack upon the very character of Blanco. To these ends I implore you to ask Martha and Matt to reconsider their direction and think about the town more than their pocket books. They can still make a lot of money doing things right, lets not lose the soul of our community and keep developing in a tasteful manor. Let us keep our town image and grow responsibly like Fredericksburg, our history runs deep here and I'm tired of seeing it deleted. To this end I implore you to reconsider the purposed development and consider the path that our town is supposed to grow on. I believe we are a town where people are proud to be from and comfortable to set up roots and raise their families. Let us keep the quaint hometown feel and continue our growth on the proper path. Let us not fall into oblivion like Oak Hill, Sunset Valley, or Bee Caves where we are just an interchange along the way that people glance at while they are stuck in traffic fuming.

Thank you for your time,

Justin Byars

Justin Byars

John Byars

Why has my property corner stake been removed?

RECEIVED
MAR 06 2023

To whom it may concern,

I take protest with the Seven Oaks Development as described in the Planned Development District Application dated February 9, 2023. I am a resident of Blanco and own property within 200ft of the requested zoning changes.


The application requests rezoning for 33 residential lots, 20 townhome unites as well as 3.9 acres of multifamily (number of units not disclosed, site A-2). The rezoning and finished construction would represent a significant amount of growth in this part of town which has displayed a clear lack of quality infrastructure.

Mesquite street has just been patched and according to discussions with city hall the funds to patch the road were from a grant. This situation appears to mean the city does not to have funds to repave the road (which it needs according the contractor who performed the patching), nor does the city in its current budget have the funds to continue patching the road. The road even after patching via grant funds is in a very poor state. The development application does not appear to provide ingress and egress plans for the new development beyond our current broken roads.

The addition of townhomes and multifamily (apartment) zoning (site A-2) does not appear to fit the culture of this part of town which by the application itself shows the proposed development to predominantly be surrounded by single family residences.

In summary, address the ingress and egress upgrade options for the new development, namely the condition of Mesquite and Elm. Additionally keep the town climate as it currently stands without townhomes or multifamily (apartment) zoning.

Respectfully,



Jacob N. Rice

3/6/2023



Kristi M. Rice

3/6/2023



PUBLIC HEARING

**Approval of New Short-Term Rental, Uptown Blanco Retreat House
at 514 3rd Street (Owner: Uptown Blanco, Ltd.).**

PUBLIC HEARING

Approval of New Short-Term Rental, Colin and Myra Corbett
at 1333 Sunset Ridge (Owner: Colin and Myra Corbett).

PUBLIC HEARING

Approval of New Short-Term Rental, Aqua Blu
at 413 9th Street (Owner: Roi Biton).

PUBLIC HEARING

Approval of New Short-Term Rental, The Betty Lou House
at 202 Hackberry Street (Owner: David Byrd).

PUBLIC HEARING

Approval of Special Use Permit for a C1 Zoning for 808 Main Street
(Owner: Roi Biton)

PRESENTATION 1

Presentation from Belt Harris Pechacek, LLLP
for fiscal year 2021-2022 Audit
(Rebecca Reynolds/Ben Cohen).

STAFF
CITY HALL

**STAFF
POLICE
DEPARTMENT**

CONSENT
ITEM #1

**SPECIAL MEETING
OF THE GOVERNING BODY OF
THE CITY OF BLANCO**

**Meeting Minutes
February 7, 2023**

A special meeting of the City Council, City of Blanco, Texas was held on February 7, 2023, at 6:00 pm at the Byars Building, 300 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:01 pm by Mayor Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Barron, and Council Members McClellan, Smith and Thrailkill. Council Member Divine was absent.

City staff present: Warren Escovy, Laurie Cassidy, Sasha Ricks, and Chief Scott Rubin.

Mayor Lumpee made the following announcements:

- The City of Blanco and Waste Connections will be holding a curbside cleanup on Saturday, February 11th; residents should place their items at the curb by 7 a.m. A maximum of four cubic yards of acceptable residential bulky items will be collected.
- Utility bills were mailed out on Jan. 25, but the ice storm caused delays with mail at the Post Office. Bills should be arriving in mailboxes soon and are still due on the 10th.
- Gem of the Hills is having an open house on Feb. 11 from 10:30- 12
- Flavor Affair, a night of unforgettable connection & cuisine on Feb. 11, from 7-9
- The last day to file an application for a place on the May 6, regular election ballot is Feb. 17
- Blanco Chamber of Commerce's Mardi Gras Banquet & Ball will be held on Feb. 18 at 6
- Blanco PTO's Sweetheart Dance will be on Feb. 18 from 5:30-8 at Twin Sisters Dance Hall
- Blanco Youth Baseball & Softball will be having a bowling fundraiser on Feb. 18 at the Blanco Bowling Alley
- Blanco Indie Film Nite will be on Feb. 25 from 6-9 at Gem of the Hills
- Christensen Gallery will have its grand opening on Feb. 25 from 5-9 pm
- There will be a total eclipse of the sun on April 8, 2024

Public Comments:

- Laurie Cassidy received an email from Libbey Aly, Executive Director with Blanco Chamber of Commerce. Libbey could not be in attendance at the Council meeting due to the Chamber meeting but wanted to express her support for Waste Connections, waste collection services. She said they have been an amazing partner and great supporters of community events. She highly encouraged the Council to continue their partnership with Waste Connections.
- Vicki Ralph with Waste Connections spoke to the Council and thanked them for the opportunity to provide waste collection services to the Blanco residents and would love to continue the partnership with the City.

- Laura Swinson spoke regarding the Council vacancy and again expressed her desire and willingness to serve the residents and fill the vacant council seat. She said she feels great groundwork is being laid and would like to be a part of it. She has served on many committees in Blanco including Blanco Wheels and Feet, Planning & Zoning Commission. If appointed to Council, she would listen to citizens' concerns and she thanked Council for considering her.
- Craig Rice, lives in Blanco, spoke regarding filling the vacancy on council. He has a lot of experience with roads, transportation, water and wastewater that he could use to help the community out.
- Karlis Ercums IV, Hill Country Waste Solutions, Spring Branch, started family business six years ago with a big focus on service. Just began serving residents of the City of Johnson City in June. Started with one truck and are now serving over 20,000 customers.
- Karlis Ercums III, CEO, Hill Country Waste, has been in business 42 years, 400 employees, lives and does business in the Blanco area. Would love the opportunity to serve the residents of Blanco.

Presentation:

Chief Scott Rubin gave an update on the School Resource Officer (SRO). Blanco County received \$20,000 to use for SRO, fully funded additional officer to be added 20 hours per week. The two officers will rotate campuses.

Old Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Possible Action on Approval of an Election Services Contract between the City of Blanco and the Blanco County Elections Officer for the May 6, 2023, Uniform Election and Related Services. A motion was made by Council Member Smith to continue with our services as is and not contract with the county. The motion was not seconded and did not pass. **A motion was made by Mayor Pro-Tem Barron to contract with Blanco County, seconded by Council Member Thrailkill, motion carried 3-1 with Council Member Smith opposed.**
2. Consideration, Discussion and Take Possible Action on Single City Council Position Vacancy and Related Holdover Status. We have four applicants, three who are present at the meeting tonight. Council Member Thrailkill said his desire is to leave the vacancy and hold a special election in May to fill the unexpired term. He is also in favor of appointing Ryan Moses to the vacant seat. **A motion was made by Mayor Pro Tem Barron to appoint Laura Swinson to fill the vacant seat, seconded by Council Member Smith, all in favor, motion carried 3-1 with Council Member Thrailkill opposed.**

**Laurie Cassidy, City Secretary, Oath of Office – Laura Swinson was sworn in.
Welcome**

3. Consideration, Discussion, and Take Possible Action on Approval of Updates to the Personnel Policy (Sasha Ricks, Finance Director). Mayor Lumpee said this has been discussed at the past couple of meetings. She has reviewed with staff and is in favor of these changes. Council Member Thrailkill spoke and has an issue with drug testing requirement. After much discussion with the Council a motion was made.

A motion was made by Mayor Pro-Tem Barron to approve the updates to the personnel policy as presented, seconded by Council Member McClellan, all in favor, motion carried unanimously.

4. Consideration, Discussion and Take Possible Action on Approval of Fundview Customer Portal for Utilities and Court Online Payments at a Cost of \$3,400.00. Sasha spoke regarding the citizen's need for the customer service Fundview portal **A motion was made by Council Member Thraikill to approve the Fundview customer portal for utilities and court online payments at a cost of \$3,400, seconded by Council Member Smith, all in favor, motion carried unanimously.**
5. Consideration, Discussion and Take Possible Action on Possible Amendment to Ordinance 2022-O-005 Short-Term Rentals. Warren Escovy spoke on the STR Ordinance. Warren Escovy spoke regarding the administrative process. If the STR permit already meets the requirements for 1) correct zoning, 2) no adverse effect on any property within one thousand (1000) feet of the affected property, and 3) will not result in permitting more than 10% of the dwelling units in a city block, let the staff approve without permit requestor having to wait extended time to go before Planning & Zoning Commission and City Council. The council discussed and they feel the residents need to be notified by mail prior to approval and issuance of any and all new permits. **A motion was made by Council Member Smith to not approve the amendment to the Short Term Rental ordinance, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**

New Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion and Take Possible Action on Approval of Ordinance 2023-O-001 General Election Order, Providing for the Holding of a General Election on May 6, 2023, for the Purpose of Electing One Mayor and Two Council Members. **A motion was made by Mayor Pro-Tem Barron to approve Ordinance 2023-O-001 General Election Order, Providing for the Holding of a General Election on May 6, 2023 for the Purpose of Election one Mayor and Two Council Members, seconded by Council Member Smith, all in favor, motion carried unanimously.**
2. Consideration, Discussion and Take Possible Action on Possible Amendment to Lighting Ordinance 2018-O-008 (Wayne Gosnell). Wayne Gosnell spoke regarding the current lighting ordinance. This amendment would change all Correlated Color Temperature (CCT) requirements from 3,000K maximum to 2700K maximum. Rationale: The lowered Kelvin temperatures were requested by a member of the Blanco City Council and endorsed by the Blanco County Friends of the Night Sky. **A motion was made by Council Member Smith to approve the amendment to the outdoor lighting Ordinance 2018-O-008, changing maximum Kelvin to 2700K, seconded by Mayor Pro-Tem Baron, all in favor, motion carried unanimously.**
3. Consideration, Discussion and Take Possible Action on Approval for the City to issue a formal Request for Proposal to Vendors for the collection of delinquent Municipal Court fees & fines as provided by Amended Article 103.0031 of the Texas Code of Criminal Procedure. Warren spoke regarding the need to go out for RFP for a new court fees and fines collection services vendor. The City lost their current vendor during the upgrade to the new software program, Fundview. **A motion was made by Council Member Thraikill to direct staff to proceed with RFP for collection of delinquent municipal court fees and fines, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**

4. Consideration, Discussion and Take Possible Action on Amendment to Construction Contract Between City of Blanco and Associated Construction Partners, Ltd. (ACP) and Approval of Change Order No. 8, Time Extension of 253 Calendar Days. **A motion was made by Council Member Smith to Approve the Zero Cost Change Order No. 8, to provide a Time Extension of 253 Calendar Days due to material and supplies delays beyond the contractors control, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
5. Consideration, Discussion and Take Possible Action on Award of Franchise Agreement for the Collection, Hauling and Disposal of Municipal Solid Waste. Warren spoke regarding the two bids received. Mayor Pro-Tem Barron asked about recycling, is it an all or nothing deal? Vicki Ralph with Waste Connections spoke and said recycling is all or nothing based on a cost basis. For Hill Country recycling (paper, plastic, cardboard) it can be on an individual basis. The council discussed recycling, and cost comparisons. Need an annual bulk pick up. Exclusive roll off service, was previously in old contract but is no longer part of the contract (took it out due to timing on delivery of product (was coming out of Austin, have now taken it back) Council Member Smith said it is in the best interest of the City to utilize the best value. Council Member Thraikill asked what term we are looking at, five years? **A motion was made by Mayor Pro-Tem Barron to award contract to Waste Connections under Option No.2 for a five year term to include annual bulk pick up, and exclude roll off service from the contract, seconded by Council Member Smith, all in favor, motion carried unanimously.**

Closed regular meeting at 7:45 pm and convened into executive session.

Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Sections 551.071, 551.072, and 551.074.

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding City Council Vacancy and Related Holdover Status.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Contract Completion.
3. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.
4. Texas Government Code Section 551.071 (Consultation with City Attorney), and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Water and Wastewater Treatment Plant Operation and Maintenance Agreement between the City of Blanco and Inframark LLC, and related issues.
5. Texas Government Code Section 551.071 (Consultation with City Attorney), and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding TCEQ TPDES Permit and related issues.

Closed executive session at 9:02 pm and convened into regular meeting.

Items 1-5: No Action Taken

Adjournment:

A motion was made by Council Member Smith to adjourn the meeting, seconded by Council Member McClellan, all in favor.

The meeting was adjourned at 9:03 pm.

Respectfully submitted,

Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2023.

CONSENT
ITEM #2

**REGULAR MEETING AND PUBLIC HEARING
OF THE GOVERNING BODY OF
THE CITY OF BLANCO**

**Meeting Minutes
February 14, 2023**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on February 14, 2023, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:01 pm by Mayor Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Barron, and Council Members McClellan, Thrailkill, and Swinson. Council Member Smith was absent.

City staff present: Warren Escovy, Laurie Cassidy, and Chief Scott Rubin.

Mayor Lumpee made the following announcements:

- Happy Valentine's Day. Thank you for celebrating this holiday with us tonight.
- The City is extending the late fee from February 10th to Wednesday, Feb 15th at 8 a.m. for Jan. utility bills. Bills must be in by 8 a.m. to avoid a late fee.
- City offices will be closed on Monday, Feb. 20, in observance of Presidents' Day.
- There will be live music at the Back 40 this Wed. Feb. 15 from 6-8
- Red Bud has trivia night every Thursday starting at 6
- Blanco Chamber of Commerce's Mardi Gras Banquet & Ball will be held on Feb. 18 at 6
- Blanco PTO's Sweetheart Dance will be on Feb. 18 from 5:30-8 at Twin Sisters Dance Hall
- Blanco Youth Baseball & Softball will be having a bowling fundraiser on Feb. 18 at the Blanco Bowling Alley
- Blanco Indie Film Nite will be on Feb. 25 from 6-9 at Gem of the Hills
- Christensen Gallery will have its grand opening on Feb. 25 from 5-9 pm
- Blanco CoAPT's Wellness Fair will be held on Wed. Mar. 1 from 4-6 at the high school cafeteria.
- Friends of the Blanco Library will have their annual Dinner & A Movie event on March 2 at the Old Blanco County Courthouse. Doors open at 5:30 and dinner will be served at 6.
- There will be a ribbon-cutting ceremony at Clinica Familia on Mar. 2 at 4.
- There will be a ribbon-cutting ceremony at Fairview Coffee Shop on Mar. 3 at 4 p.m.
- Milam & Green re-opening event on Mar. 4 from 11 a.m. to 6 p.m.
- The next reading between the wines event will be on Mar. 8 from 5:30-7 at the library.
- Thank you for voting for the Christmas Parade as the best parade in the county.

Public Comments:

- None

Proclamations:

- George Washington's Birthday Proclamation was read by Blair G. Rudy.
- American Red Cross Month – March 2023 Proclamation was read by Mayor Lumpee

Opened Public Hearing at 6:13 pm

Public Hearing:

1. Approval of Proposed Amendment to Planned Development District (PDD) No. 2020-O-013
Project: Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants, Ltd., Phase 2).
 - Gail McClellan resident at 1510 Greenlawn, spoke against the Los Altos PDD regarding legality during COVID, little movement going on. Would like to see the development nullified. Promised to enhance the neighborhood, ordinance specific to design and size., the revisions compromise this due to decreased home size, 1,200 sq ft does not work.
 - Stephen Doster, resident at 12 Elm Street, spoke in support of the Los Altos PDD development. Blanco is lacking housing, people would love to move here, development should welcome more people. Wonderful size, likes the idea of this being available to more people. Would be great for retirees, pricing more reasonable.
 - Alison Lieser, resident at 1519 Mesquite Street, spoke against the Los Altos PDD saying lowering the square footage is poor planning or bait and switch, come and ask for a variance instead, needs to be a positive change. Lowering the price point detracts from the original benefit, small lots with small home, developer should adapt their plan, not ask the city, smaller home will not attract, not beneficial to Blanco.
 - Susan Moore, resident at 390 Blanco Avenue, spoke against the Los Altos PDD development, 1,440 sq ft to 1,200 sq ft, family of 4 in the area, going to be crowded, lot of discussion in 2020, city gave a lot. The developer said they would start at around \$220,000 to attract young business people, married couples and retirees. Going to have a lot of turnover, HOA to help continue to keep together and keep property values up. Might have to go up on its prices and keep at 1,440 sq ft., asking Council to wait and vote with full council present.
 - Wendy Smith, property owner at 1009 Greenlawn (within 200' of Los Altos PDD), spoke against the amendment to the PDD. Greenspace should be part of development. 1,200 sq ft not a lot of room for 4 people. Long time Blanco resident, wants to keep Blanco small, why are we bringing more people in?
 - Martha Gosnell, resident at 1374 River Run, said thank you for the red cross proclamation! She also spoke in favor of the Los Altos PDD. There is a green space/open space with picnic tables inside the development. She said the smaller houses would make the lot look bigger, not smaller. She grew up in a smaller home and this does work for families.
 - Julie Alexander Shacklett, 301 4th Street, spoke thanking people in support of the Los Altos PDD development. She presented a PowerPoint presentation addressing neighbors' concerns and said it will be a beautiful development.

Closed Public Hearing at 6:33 pm.

Presentation:

1. Review of the HUD Section 3 Presentation for the TxCDBG Lift Station Contract #7220040
Presented by Janell Foster, Langford Community Management Services (via Google Meets).

Staff Presentations:

- City Hall, Warren Escovy, City Administrator discussed the recent ice storm, city had Waste Connection complete a bulk trash pick-up of debris on February 11. He also discussed the extension of time to pay water bill, late fee waived if paid by Wednesday, February 15 at 8:00 am. Titan Milling began street repairs on Mesquite Street. He spoke regarding the Lift Station project and the water treatment plant (hope to have operational by March 31). Next he spoke about the timeline of city projects, upcoming projects include 281 overlay, new PDD submittal and short-term rental applications. Lastly he discussed financials to be posted quarterly, the 2022 audit is complete and will be presented at the next council meeting.
- Police Department, Chief Rubin presented the 2022 Annual Report.

Consent Agenda: *The following items may be acted upon in one motion.* No separate discussion or action is necessary unless requested by the Mayor or a Council Member, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the January 10, 2023, Regular Meeting.

A motion was made by Mayor Pro-Tem Barron to approve the minutes of the January 10 regular meeting as presented, seconded by Council Member Thrailkill, all in favor, motion carried unanimously.

New Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion and Take Possible Action on Approval of Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants, Ltd., Phase 2). Warren spoke regarding amendment to home size from 1,400 square feet to 1,200 square foot minimum. Mayor Pro-Tem Barron asked development if homes will be spec or custom. They will be simi spec, the first one will be a spec home for marketing purposes. The floor plan may be the same but exterior and elevations will all be different. The first home will be on Lot 10. 3 concept plans, 1200 sq ft, \$350,000, 1440 around \$450,000. The council discussed in detail the challenges through COVID and the cost increases of labor and materials. **A motion was made by Council Member Thrailkill to table item until full council is present, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2023-O-004, Authorization and Direction of the City Administrator and the City's financial advisor to prepare and circulate a request for financing to financial institutions in connection with the private placement of a Tax Note to fund certain City water and wastewater improvements, to include the CDBG Lift Station (7220040) project, for consideration at the April 11, 2023 City Council Meeting (Warren Escovy, City Administrator). Warren Escovy spoke regarding the tax note ordinance in an amount not to exceed \$1.4 million for consideration and adoption. A resolution to fund a gap in expenses between the TDA grant and the overall cost was approved for \$1.2 million on December 20, 2022. The city administration and our financial advisor are asking the council to allow staff to go out and solicit a tax note to exceed the gap but to not exceed \$1.4 million. The staff's recommendation is for the Council to approve the ordinance to fund improvements at the wastewater lift station. Mayor Pro-Tem Barron said we are very optimism we will get funding from the Texas Water Development Board, need to follow their requirements so we do not lose their funding. Warren said the Tax Note is only for seven years, have been working with TWDB to meet the requirements.

Council Member Thraikill said he visited the current lift station and it is critical infrastructure that is in less than sorry state and in the flood plain.

A motion was made by Mayor Pro-Tem Barron to approve Ordinance 2023-O-004, Authorizing and Directing the City Administrator and the City's financial advisor to prepare and circulate a request for financing to financial institutions in connection with the private placement of a Tax Note to fund certain City water and wastewater improvements, to include the CDBG Lift Station (7220040) project , seconded by Council Member Thraikill, all in favor, motion carried unanimously.

3. Consideration, Discussion and Take Possible Action on Approval of Accepting Donated Little Free Library to be placed in Bindseil Park. Elizabeth Hoff, Blanco ISD District Librarian, spoke regarding the little free library. She said there is lots of support from local businesses and she will be checking the little library every other week and keeping it stocked with books. Council Member Thraikill and the Mayor have visited with KBB and they are very supportive. The little library will come with zero cost to taxpayers and they will work with KBB on the location in the park. **A motion was made by Council Member McClellan to approve acceptance of the donated little free library to be placed in Bindseil Park, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
4. Consideration, Discussion and Take Possible Action on Approval of Ordinance 2023-O-003 Election Order, Providing for the Holding of a Special Election on May 6, 2023 for the Purpose of Electing One City Council Member to Fill Unexpired Term. **A motion was made by Mayor Pro-Tem Barron to approve Ordinance 2023-O-003 Election Order, Providing for the Holding of a Special Election on May 6, 2023 for the Purpose of Electing One City Council Member to Fill Unexpired Term, seconded by Council Member Thraikill, all in favor, motion carried unanimously.**

Closed regular meeting at 7:17 pm and convened into executive session.

Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Sections 551.071, 551.072, and 551.074.

1. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
2. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.

Closed executive session at 8:03 pm and convened into regular meeting.

Items 1-2: No Action Taken

Adjournment:

A motion was made by Mayor Pro-Tem Barron to adjourn the meeting, seconded by Council Member McClellan, all in favor.

The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2023.

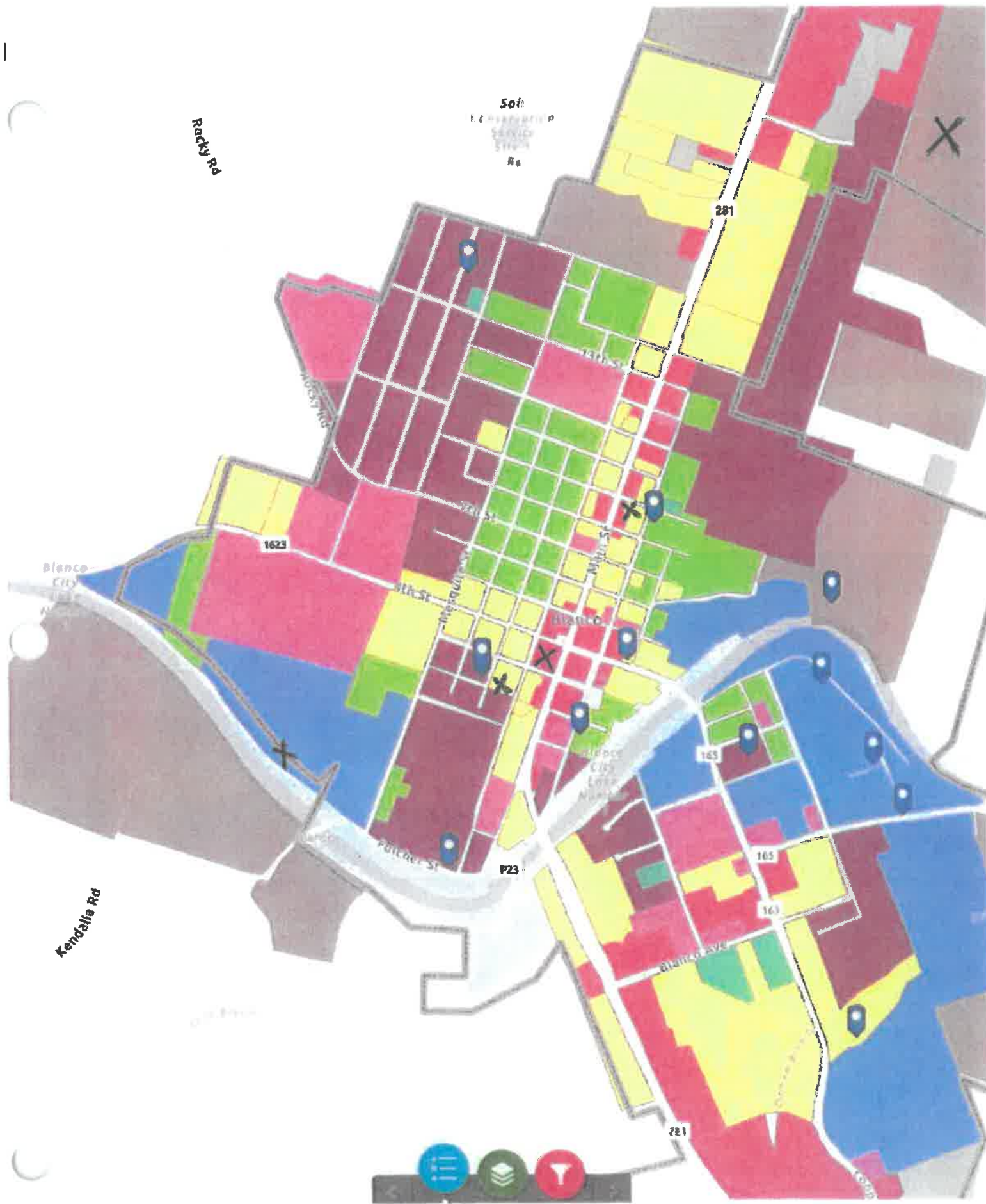
NEW BUSINESS

ITEM #1

(See separate document)

NEW BUSINESS

ITEM #2



📍 - Existing
X - New

**Approval of New Short-Term Rental, LG River House at 1240 River Run
(Owner: Lauren Gautreau).**

Recommendation to DENY

Public Comments:

Bruce Peele – **against**, lives within 1000 ft, violates deed restrictions for no STRs, ordinance says no disruptions which STR would be

Chris Curbow – **against**, lives there 18 yrs, absentee owners, against restrictions

Karen Timmons – **against**, she was the seller of the property and would not have sold if known to be a STR

Wayne Gosnell – **against**, lives next door, violates restrictions, city if approves would knowingly be violating restrictions

Martha Gosnell – **against**, concerned about big parties in the river which is city drinking water

Carl Reeves – **against**, wants the neighborhood preserved and preserve safety:

Jeff Holmes – **against**, will be impacted by STR, not how the neighborhood functions

P&Z comments: Commissioner Varner asked about the deed restriction issue. City Attorney stated it is up to the private owners that are affected to enforce, and not the city. Commissioner Roesch stated commercial activity would have hotel tax. Commissioner DeVincenzo agreed. Vice Chair Carlson called on the owner to speak. Owner was not present. Varner would like to honor the restrictions. Varner made a motion to deny, Mensik seconded, approved unanimously.

R1



PERMIT #: _____

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 9/22/22

Fee: See schedule below (due with application) Paid CK# 3686 CASH _____
CC _____

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: <u>Lauren Gautreau</u>	
HOME ADDRESS: <u>1240 River Run</u>	APT. NUMBER:
CITY, STATE: <u>Blanco, Tx</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>210-878-5788</u> <u>210-445-7075</u>	
EMAIL ADDRESS: <u>Lavrengautreau²⁰@yahoo.com</u>	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: <u>Lauren Gautreau</u>	
ADDRESS: <u>1209 Brushy top trl</u>	APT. NUMBER:
CITY, STATE: <u>Blanco, Tx</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>210-878-5788</u>	
EMAIL ADDRESS: <u>Lavrengautreau 20 @ yahoo.com</u>	

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: <i>Jacob Gautreau</i>	
ADDRESS: <i>1209 Brushy top trl.</i>	APT. NUMBER:
CITY, STATE: <i>Blanco, TX</i>	ZIP: <i>78606</i>
24-HOUR PHONE NUMBER: <i>210-878-5788</i>	
EMAIL ADDRESS: <i>Jakegautreau@gmail.com</i>	

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: <i>LG River house</i>		
ADDRESS AND/OR LOCATION OF REQUEST <i>1240 River Run Lot 7A Blanco, Tx 78606</i>		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): <i>1240 River Run Lot 7A Blanco, Tx 78606</i>		
EXISTING ZONING: <i>R1</i>	NUMBER OF BEDROOMS: <i>3</i>	OCCUPANCY LIMIT: <i>3</i>
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: <i>None</i>		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant: *[Signature]* Date: *9/22/22*

<p>FOR CITY USE ONLY</p> <p>PERMIT #: _____</p> <p><input type="checkbox"/> Update Short-Term Rental List/Map</p> <p><input type="checkbox"/> Life Safety Inspection</p> <p><input type="checkbox"/> Email Financial Dept. Information</p>	<p>FEES:</p> <p>\$300 per permit; to be paid annually</p>
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The Applicant/Owner must provide the following with this application:

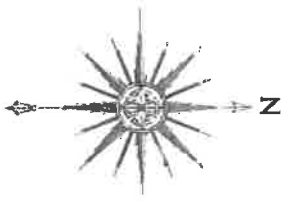
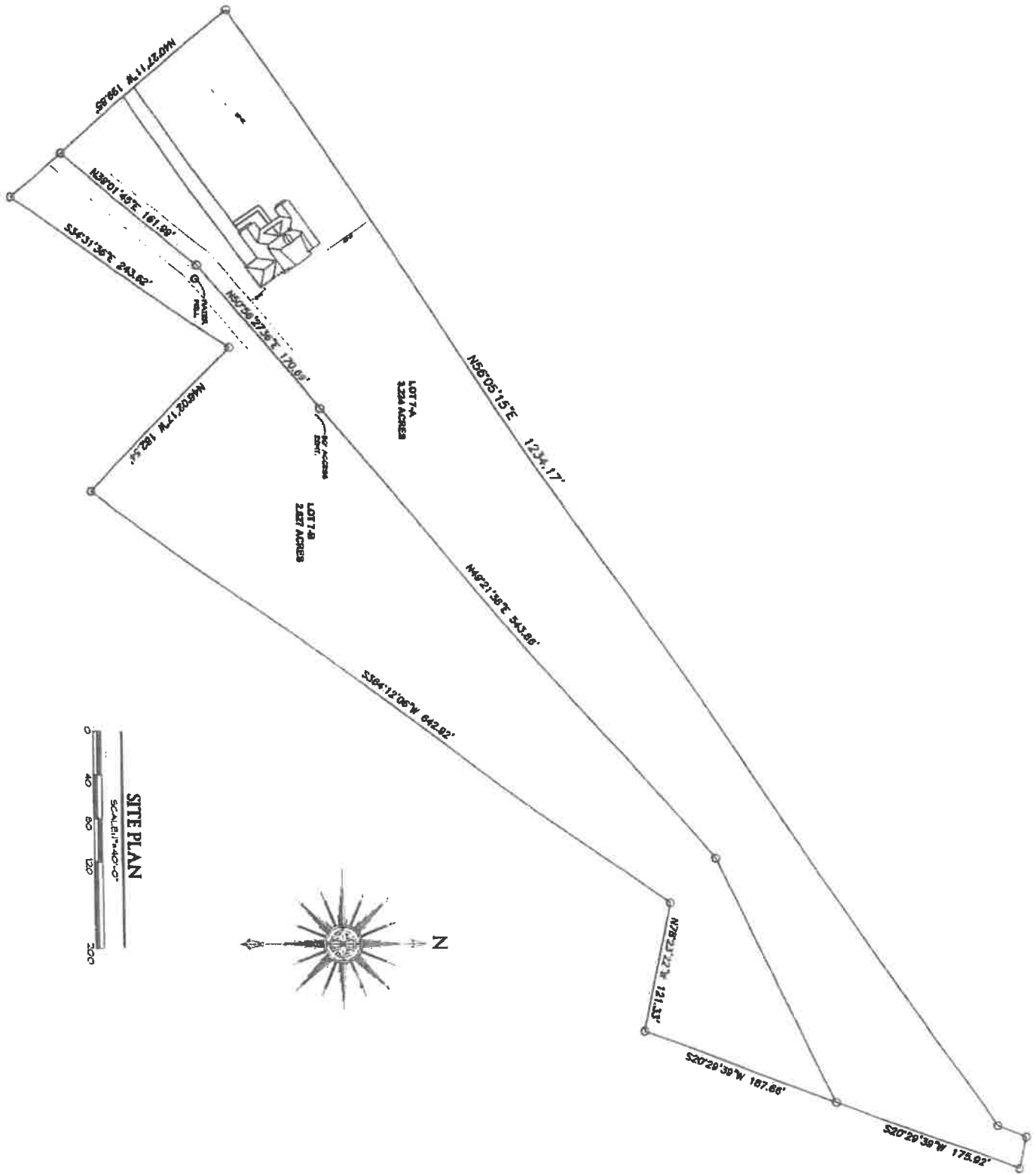
✓	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
W/A	A copy of the floorplan of the existing or proposed structure to include bedroom sizes and dimensions.
	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation.

AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

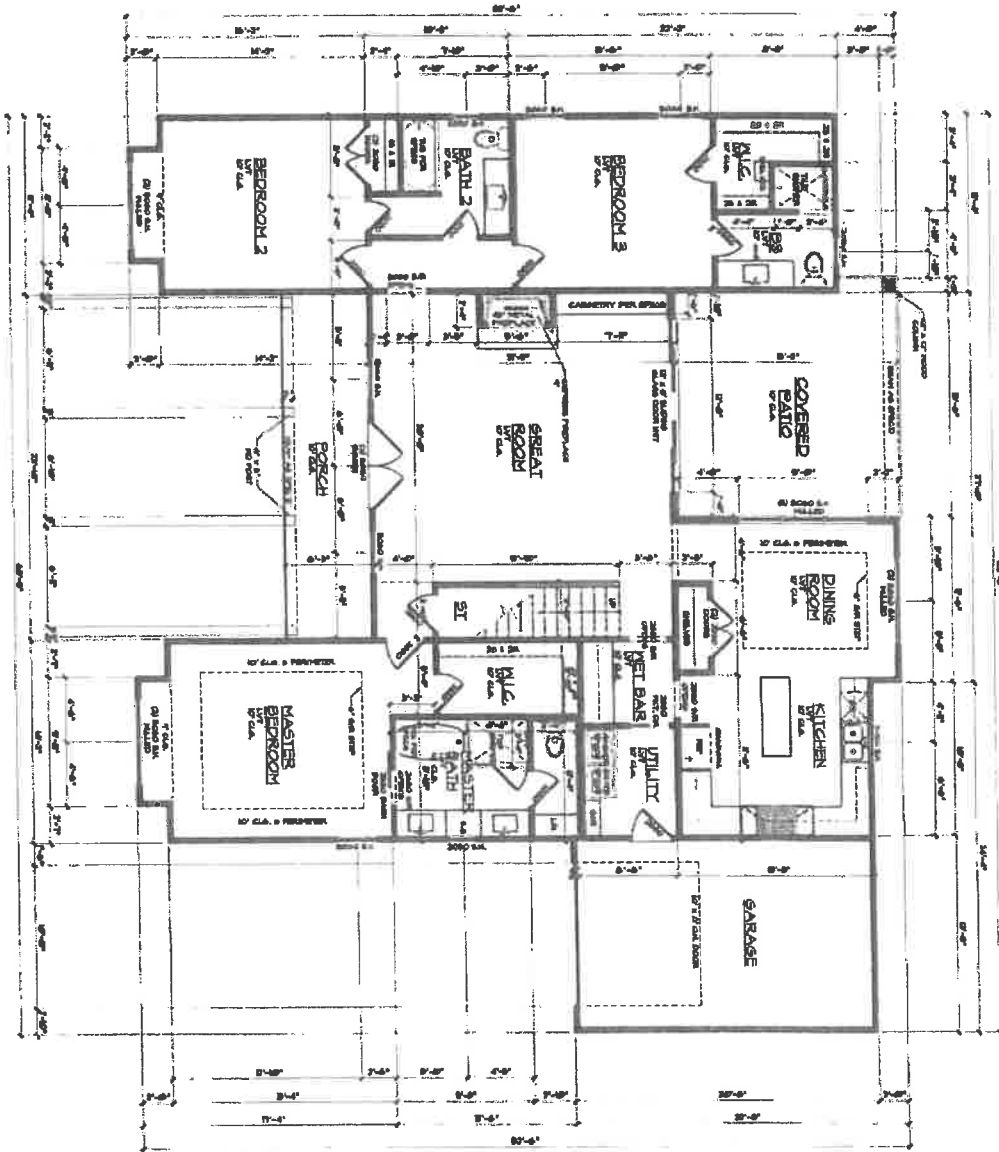
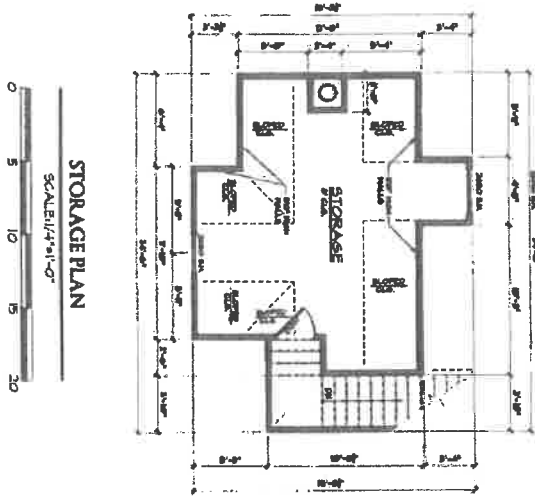
AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if their person applying is a corporation, by an officer.

Signature of Applicant:  Date: _____

City Approval: _____ Date: _____



<h1>A-2</h1>	JOB No.: DATE: AUGUST 15, 2023 DRAWN BY: O.P. CHECKED BY: O.P.	SHEET TITLE site plan	GAUTREAU RESIDENCE		
	<small> This drawing is the property of A.I.B.D. and is not to be used, copied, or reproduced in any form without the written consent of A.I.B.D. All rights reserved. </small>				
	<small> A.I.B.D. is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify all dimensions and bearings before construction. </small>				
	<small> A.I.B.D. is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify all dimensions and bearings before construction. </small>				



<p>A-4</p> <p>Sheet: 4 of 7</p>	JOB No.:	DATE:	August 19, 2002	DRYER TITLE:	<p>GAUTREAU RESIDENCE</p>			
	DRAWN BY:	G.P.	CHECKED BY:	G.P.				<p>floor plan</p>
	<p>DATE: August 19, 2002</p>		<p>SCALE: 1/4" = 1'-0"</p>					
	<p>0 5 10 15 20</p>		<p>0 5 10 15 20</p>					

NEW BUSINESS

ITEM #3

Approval of Proposed Amendment to the Planned Development District (PDD) Ordinance Providing for the Seven Oaks Planned Development District (Owner: M and M Development LLC).

Recommend to TABLE for more information to go back to P&Z

Public Comments:

Candy Cargill – **against**, Realtor, R2 should remain, not area for townhomes, retail and commercial. City can support since the city infrastructure is crumbling underneath us.

Letter from Mike Arnold – **against** as presented, R2 is medium density not high, will increase population by a third, no easy access, high density an issue

Gail McClellan – **against**, several new developments are approved and how is the infrastructure being considered for all this growth at once, septic system, roads, natural resources. Wants a moratorium on building until roads and services are fixed.

Joe Nell Hauss – **against**, chairs on Historical and TXDOT, last thing Blanco needs is a big development, water issues, wants a group to ban together to put a plan in place since many people only want money from the town.

Jan Granburg – **against**, current citizens need the basics first

Sarah Vnippa – **against**, has environmental concerns about property's prior use, needs soil testing first, infrastructure needs to be fixed, sewer issues, and Blanco is currently stressed

Sandra Acosta – **against**, fix infrastructure first, property should remain current zoning

Wendy Smith – **against**, too high density for crumbling infrastructure, sewer seeps in some yards now, encourages moratorium

Andrew Forsberg – **against**, he is a builder and the density is too high, infrastructure issues, chaos with all the construction workers needed in town

Allison Leezer – **against** as submitted, does not align with Blanco, too high density, does not make sense with infrastructure issues, needs more review, not appropriate growth for area

Justin Byars – **against**, neighborhood is residential and should not be municipal or commercial, infrastructure is an issue

P&Z Comments: Commissioners discussed the culvert, other road issues coupled with the high density. Commissioner Roesch thinks it is a well thought out plan and would fit Blanco. Commissioner Varner would like more time to review since this is the first time the P & Z has seen the information. Vice Chair Carlson agrees with a Traffic Study being needed. Roesch suggests including a Traffic Study would be needed, Developer would fix the adjacent roads impacted and provisions in the restrictions for no STRs. Commissioner DeVincenzo thought those would be good suggestions. Mensik likes the commercial and R5 since it would give that area its own community to walk too. City Administrator said the PDD took a lot of work to put together and he could get more information to P & Z since they have a lot of questions. Commissioner Varner made a motion to table, and Commissioner Perkins seconded, approved unanimously to table for more information and review.



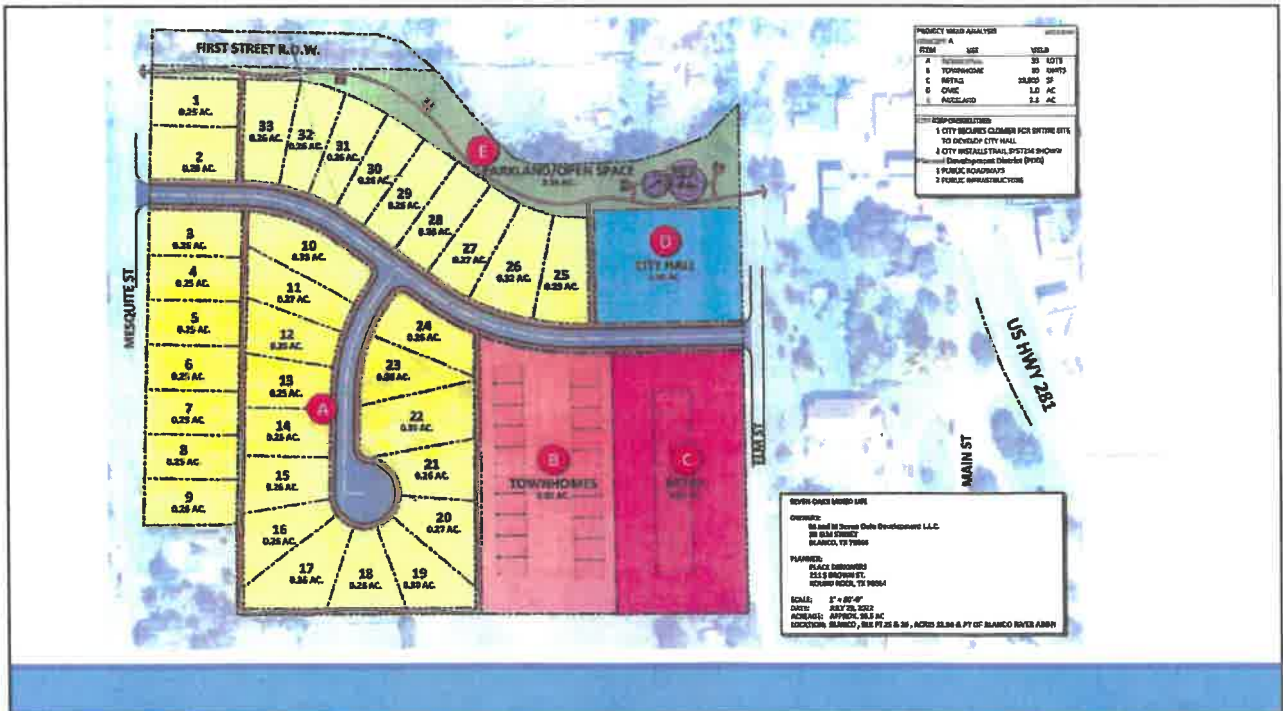
City Administration Seven Oaks Staff Report

WARREN ESCOVY

MARCH 6, 2022

BLANCO CITY COUNCIL

1



2

What is a PDD



3

Specialized zoning, Mixed use



4

Infill, available utilities



5

Focus on quality and improvement

Street improvement. City Hall. City park, trails



6

P&Z responsibility

ADMIN RESPONSIBLTY



7

Recommendation

RECOMMENDATION: City Staff recommends that Planning and Zoning Commission recommend to City Council approval of the PDD with the following conditions:

1. Traffic Impact Study to be submitted during final plat
2. Agree to "participate" in a cost sharing program to help improve the culvert on Elm Street north of the proposed PDD. This program will be approved by City Council and funded before completion of Phase 1 and 2.
3. Additional conditions or recommendations from P&Z

8



WARD 07 SCOTT
MARCH 4, 2023
BLANCO PSZ

NEW BUSINESS

ITEM #4

For City Council notes from P&Z Meeting March 6, 2023

Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3rd Street (Owner: Uptown Blanco, Ltd.).

Recommend approval.

The City Administrator said this STR request is actually a SUP, since located in commercial. Commissioner Varner made motion to approve, Perkins seconded, approved unanimously.

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 06/29/2022

Fee: See schedule below (due with application) Paid CK# 16468 CASH
CC _____

Pd. \$300.00

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: <u>Uptown Blanco Ltd.</u>	
HOME ADDRESS: <u>503 Third St / P.O. Box 1079</u>	APT. NUMBER: <u>—</u>
CITY, STATE: <u>Blanco</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>830-833-1579</u>	
EMAIL ADDRESS: <u>carolyn@uptownblanco.com</u>	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: <u>Uptown Blanco Textile Studio (Ruth Johnson - Manager)</u>	
ADDRESS: <u>317 Main St.</u>	APT. NUMBER: <u>—</u>
CITY, STATE: <u>Blanco, TX</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>830-833-1370</u>	
EMAIL ADDRESS: <u>ruth@uptownblanco.com</u>	

(Moses)

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: <i>Ruth Johnson</i>	
ADDRESS: <i>484 Red Bud Trl.</i>	APT. NUMBER: <i>—</i>
CITY, STATE: <i>Blanco TX</i>	ZIP: <i>78606</i>
24-HOUR PHONE NUMBER: <i>512-497-4895</i>	
EMAIL ADDRESS: <i>ruth@</i>	

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: <i>Uptown Blanco Retreat House</i>		
ADDRESS AND/OR LOCATION OF REQUEST <i>514 Third St.</i>		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): <i>Block 9, Lot 8,9 and part of 10</i>		
EXISTING ZONING: <i>Commercial</i>	NUMBER OF BEDROOMS: <i>4</i>	OCCUPANCY LIMIT: <i>8</i>
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: <i>No Food service offered</i>		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant: *MGAB* Date: *6/29/22*

FOR CITY USE ONLY PERMIT #: <u><i>STR-2022-</i></u> <input checked="" type="checkbox"/> Update Short-Term Rental List/Map <input checked="" type="checkbox"/> Life Safety Inspection <input type="checkbox"/> Email Financial Dept. Information	FEES: Owner-Occupied Property: \$100 per permit application City Resident: \$300 per permit; for first two permits, Non-Resident: \$500 per permit; for first two permits \$1,000 per permit for more than two permit applications by same owner
--	--

The Applicant/Owner must provide the following with this application:

✓	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
✓	A copy of the floorplan of the existing or proposed structure to include bedroom sizes and dimensions.
N/A	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation.

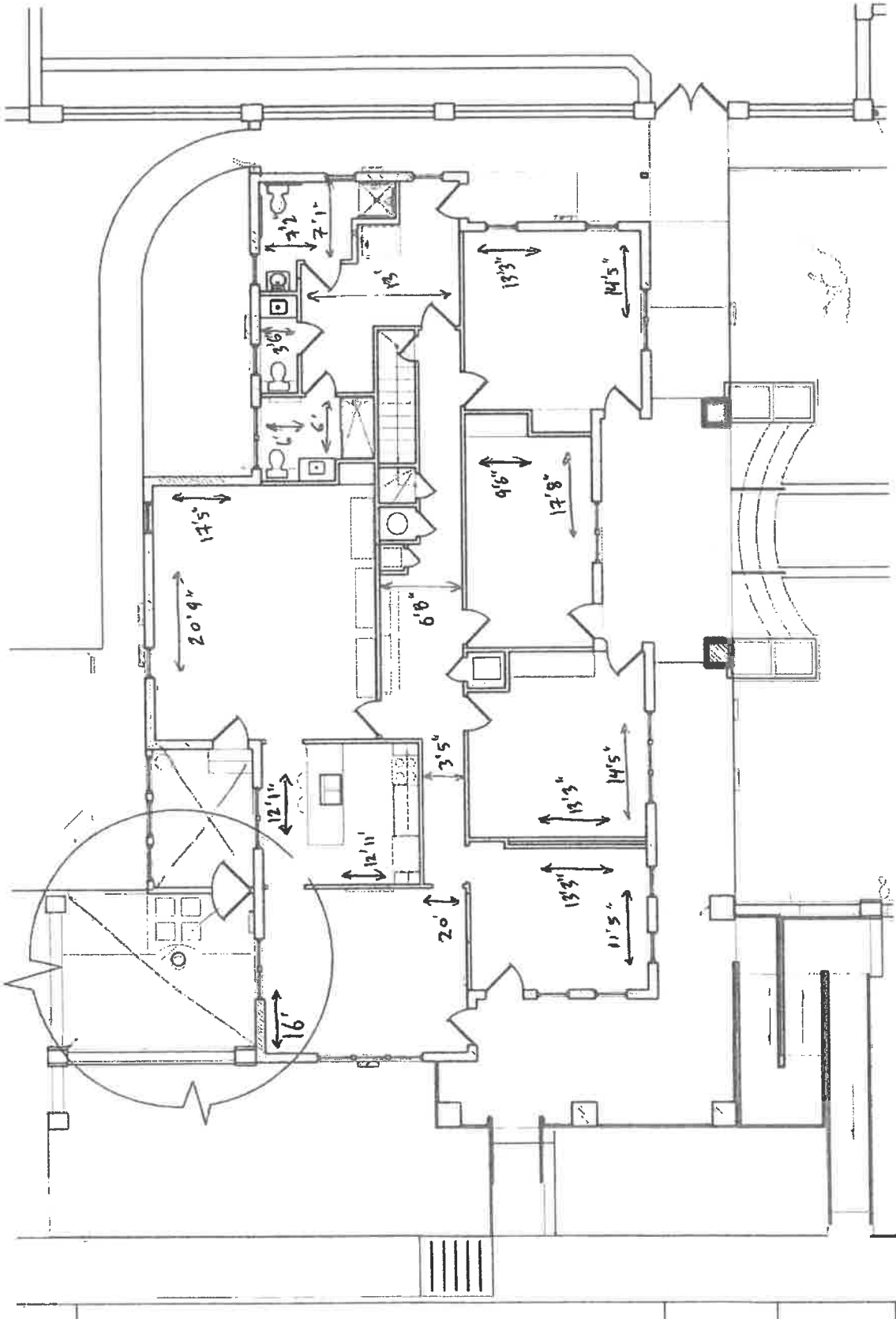
AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if their person applying is a corporation, by an officer.

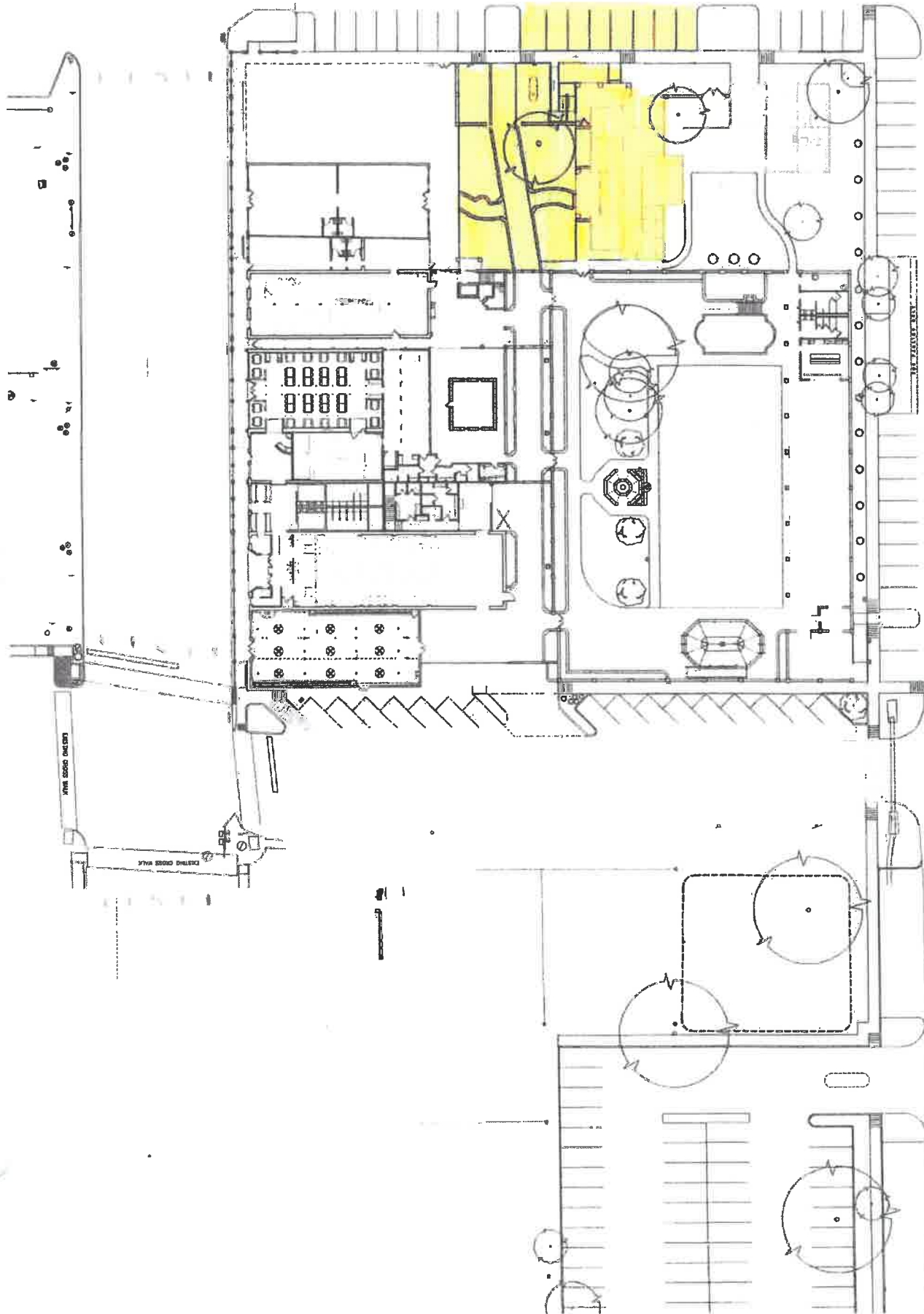
Signature of Applicant: MAK Date: 6/29/22
City Approval: Laurie Cassidy Date: 07/19/2022




1 Floor Plan
 SCALE = 1/8" = 1'-0"



Uptown
Blanco
Retreat
House



Blanco County Fire Inspectors Office – Life Safety Home Inspection Form

Household Information		
Name of Owner(s): <u>UPTOWN</u>	Area Code and Phone Number: <u>830-833-1579</u>	
Home Address: <u>514 3rd St Blanco TX 78606</u>		
Item	Yes	No
1. Is a working smoke detector installed in each sleeping room?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Is a working smoke detector installed in the hallway near the sleeping rooms?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. If the house is more than one story, is a working smoke detector installed at the top of the stairs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Does each sleeping room and living area have at least one of the following secondary means of escape other than the "front" or "back" door of the home? 1. A door, stairway, passage, or hall providing unobstructed travel leading directly to the outside of the dwelling. 2. An outside window no higher than 44 inches above the floor, located within 20 feet of outdoor space accessible to fire department apparatus, and with an opening that is at least 5.7 square feet in area, a minimum of 20 inches wide, and at least 24 inches tall. 3. A non-locking door into an adjoining room that has a means of escape described in A or B above.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Can a person travel from any room of the house to an exit that leads directly outside without having to pass through an interior door that can be locked?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Can all primary exterior exit doors, windows used as a secondary means of escape, and any security bars incorporated with these primary and secondary means of escape be opened from the inside without the use of a key, tool, or special knowledge (security code, combination)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. If the bathroom door is equipped with a lock, can the door be unlocked from the outside during an emergency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Can all bedrooms and living areas above the first floor be accessed by a standard set of stairs?	<input type="checkbox"/>	<input type="checkbox"/>
9. Are all gas, wood, or fuel fired heaters used in the home vented to the outside (unless listed and approved)?	<u>N/A</u>	<input type="checkbox"/>
10. Are heaters, including wood burning or gas log fireplaces, equipped with immovable screens or barriers to prevent contact with open flames and hot surfaces?	<u>N/A</u>	<input type="checkbox"/>
11. Are gas appliances (heaters, water heaters, stoves) equipped with metal tubing and metal connectors?	<u>N/A</u>	<input type="checkbox"/>
12. Are all gas-fired heaters inspected annually by a qualified technician?	<u>N/A</u>	<input type="checkbox"/>
13. Are combustible items (items that burn) stored away from any stove, heater, or fireplace in the home?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Are flammable liquids stored in safety cans and kept away from heat?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Is there an operable five-pound dry chemical fire extinguisher available for use in the kitchen and on every level of the home (if the home has more than one level)?	<input type="checkbox"/>	<input type="checkbox"/>
16. Has a Home Fire Escape Plan been written, practiced, and documented?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Does the electrical system appear to be in good condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signatures		
	<u>Matthew McMain</u>	<u>07/19/22</u>
Inspector	Contact Information	Date Signed

NEW BUSINESS

ITEM #5

For City Council notes from P&Z Meeting March 6, 2023

Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett).

Recommend approval.



RECEIVED

PERMIT #: JUL 22 2022

STR-2022-

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 7/19/2022

Fee: See schedule below (due with application) Paid CK# 2067 CASH
CC _____ Pd. \$300.00

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: COWAN + MYRA CORBETT	
HOME ADDRESS: 1333 SUNSET RIDGE	APT. NUMBER:
CITY, STATE: BLANCO, TEXAS	ZIP: 78606
PHONE NUMBER: 830 387 1044	
EMAIL ADDRESS: PAARLI950@GMAIL.COM	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: SAME	
ADDRESS: 1333 SUNSET RIDGE	APT. NUMBER:
CITY, STATE:	ZIP:
PHONE NUMBER:	
EMAIL ADDRESS:	

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: <u>SAME</u>	
ADDRESS:	APT. NUMBER:
CITY, STATE:	ZIP:
24-HOUR PHONE NUMBER:	
EMAIL ADDRESS:	

SECTION 4: PROPERTY INFORMATION

Property ID# 22435

NAME OF SHORT-TERM RENTAL: <u>SAME</u>		
ADDRESS AND/OR LOCATION OF REQUEST		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN):		
EXISTING ZONING: <u>AG</u>	NUMBER OF BEDROOMS:	OCCUPANCY LIMIT:
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS:		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant:  Date: 7/19/2022

FOR CITY USE ONLY	
PERMIT #: _____	FEES:
<input checked="" type="checkbox"/> Update Short-Term Rental List/Map	\$300 per permit; to be paid annually
<input type="checkbox"/> Life Safety Inspection	
<input type="checkbox"/> Email Financial Dept. Information	

The Applicant/Owner must provide the following with this application:

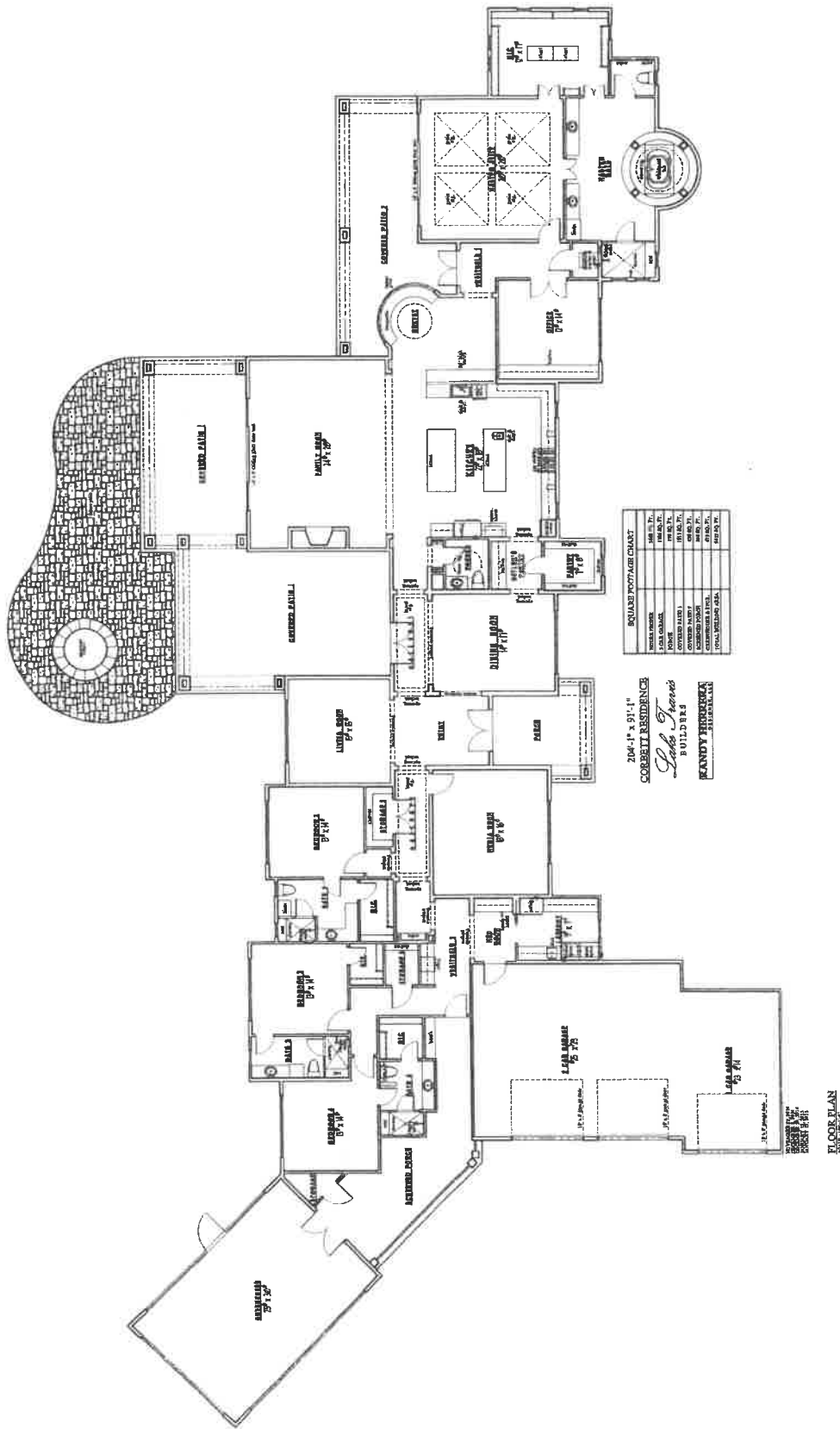
	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
✓	A copy of the floorplan of the existing or proposed structure to include bedroom sizes and dimensions.
N/A	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation.

AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if the person applying is a corporation, by an officer.

Signature of Applicant:  Date: 7/19/2022

City Approval: _____ Date: _____



FLOOR PLAN

NEW BUSINESS

ITEM #6

For City Council notes from P&Z Meeting March 6, 2023

Approval of New Short-Term Rental, Aqua Blu at 413 9th Street (Owner: Roi Biton). Owners said this is a duplex.

Recommend approval.

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 8-18-2022

Fee: See schedule below (due with application) Paid CK# _____ CASH _____
CC \$300.00 pd.

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: <u>Roi Biton</u>	
HOME ADDRESS: <u>808 main st</u>	APT. NUMBER:
CITY, STATE: <u>Blanco TX</u>	ZIP: <u>78606</u>
PHONE NUMBER: <u>210 383 2404</u>	
EMAIL ADDRESS: <u>Roi.Biton@yahoo.com</u>	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME:	
ADDRESS:	APT. NUMBER:
CITY, STATE:	ZIP:
PHONE NUMBER:	
EMAIL ADDRESS:	


SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: Ayse L Cheslock		
ADDRESS: 807 River Rd	APT. NUMBER: N/A	
CITY, STATE: Blanco TX	ZIP: 78606	
24-HOUR PHONE NUMBER: 206 683 7702		
EMAIL ADDRESS: N/A		

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: Aqua Blu		
ADDRESS AND/OR LOCATION OF REQUEST 413 9th St Blanco TX 78606		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN):		
EXISTING ZONING: R5	NUMBER OF BEDROOMS: 1	OCCUPANCY LIMIT: 2-4
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: BUB Short Term		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant:  Date: 8-18-2022


FOR CITY USE ONLY PERMIT #: STR-2022-015 <input checked="" type="checkbox"/> Update Short-Term Rental List/Map <input checked="" type="checkbox"/> Life Safety Inspection <input checked="" type="checkbox"/> Email Financial Dept. Information	FEES: \$300 per permit; to be paid annually
--	---

The Applicant/Owner must provide the following with this application:

A	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
N/A	A copy of the floorplan of the existing or proposed structure to include bedroom sizes and dimensions.
N/A	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation.

AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if the person applying is a corporation, by an officer.

Signature of Applicant:  Date: 8-18-2020

City Approval: Laurie Cassidy Date: _____

Blanco County Fire Inspectors Office – Life Safety Home Inspection Form

Household Information

Name of Owner(s): Aqua Blue Services ROI BITTON Area Code and Phone Number: 210-383-2404

Home Address: 413 9th St Blanco TX 78606

Item	Yes	No
------	-----	----

- | | | |
|---|-------------------------------------|--------------------------|
| 1. Is a working smoke detector installed in each sleeping room? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is a working smoke detector installed in the hallway near the sleeping rooms? | N/A | <input type="checkbox"/> |
| 3. If the house is more than one story, is a working smoke detector installed at the top of the stairs? | N/A | <input type="checkbox"/> |
| 4. Does each sleeping room and living area have at least one of the following secondary means of escape or "back" door of the home?
1. A door, stairway, passage, or hall providing unobstructed travel leading directly to the outside
2. An outside window no higher than 44 inches above the floor, located within 20 feet of outdoor fire department apparatus, and with an opening that is at least 5.7 square feet in area, a minimum wide, and at least 24 inches tall.
3. A non-locking door into an adjoining room that has a means of escape described in A or B above | | |
| 5. Can a person travel from any room of the house to an exit that leads directly outside without having to pass through an interior door that can be locked? | | |
| 6. Can all primary exterior exit doors, windows used as a secondary means of escape, and any security bars on these primary and secondary means of escape be opened from the inside without the use of a key, tool, or knowledge (security code, combination)?
If the bathroom door is equipped with a lock, can the door be unlocked from the outside during an emergency? | | |
| 8. Can all bedrooms and living areas above the first floor be accessed by a standard set of stairs? | | |
| 9. Are all gas, wood, or fuel fired heaters used in the home vented to the outside (unless listed and approved)? | | |
| 10. Are heaters, including wood burning or gas log fireplaces, equipped with immovable screens or barriers with open flames and hot surfaces? | | |
| 11. Are gas appliances (heaters, water heaters, stoves) equipped with metal tubing and metal connectors? | | |
| 12. Are all gas-fired heaters inspected annually by a qualified technician? | | |
| 13. Are combustible items (items that burn) stored away from any stove, heater, or fireplace in the home? | | |
| 14. Are flammable liquids stored in safety cans and kept away from heat? | | |
| 15. Is there an operable five-pound dry chemical fire extinguisher available for use in the kitchen and on every level (if the home has more than one level)? | | |
| 16. Has a Home Fire Escape Plan been written, practiced, and documented? | | |
| 17. Does the electrical system appear to be in good condition? | | |

CITY OF BLANCO
300 PECAN STREET
BLANCO, TX 78606
830 633 4525

PAYMENT

Ref #: 1883386
Customer ID:
Acc #: *****670S
Payment Amount: \$300.00
Time: 14:11:32 Date: 09/09/2022
Confirmation #: 47626483

* The Payment Amount does not include the Convenience Fee detailed below
I agree to Pay total amount according to card Issuer agreement
X _____

Merchant Copy

CONVENIENCE FEE ACK

Convenience Fee Amount: \$8.25

I acknowledge that my credit card will be charged the Convenience Fee above and that it will appear as a separate line item on my credit card statement.
X _____

Thank-You!

Signatures

<u>CHRIS LEACH</u> Inspector	<u>Aqua Blue Services</u> <u>8452 Fredericksburg RD</u> Contact Information
---------------------------------	---

San Antonio TX 78229

Date Signed
9/9/2022

NEW BUSINESS

ITEM #7

For City Council notes from P&Z Meeting March 6, 2023

Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd).

Recommend approval.

SHORT-TERM RENTAL PERMIT APPLICATION

RECEIVED
NOV 22 2022

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: November 20, 2022

Fee: See schedule below (due with application) Paid CK# 1019 CASH _____
CC _____

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: David Byrd	
HOME ADDRESS: 3115 Springhill Drive	APT. NUMBER:
CITY, STATE: Missouri City, Texas	ZIP: 77459
PHONE NUMBER: 713-417-9945	
EMAIL ADDRESS: 202hackberry@gmail.com	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: David & Laura Byrd	
ADDRESS: 3115 Springhill Drive	APT. NUMBER:
CITY, STATE: Missouri City, Texas	ZIP: 77459
PHONE NUMBER: 713-417-9945 / 281-403-4910	
EMAIL ADDRESS: 202hackberry@gmail.com	

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: David Salazar	
ADDRESS: 33 Silverhorn Drive	APT. NUMBER:
CITY, STATE: San Antonio, Texas	ZIP: 78216
24-HOUR PHONE NUMBER: 832-974-8798 / 210-887-0867	
EMAIL ADDRESS: 202hackberry@gmail.com	

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: The Betty Lou House		
ADDRESS AND/OR LOCATION OF REQUEST 202 Hackberry St, Blanco, Texas 78606		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): LUEDERS ADDITION , LOT 10		
EXISTING ZONING: R5	NUMBER OF BEDROOMS: 3	OCCUPANCY LIMIT: 8
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: N/A		

****I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.**

Signature of Owner/Applicant: _____ Date: _____

<p>FOR CITY USE ONLY</p> <p>PERMIT #: _____</p> <p><input type="checkbox"/> Update Short-Term Rental List/Map <input type="checkbox"/> Life Safety Inspection <input type="checkbox"/> Email Financial Dept. Information</p>	<p>FEES:</p> <p>\$300 per permit; to be paid annually</p>
---	---



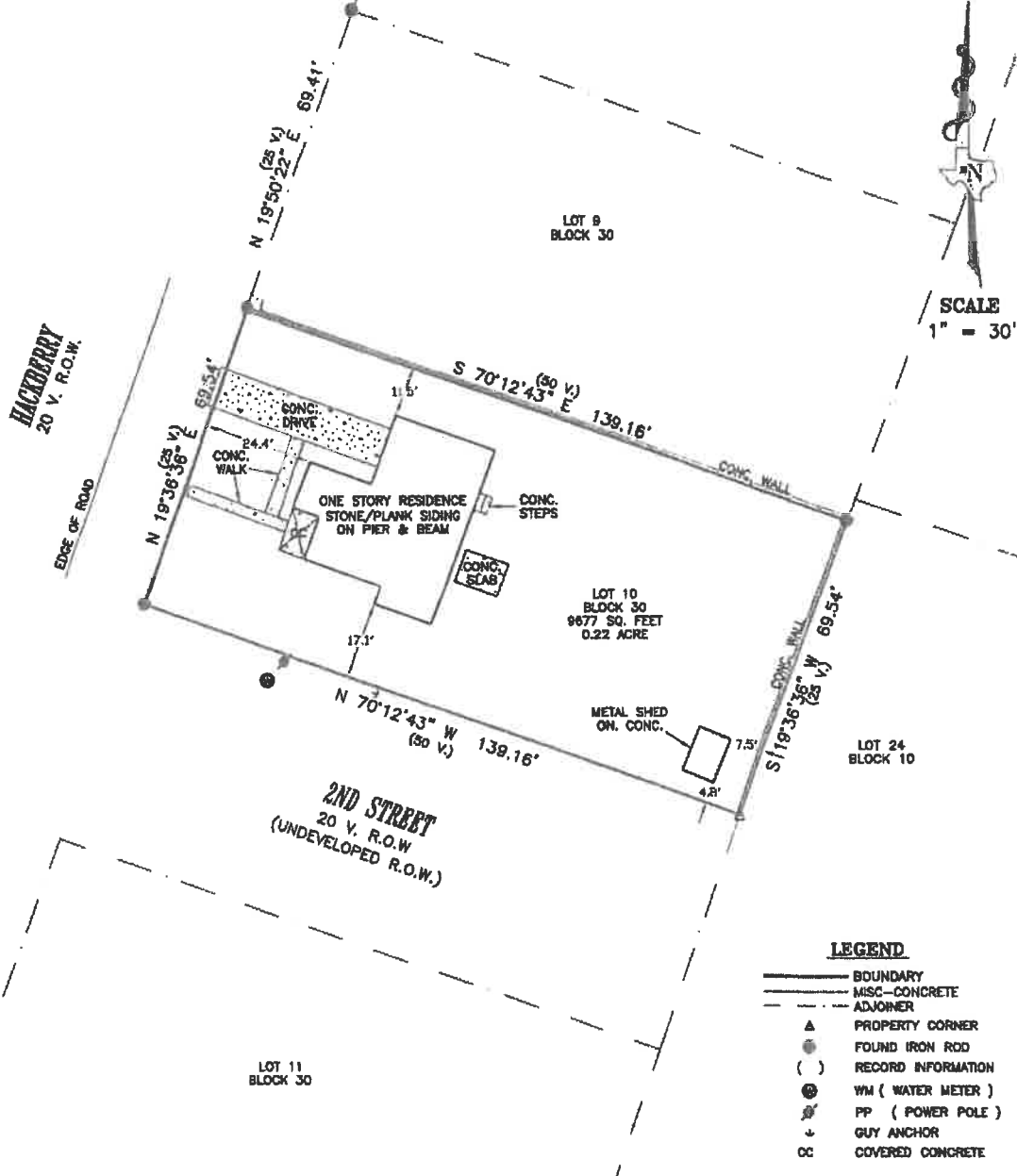
11000 OM Blanco Rd #201
San Antonio, TX 78218
(210)369-8509

BORROWER/OWNER: JOHNNY FURSTATT & VANIA FURSTATT
ADDRESS: 502 HACKBERRY
CITY, STATE, ZIP: BLANCO, TX, 78606
TITLE COMPANY: _____
GP NUMBER: _____



LEGAL DESCRIPTION

LOT 10, BLOCK 30, WILLIE LUDERS SUBDIVISION, IN THE CITY OF BLANCO, BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 87, PAGE 436-436 OF THE DEED RECORDS OF BLANCO COUNTY TEXAS.



SCALE
1" = 30'

LEGEND

- BOUNDARY
- MISC-CONCRETE
- ADJOINER
- ▲ PROPERTY CORNER
- FOUND IRON ROD
- () RECORD INFORMATION
- ⊙ WM (WATER METER)
- ⊕ PP (POWER POLE)
- ⊥ GUY ANCHOR
- CC COVERED CONCRETE

NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
2. THE UNIT OF MEASUREMENT SHOWN ON THE RECORDED SUBDIVISION PLAT IS THE VARA, DESIGNATED BY "V." ON THIS SURVEY. ONE VARA IS APPROXIMATELY 2.778 FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR, ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJOINERS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.



ACCORDING TO FEMA MAP NO. 48031C0110C WITH AN EFFECTIVE DATE OF FEBRUARY 8, 1991 AND A REVISION DATE OF JULY 12, 2001, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

Copyright © 2019 ALLIANCE LAND SURVEYORS LLC. All rights reserved. Improvements shown on this survey may not portray exact shape and size and are for general information purposes.



15000 Old Branch Rd #002
 Van Arman, TX 75840
 409-698-0600

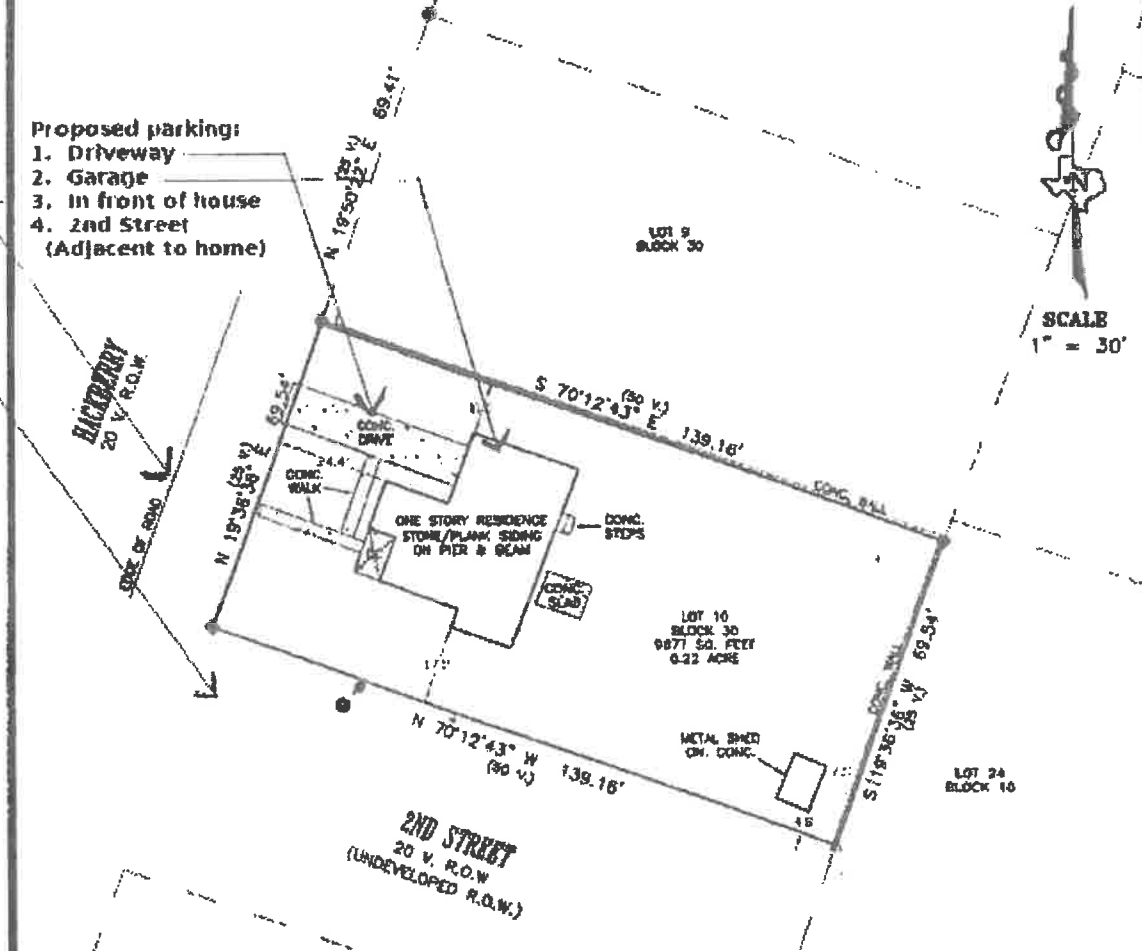
PROPOSED/OTHER: LEGAL SURVEY & TITLE SURVEY
 ADDRESS: FOR RECORD ONLY
 CITY, STATE, ZIP: BLANCO, TX 75806
 TITLE COMPANY: _____
 BY: _____



LEGAL DESCRIPTION

LOT 10, BLOCK 30, KELLIE LUERERS SUBDIVISION, IN THE CITY OF BLANCO, BLANCO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 87, PAGE 406-408 OF THE DEED RECORDS OF BLANCO COUNTY TEXAS.

- Proposed parking:**
1. Driveway
 2. Garage
 3. In front of house
 4. 2nd Street (Adjacent to home)



LEGEND

- BOUNDARY
- CONC-CONCRETE
- ADJACENT
- ▲ PROPERTY CORNER
- ⊕ FOUND IRON BOLT
- () RECORD INFORMATION
- ⊙ WM (WATER METER)
- ⊕ PP (POWER POLE)
- ▲ GUY ANCHOR
- OC COVERED CONCRETE

NOTES

1. ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
2. THE UNIT OF MEASUREMENT SHOWN ON THE RECORDED SUBDIVISION PLAN IS THE VARA, DESIGNATED BY "V." ON THIS SURVEY. ONE VARA IS APPROXIMATELY 2.778 FEET.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ANY INFORMATION REGARDING RECORDED EASEMENTS, SETBACKS AND ADJACENTS THAT MAY AFFECT THE QUALITY OF TITLE MAY NOT BE SHOWN.

This survey is hereby accepted with all easements, setbacks, conflicts, and discrepancies in improvements, boundary lines, and/or land area.

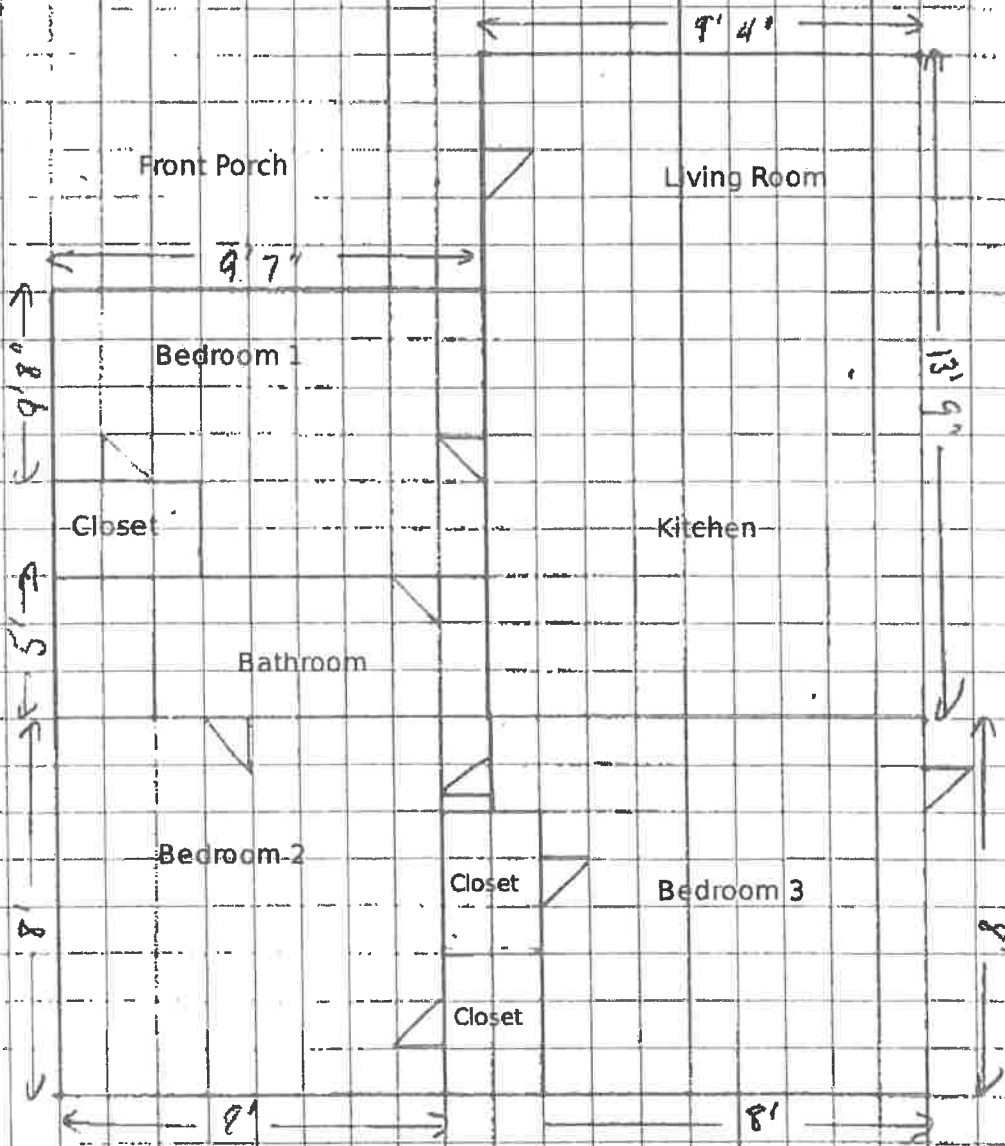
ACCORDING TO FEMA MAP NO. 48051C0110C WITH AN EFFECTIVE DATE OF FEBRUARY 8, 1983 AND A REVISION DATE OF JULY 22, 2001, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.



I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of areas and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Professional Land Surveying.

CAESAR A. GARCIA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5904

STR Application
202 Hackberry Floorplan v1
November 20, 2022

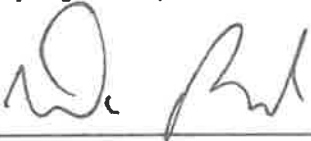


The Applicant/Owner must provide the following with this application:

✓	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
✓	A copy of the floorplan of the existing or proposed structure to include bedroom sizes and dimensions.
N/A	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation.

AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if the person applying is a corporation, by an officer.

Signature of Applicant:  Date: 11-22-22

City Approval: _____ Date: _____

NEW BUSINESS

ITEM #8

Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton)

Recommend to TABLE for more information to go back to P&Z.

City Administrator said this property would be limited to only 5 classic vehicle sales at a time. Commissioner DeVincenzo stated based on the UDC the property did not meet the setback requirements, and there are currently 2 trucks there now parked on the edge of the 281 curb. If the property does meet the UDC Vehicle Sales & Rental requirements, it would need to meet the other requirements for vehicles sales and rental parking lots. City Administrator to review the requirements and get back with P&Z. Commissioner Perkins made a motion to table, Commissioner Varner seconded, approved unanimously to table for further information.



City of Blanco

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

STAFF REPORT: 3/6/23 SUP request

DESCRIPTION: Table 4.2 of the UDC requires that a special use permit be approved by City Council to have vehicle sales or rentals in the C-1 district.

ANALYSIS: The owner/developer Roi Bitton has requested a Special Use permit to allow a car lot at 808 Main Street. This property is zoned C-1 Commercial and is near liquor store, commercial buildings and is on US 281 just south of 9th Street. **The car lot would have to follow all rules of car spacing, ingress and egress and receive a permit from TXDOT for a driveway on to 281.**

FISCAL IMPACT:

There has been one objection from a resident located at 819 Main Street.

RECOMMENDATION: Staff agrees that the basic requirements have been met. Staff recommends that P&Z recommend approval of the application with the conditions listed above

23-00048-01

City of Blanco

Application for Variance Request/Special Use permit

1. Owner Information (the holder (s) of a legal or equitable interest in the Subject Property as shown by the deed records of Blanco County.

Property owner's full legal name: <u>Roi Biton</u>		
Property owner's mailing Address: <u>15434 Fallow River Drive</u>		
City: <u>San Antonio</u>	State: <u>TX</u>	Zip Code: <u>78248</u>
Home Phone: <u>210 3832404</u>	Work Phone:	Cell: <u>210 3832404</u>
Email Address: <u>Roi.Biton@yahoo.com</u>		

2. Applicant Information (a person Seeking approval of an application ; can be the Owner or Designated Representative of the Owner)

<input checked="" type="checkbox"/>	Same as Owner (if checked, skip to Section 3)	<u>Same</u>
Applicant's full legal name:		
Applicant's mailing address:		
City:	State:	Zip Code:
Home Phone:	Work Phone:	Cell Phone:
Email Address:		

3. Designated Contact (the individual who the Owner or Applicant has Chosen to receive all communications on his/her behalf related to the Application):

<input type="checkbox"/>	Same as Owner (skip to section 4)	<input type="checkbox"/>	Same as applicant (skip to Section 4)
Contact name:			
Contact mailing address:			
City:	State:	Zip Code:	
Home Phone:	Work Phone:	Cell Phone:	

4. Additional Information Required Of Business Entities Only:

Is The Owner a Corporation or Partnership? Yes (complete this section) No (skip and go to section 5)

Attach a letter on company stationery, signed by an authorized individual, authorizing the Applicant to file an Application on behalf of the company.

Not Applicable. The Company is serving as the Applicant.

5. Owner's / Applicant's Certification

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

Signature: [Signature]

Date: 2-15-23

Printed Name: Roi Biton

Property Information

1. Owner Information:
 Property Owner's Full Legal Name: Roi Bitan

2. Property Information (the property or tract for which this application has been submitted.)
 911 street address of property (if established)
 Legal Description: 0.181 Acre portion of Block 4 Harrison Sq
 Lot: 18 Block: 4 Subdivision: N/A Sec: Phase:
 If not located in Subdivision: Survey:
 Abstract: Recorded (Vol/Page)

3. Type of Variance being requested

1. Sign
2. Building setback
3. Administrative
4. Special Use
5. Other (please Explain) _____

All Applicants Complete the Following:

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
<u>Zoning</u>	<u>car lot on C1 Zoning</u>	<u>car lot C1 special use</u>

Hardship Findings (attach additional sheets if necessary):

Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:

Describe how strict enforcement of the provisions of the ordinance that are sought to be varied will (A) deny the applicant the privileges or safety commonly enjoyed by neighboring or similarly situated property in the City of Blanco with similarly timed development and (B) deprive the Applicant the reasonable use of his/her land, and that failure to grant this variance would result in undue hardship to the Applicant :

need a certificate of occupancy to get my dealers licence to sell classic speciality cars

Describe how the granting of a variance will not be detrimental to public health, safety, and welfare, will not be injurious to other property, or will not prevent the enjoyment/use of adjacent property owners:

I WILL MEET THE CITY REQUIREMENTS OF SELL 5 CARS AT A TIME ON THIS PROPERTY

Describe how the hardship sought to be avoided is NOT the result of (A) the applicant's own actions (self imposed or self created) and /or (economic or financial hardship)

SELLING CARS OUT OF THIS COMMERCIAL PROPERTY WILL NOT INTERERE WITH THE SURROUNDING BUSINESS OR NEARBY RESIDENS

Describe how the variance will improve the functionality of the property:

BUILDING WILL NOT BE VACANT AND WILL TO PROVIDE OPPURINITY FOR VANDILISM & HOME SQUATTERS

Attach any requested building plans, site plans, plats, surveys, or any other pertinent documents having any importance to this request behind this sheet and list documents and descriptions below:

1. WARREN HAS SITE PLAN AND
- 2.
3. SURVEY FOR THE PROPERTY
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

Owner's/ Applicant's Certification:

I hereby certify and agree to the following:

1. I have carefully read the complete Application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
2. The Owner of the Subject Property, if different from the Applicant, has authorized the submittal of this application.
3. No work in relation to the requested variance may start until such variance is approved by the City Council of the City of Blanco.
4. Variance approval may be revoked if any false statements are made herein.
5. As the Owner of the above property or Duly Authorized Applicant, I hereby grant permission to the City of Blanco, its employees, officers and duly appointed board and commission members to enter the premises to make all necessary inspections and to take all other actions necessary to review and act upon this Application.

Signature: _____

Print Name: Abi Biton

Date 2-15-23

Required Documents for Variance Submittal

1. ✓ Legal description and plat of subject site.
Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper, not letterhead, or the subdivision name with lot and block number.
2. — Map, clearly showing the site in relation to the adjacent streets and distance to the nearest thoroughfare.
3. > Names and Addresses of legal property owners within 200 feet of the block or parcel (this can be obtained at the Blanco County Appraisal District located at 615 Nugent Ave. Johnson City, TX 78636. ~~(830) 838-4013.~~)
4. A completed application.
5. A filing fee of \$750.00 plus \$7.82 per property owner within 200 feet.

ALL APPLICATIONS MUST BE SUBMITTED TO CITY HALL 20 DAYS PRIOR TO THE FIRST MONDAY OF THE MONTH. LATE SUBMITTALS WILL BE SCHEDULED FOR THE FOLLOWING MONTHS PLANNING ND ZONING COMMISSION MEETING DUE TO NOTICE REQUIREMENTS.

NEW BUSINESS

ITEM #9



City of Blanco

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

STAFF REPORT: 3-14-23

DESCRIPTION: Request from City Administrator to Accept a Supplemental Environmental Project (SEP) in lieu of paying a fee of \$97,313.00 to the Texas Commission on Environmental Quality (TCEQ).

ANALYSIS: On a letter dated February 15, 2023 the Mayor received a letter from the TCEQ that a fine of \$97,313.00 would be assessed to the City of Blanco for alleged violations according to an investigation conducted on September 12, 2019. A Supplemental Environmental Project (SEP) has been approved by the TCEQ in lieu of paying a fine. The response letter to the TCEQ details an improvement to the Water Treatment Plant (Backwash Clarifier) that was already in our plans.

FISCAL IMPACT: City would not have to pay the fine. The cost to do the SEP is the cost of the effort for Ardurra to get this action approved by the TCEQ.

RECOMMENDATION: Council should accept a Supplemental Environmental Project (SEP) in lieu of paying a fee of \$97,313.00 to the Texas Commission on Environmental Quality (TCEQ) as requested.



March 7, 2023

Water Section Manager
Austin regional Office
Texas Commission on Environmental Quality
Austin, Texas 78711-3087

Enforcement Division, MC 149A
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

**Re: City of Blanco
Docket No. 2019-1675-MWD-E
Supplement Environmental Project
Notice of Commencement - Backwash Clarifier Improvements**

Dear Mr. Shawn Stewart,

On behalf of the City of Blanco, Ardurra Group, Inc. has compiled the following letter and supporting documents to address the TCEQ Enforcement Case No. 58615; Docket No. 2019-1675-MWD-E Supplemental Environmental Project.

In 2019 the City of Blanco completed design and received TCEQ approval for the 1.0 MGD Water Treatment Plant Improvements Project at the 1015 Fulcher Street WTP facility. The project consisted of taking the entire WTP offline for total reconstruction and rehabilitation. Many, if not all, of the allegations observed are in process of being addressed, or no longer apply, under this facility wide improvements project. Construction on the facility began on January 4, 2021. Construction is anticipated to be complete in the Summer of 2023.

In order to satisfy the requirements of the Supplemental Environmental Project, the City of Blanco is presenting the costs procured associated with construction of the new backwash clarifier. Included with this letter is the construction change order and invoice for the replacement of a new backwash clarifier. Detailed plans, technical specifications, and other supporting documents can be provided upon request.

If you have any questions or comments, please feel free to contact me at 210.822.2232 or by email: BSANDERFER@ARDURRA.COM.

Respectfully,
Ardurra Group, Inc.
TBPE Firm No. F-10053

A handwritten signature in blue ink that reads "Byron Sanderfer".

Byron Sanderfer, P.E.
Public Works Practice Director

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Protecting Texas by Reducing and Preventing Pollution

February 15, 2023

FIRST CLASS MAIL

The Honorable Rachel Lumpee, Mayor
City of Blanco
P.O. Box 750
Blanco, Texas 78606

RE: City of Blanco
TCEQ Docket No. 2019-1675-MWD-E; Permit No. WQ0010549003
Agreed Order Assessing Administrative Penalties and Requiring Certain Actions

Enclosed is a copy of an order issued by the Commission.

Questions regarding the order should be directed to the Texas Commission on Environmental Quality's Enforcement Division at (512) 239-2545 or the Litigation Division at (512) 239-3400. If there are questions pertaining to the mailing of the order, then please contact Amy Davis of the Office of the Chief Clerk at (512) 239-3300.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Gharis".

Laurie Gharis
Chief Clerk

LG/ad

Enclosure

cc: Alex Laje, Enforcement Coordinator, TCEQ Enforcement Division
Betty Sanders, SEP Coordinator, TCEQ Enforcement Division
Misty James, Staff Attorney, TCEQ Litigation Division
Shawn Stewart, Regional Contact, TCEQ Regional Office
Sheldon Wayne, OPIC Attorney, TCEQ Office of the Public Interest Counsel

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

THE STATE OF TEXAS
COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY
OF AN ORDER COMMISSION ON ENVIRONMENTAL QUALITY
DOCUMENT, WHICH IS FILED IN THE PERMANENT RECORDS

FEB 15 2023



OF THE COMMISSION. GIVEN UNDER MY HAND AND THE
SEAL OF OFFICE ON
Laurie Gharris
LAURIE GHARRIS, CHIEF CLERK
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

IN THE MATTER OF AN ENFORCEMENT
ACTION CONCERNING
CITY OF BLANCO;
RN101614386

§
§
§
§
§

BEFORE THE
TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY

AGREED ORDER

DOCKET NO. 2019-1675-MWD-E

I. JURISDICTION AND STIPULATIONS

On FEB 08 2023, the Texas Commission on Environmental Quality ("Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding City of Blanco ("Respondent") under the authority of TEX. WATER CODE chs. 7 and 26. The Executive Director of the TCEQ, represented by the Litigation Division, and Respondent together stipulate that:

1. Respondent owns and operates a water treatment facility located at 1015 Fulcher Street in Blanco, Blanco County, Texas (the "Facility"). The Facility adjoins, is contiguous with, surrounds, or is near or adjacent to state water as defined in TEX. WATER CODE § 26.001(5).
2. The Executive Director and Respondent agree that TCEQ has jurisdiction to enter this Order pursuant to TEX. WATER CODE §§ 7.002, 7.051, and 7.073, and that Respondent is subject to TCEQ's jurisdiction. The TCEQ has jurisdiction in this matter pursuant to TEX. WATER CODE § 5.013 because it alleges violations of TEX. WATER CODE ch. 26 and the rules of the TCEQ.
3. The occurrence of any violation is in dispute and the entry of this Order shall not constitute an admission by Respondent of any violation alleged in Section II ("Allegations"), nor of any statute or rule.
4. An administrative penalty in the amount of ninety-seven thousand three hundred thirteen dollars (\$97,313.00) is assessed by the Commission in settlement of the violations alleged in Section II. Pursuant to TEX. WATER CODE § 7.067, ninety-seven thousand three hundred thirteen dollars (\$97,313.00) of the penalty shall be conditionally offset by Respondent's timely and satisfactory completion of a Supplemental Environmental Project ("SEP") as defined in the SEP Agreement ("Attachment A" - incorporated herein by reference). Respondent's obligation to pay the conditionally offset portion of the penalty shall be discharged upon full compliance with all the terms and conditions of this Order, which includes any payment schedule and the timely and satisfactory completion of all provisions of the SEP Agreement, as determined by the Executive Director.
5. The Executive Director and Respondent agree on a settlement of the matters addressed in this Order, subject to final approval in accordance with 30 TEX. ADMIN. CODE § 70.10(a). Any notice and procedures which might otherwise be authorized or required in this action are waived in the interest of a more timely resolution of the matter.
6. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that Respondent has not complied with one or more of the terms or conditions contained in this Order.
7. This Order represents the complete and fully-integrated agreement of the parties. The provisions of this Order are deemed severable, and, if a court of competent jurisdiction or

other appropriate authority deems any provision of this Order unenforceable, the remaining provisions shall be valid and enforceable.

8. This Order shall terminate five years from its effective date or upon full compliance with all the terms and conditions set forth in this Order, whichever is later.
9. The Executive Director recognizes that Respondent submitted a permit application and obtained authorization to discharge under Texas Pollutant Discharge Elimination System ("TPDES") Permit No. WQ0010549003 by September 12, 2017 (Allegation No. 1.h.).
10. The Executive Director further recognizes that Respondent applied to renew its authorization to discharge under TPDES Permit No. WQ0010549003 by November 12, 2019 (Allegation No. 1.g.).

II. ALLEGATIONS

1. During an investigation conducted on September 12, 2019, an investigator documented that Respondent:
 - a. Failed to provide an effluent flow measuring device to measure flow five times per week, in violation of 30 TEX. ADMIN. CODE §§ 305.125(1) and (5), and 319.5(b), and TPDES Permit No. WQ0010549003, Effluent Limitations and Monitoring Requirements No. 1 and Operational Requirements No. 5.
 - b. Failed to obtain authorization before beginning any change in the permitted facility that may result in noncompliance with any permit requirements, in violation of 30 TEX. ADMIN. CODE § 305.125(1) and TPDES Permit No. WQ0010549003, Permit Conditions No. 2.e. Specifically, a backwash clarifier as the final treatment unit and a discharge pipe directly from the Facility to the Blanco River were identified in the permit but were not present at the Facility. Also, wastes from other parts of the Facility discharged into a sludge lagoon system, but the January 2017 permit application reflected that the lagoon system was abandoned.
 - c. Failed to collect and analyze effluent samples at the intervals specified in the permit, in violation of 30 TEX. ADMIN. CODE §§ 305.125(1) and 319.5(b), and TPDES Permit No. WQ0010549003, Effluent Limitations and Monitoring Requirements Nos. 1 and 2. Specifically, Respondent was not collecting and analyzing effluent samples for total suspended solids and pH for the months of November 2017 through February 2018 and July 2018 through August 2019.
 - d. Failed to submit monitoring results at intervals specified in the permit, in violation of 30 TEX. ADMIN. CODE §§ 305.125(1) and (17) and 319.7(d), and TPDES Permit No. WQ0010549003, Monitoring and Reporting Requirements No. 1 and Other Requirements No. 3. Specifically, the discharge monitoring reports ("DMRs") for September 2017 through August 2019 were not submitted by the 20th day of the following month.
 - e. Failed to prevent an unauthorized discharge of wastewater into or adjacent to any water in the state, in violation of TEX. WATER CODE § 26.121(a)(1), 30 TEX. ADMIN. CODE § 305.125(1) and (5), and TPDES Permit No. WQ0010549003, Permit Conditions No. 2.g. Specifically, wastewater discharged from the Facility's process turbidity metering equipment, across the property, and into the Blanco River.
 - f. Failed to submit a Notice of Completion Form 20007 to the TCEQ at least forty-five days prior to plant startup or anticipated discharge, in violation of 30 TEX. ADMIN. CODE § 305.125(1) and TPDES Permit No. WQ0010549003, Other Requirements No. 4.
 - g. Failed to apply for an amendment or renewal at least 180 days prior to expiration of the existing permit, in violation of 30 TEX. ADMIN. CODE § 305.125(1) and TPDES

Permit No. WQ0010549003, Permit Conditions No. 4.c. Specifically, Respondent did not apply for a renewal of the permit by the August 5, 2019 due date.

- h. Failed to maintain authorization to discharge wastewater into or adjacent to any water in the state, in violation of TEX. WATER CODE § 26.121(a)(1) and 30 TEX. ADMIN. CODE § 305.65. Specifically, TPDES Permit No. WQ0010549001 expired on February 1, 2010, and Respondent continued to operate the wastewater treatment facility without authorization.

III. DENIALS

Respondent generally denies each Allegation in Section II.

IV. ORDERING PROVISIONS

NOW, THEREFORE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ORDERS that:

1. Respondent is assessed an administrative penalty as set forth in Section I, Paragraph 4. The payment of this penalty and Respondent's compliance with all of the requirements set forth in this Order resolve only the Allegations in Section II. The Commission shall not be constrained in any manner from requiring corrective actions or penalties for violations which are not raised here.
2. Respondent shall implement and complete a SEP as set forth in Section I, Paragraph 4. The amount of ninety-seven thousand three hundred thirteen dollars (\$97,313.00) of the assessed administrative penalty is conditionally offset based on Respondent's implementation and completion of a SEP pursuant to the terms and conditions contained in the SEP Agreement, as defined in Attachment A. Penalty payments for any portion of the SEP deemed by the Executive Director as not complete shall be paid within 30 days after the date the Executive Director demands payment. Penalty payments shall be made payable to "TCEQ" and shall be sent with the notation "Re: City of Blanco, Docket No. 2019-1675-MWD-E" to:

Financial Administration Division
Revenue Operations Section
Texas Commission on Environmental Quality
Attention: Cashier's Office, MC 214
P.O. Box 13088
Austin, Texas 78711-3088

3. Respondent shall undertake the following technical requirements:
 - a. Within 30 days after the effective date of this Order:
 - i. Install, calibrate, and put into service a wastewater effluent flow measuring device at the Facility (Allegation No. 1.a.);
 - ii. Develop and implement procedures and conduct employee training to ensure samples are collected and analyzed in accordance with permit requirements for the Facility (Allegation No. 1.c.);
 - iii. Submit the DMRs for the months of September 2017 through August 2019 for the Facility (Allegation No. 1.d.);
 - iv. Cease the discharge from the Facility's process turbidity metering equipment (Allegation No. 1.e.); and
 - v. Submit a closure plan for the sludge lagoon system at the Facility to (Allegation No. 1.b.);

Municipal Wastewater Permits Team
Water Quality Division, MC 148
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

Respond completely and adequately, as determined by the TCEQ, to all requests for information concerning the closure plan within 30 days after the date of such requests or by any other deadline specified in writing.

- vi. Submit Notice of Completion Form TCEQ-20007 to (Allegation No. 1.f.):

Applications Review and Processing Team
Water Quality Division, MC 148
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

- b. Within 45 days after the effective date of this Order, submit written certification of compliance with Ordering Provisions Nos. 3.a.i. through 3.a.vi., in accordance with Ordering Provision No. 3.e.
- c. Within 210 days after the effective date of this Order:
- i. Install and operate a backwash clarifier and a discharge pipe directly from the Facility to the Blanco River, in accordance with the Facility's TPDES permit (Allegation No. 1.b.); and
- ii. Properly close the sludge lagoon system, in accordance with the approved closure plan (Allegation No. 1.b.).
- d. Within 225 days after the effective date of this Order, submit written certification of compliance with Ordering Provisions Nos. 3.c.i. and 3.c.ii., in accordance with Ordering Provision No. 3.e.
- e. The certifications required by these Ordering Provisions shall be accompanied by detailed supporting documentation, including photographs, receipts, and/or other records, shall be signed by Respondent, and shall include the following certification language:

"I certify under penalty of law that I have personally examined and am familiar with the information submitted and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

The written certifications and supporting documentation necessary to demonstrate compliance with these Ordering Provisions shall be sent to:

Enforcement Division, MC 149A
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

and:

Water Section Manager
Austin Regional Office
Texas Commission on Environmental Quality
P.O. Box 13087
Austin, Texas 78711-3087

4. All relief not expressly granted in this Order is denied.
5. The duties and provisions imposed by this Order shall apply to and be binding upon Respondent. Respondent is ordered to give notice of this Order to personnel who maintain day-to-day control over the Facility operations referenced in this Order.
6. The Executive Director may grant an extension of any deadline in this Order or in any plan, report, or other document submitted pursuant to this Order, upon a written and substantiated showing of good cause. All requests for extensions by Respondent shall be made in writing to the Executive Director. Extensions are not effective until Respondent receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director. Extension requests shall be sent to the Enforcement Division at the address listed above.
7. If Respondent fails to comply with any of the Ordering Provisions in this Order within the prescribed schedules, and that failure is caused solely by an act of God, war, strike, riot, or other catastrophe, Respondent's failure to comply is not a violation of this Order. Respondent shall have the burden of establishing to the Executive Director's satisfaction that such an event has occurred. Respondent shall notify the Executive Director within seven days after Respondent becomes aware of a delaying event and shall take all reasonable measures to mitigate and minimize any delay.
8. This Order, issued by the Commission, shall not be admissible against Respondent in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Order, or (2) pursue violations of a statute within TCEQ's jurisdiction or of a rule adopted or an order or permit issued by the TCEQ under such a statute.
9. This Order may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any page of this Order may be copied, scanned, digitized, converted to electronic portable document format ("pdf"), or otherwise reproduced and may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this Order shall constitute an original signature for all purposes and may be used, filed, substituted, or issued for any purpose for which an original signature could be used. The term "signature" shall include manual signatures and true and accurate reproductions of manual signatures created, executed, endorsed, adopted, or authorized by the person or persons to whom the signatures are attributable. Signatures may be copied or reproduced digitally, electronically, by photocopying, engraving, imprinting, lithographing, electronic mail, facsimile transmission, stamping, or any other means or process which the Executive Director deems acceptable. In this paragraph exclusively, the terms: electronic transmission, owner, person, writing, and written, shall have the meanings assigned to them under TEX. BUS. ORG. CODE § 1.002.
10. The effective date of this Order is the date it is signed by the Commission. A copy of this fully executed Order shall be provided to each of the parties.

SIGNATURE PAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Jon Linn
For the Commission

2/13/23
Date

Charmarie Bakers
For the Executive Director

1/9/23
Date

I, the undersigned, have read and understand the attached Order. I am authorized to agree to the attached Order, and I do agree to the terms and conditions specified therein. I further acknowledge that the TCEQ, in accepting payment for the penalty amount, is materially relying on such representation.

I also understand that failure to comply with the Ordering Provisions in this Order and/or failure to timely pay the penalty amount may result in:

- A negative impact on compliance history;
- Greater scrutiny of any permit applications;
- Referral of this case to the Attorney General's office for contempt, injunctive relief, additional penalties, and/or attorney fees, or to a collection agency;
- Increased penalties in any future enforcement actions;
- Automatic referral to the Attorney General's office of any future enforcement actions; and
- TCEQ seeking other relief as authorized by law.

In addition, I understand that any falsification of any compliance documents may result in criminal prosecution.

Rachel Lumpee
Signature - Mayor Rachel Lumpee
City of Blanco
P.O. Box 750
Blanco, Texas 78606-0750

12/01/22
Date

If mailing address has changed, please check this box and provide the new address below:

Attachment A

1

2

3

Attachment A
Docket Number: 2019-1675-MWD-E
SUPPLEMENTAL ENVIRONMENTAL PROJECT

Respondent:	City of Blanco
Penalty Amount:	Ninety-Seven Thousand Three Hundred Thirteen Dollars (\$97,313.00)
SEP Offset Amount:	Ninety-Seven Thousand Three Hundred Thirteen Dollars (\$97,313.00)
Type of SEP:	Compliance
Project Name:	<i>Backwash Clarifier Improvements</i>
Location of SEP:	Blanco County

The Texas Commission on Environmental Quality ("TCEQ") agrees to offset the administrative Penalty Amount assessed in this Agreed Order for Respondent to perform a Supplemental Environmental Project ("SEP"). The SEP Offset Amount is set forth above and such offset is conditioned upon completion of the project in accordance with the terms of this Attachment A.

Respondent is a Local Government that qualifies under Texas Water Code § 7.067 to apply the SEP Offset Amount set forth above to correct violations at its water treatment facility (the "Facility") which are described in this Agreed Order. This Agreed Order cites violations at Respondent's Facility.

1. Project Description

A. Project

Respondent shall hire a contractor to convert the existing concrete tank into an improved backwash clarifier at the Facility. Specifically, the SEP Offset Amount shall be used for materials, supplies, and equipment for the purchase and installation of clarifier equipment, 24 feet in diameter, in the existing concrete tank (the "Project"). Any advertisement, including publication, related to the SEP must include the enforcement statement as stated in Section 6, Publicity. The SEP will be performed in accordance with all federal, state, and local environmental laws and regulations, including permits that may be required prior to commencement of the SEP.

Respondent shall use the SEP Offset Amount only for the direct cost of implementing the Project, including supplies, materials, and equipment rentals, as listed in Subsection C. Minimum Expenditure, Estimated Cost Schedule, below. No portion of the SEP Offset Amount shall be spent on administrative costs, including but not limited to operating costs, reporting expenses, handling of expenses, project coordination, liability, or equipment breakdowns.

Respondent's signature affixed to the attached Agreed Order certifies that Respondent has no prior commitment to perform this Project and that the SEP is being performed solely as part of the terms of settlement in this enforcement action.

B. Environmental Benefit

This SEP will provide a discernible environmental benefit by improving the quality of effluent being released into the environment. Inadequately treated effluent can carry bacteria, viruses, protozoa (parasitic organisms), helminths (intestinal worms), and bioaerosols (inhalable molds and fungi). The diseases they may cause range in severity from mild gastroenteritis to life-

threatening ailments such as cholera, dysentery, infectious hepatitis, and severe gastroenteritis. Additional risks include occurrences of low dissolved oxygen, fish kills, algal bloom, and bacterial contamination in waterways.

C. Minimum Expenditure

Respondent shall spend at least the SEP Offset Amount to complete the project described in Section 1, above, and comply with all other provisions of this SEP. Respondent understands that it may cost more than the SEP Offset Amount to complete the Project.

Estimated Cost Schedule

Item	Quantity	Total
Backwash Clarifier Improvements (Lump Sum Including Labor)	1	\$253,000.00
Total		\$253,000.00

2. Performance Schedule

Within 30 days after the effective date of this Agreed Order, Respondent shall begin implementation of the SEP. Respondent shall have completed the SEP in its entirety within 225 days after the effective date of this Agreed Order.

3. Records and Reporting

A. Progress Report

Within 30 days after the effective date of this Agreed Order, Respondent shall submit a Notice of Commencement to the TCEQ describing actions performed to date to implement the Project. Within 90 days after the effective date of this Agreed Order, Respondent shall submit a report detailing the progress made and all actions completed on the Project during the previous 60-day period and setting forth a schedule for achieving completion of the Project within the 225-day timeframe set forth in Section 2, Performance Schedule, above. Thereafter, Respondent shall submit progress reports to the TCEQ in 90-day increments containing detailed information on all actions completed on the Project to date as set forth in the Reporting Schedule table below:

Reporting Schedule

Days from Effective Order Date	Information Required
30	Notice of Commencement describing actions taken to begin project
90	Actions completed during previous 60-day period
180	Actions completed during previous 90-day period
225	Notice of SEP completion

B. Final Report

Within 225 days after the effective date of the Agreed Order, or within 30 days after completion of the SEP, whichever is earlier, Respondent shall submit a Final Report to the TCEQ, which shall include the following:

1. Itemized list of expenditures and total cost of the Project;
2. Copies of invoices or receipts corresponding to the itemized list in paragraph 3.B.1., above;
3. Copies of cleared checks or payment records corresponding to the itemized list in paragraph 3.B.1., above;
4. Copies of proof of advertisement of invitation for bids, if applicable;
5. A certified statement of SEP completion and document authentication;
6. Detailed map showing specific location of the project site(s);
7. Copies of all engineering plans related to work performed pursuant to the Project, if applicable;
8. Dated photographs of the purchased materials and supplies; before and after work being performed during the Project; and of the completed Project; and
9. Any additional information Respondent believes will, or that is requested by TCEQ to demonstrate compliance with this Attachment A.

C. Address

Respondent shall submit all SEP reports and any additional information as requested to the following address:

Texas Commission on Environmental Quality
Litigation Division
Attention: SEP Coordinator, MC 175
P.O. Box 13087
Austin, Texas 78711-3087

4. Additional Information and Access

Respondent shall provide additional information as requested by TCEQ staff and shall allow access to all records related to the SEP Offset Amount. Respondent shall also allow representatives of the TCEQ access to the site of any work being financed in whole or in part by the SEP Offset Amount. This provision shall survive the termination of this Agreed Order.

5. Failure to Fully Perform

If Respondent does not perform its obligations under this Attachment A, including full expenditure of the SEP Offset Amount and submittal of the required reporting described in Sections 2 through 4 above, the Executive Director ("ED") may require immediate payment of all or part of the SEP Offset Amount as set forth in the attached Agreed Order.

In the event the ED determines that Respondent failed to fully implement and complete the Project, Respondent shall remit payment for all or a portion of the SEP Offset Amount, as determined by the ED, and as set forth in the attached Agreed Order. After receiving notice of failure to complete the SEP, Respondent shall include the docket number of the attached

City of Blanco
Docket No. 2019-1675-MWD-E
Attachment A

Agreed Order and a note that the enclosed payment is for reimbursement of a SEP, shall make the check payable to "Texas Commission on Environmental Quality," and shall mail it to:

Texas Commission on Environmental Quality
Litigation Division
Attention: SEP Coordinator, MC 175
P.O. Box 13087
Austin, Texas 78711-3087

6. Publicity

Any public statements concerning this Project made by or on behalf of Respondent must include a clear statement that **the Project was performed as part of the settlement of an enforcement action brought by the TCEQ**. Such statements include advertising, public relations, and press releases.

7. Recognition

Respondent may not seek recognition for this project in any other state or federal regulatory program.

8. Other SEPs by TCEQ or Other Agencies

The SEP Offset Amount identified in this Attachment A and in the attached Agreed Order has not been, and shall not be, included as a SEP for Respondent under any other Agreed Order negotiated with the TCEQ or any other agency of the state or federal government.

NEW BUSINESS

ITEM #10



City of Blanco

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

STAFF REPORT: 3/14/23

DESCRIPTION: Court Collection Services

ANALYSIS: GHS which was part of NET Data used to do court collections for the City of Blanco. When the City installed a new Financial software (Fundview) GHS was no longer part of the service option. City Council requested that staff go out for an RFP for Court Collection services. The RFP window closed on March 8th with only one RFP submitted by Linebarger Gogan Blair & Sampson, LLP.

FISCAL IMPACT:

RECOMMENDATION: Staff recommends that Council Approve the RFP submitted by Linebarger Gogan Blair & Sampson, LLP.

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

Terrace 2, 2700 Via Fortuna Drive

Suite 500

Austin, TX 78746

Main: 512.447.6675

March 8, 2023

Email: carrie.pickering@lgbs.com

Direct: 512.634.3818

Laurie Cassidy
City Secretary
City of Blanco
300 Pecan Street
Blanco, Texas 78606

RE: RFP 23-002 Municipal Court Collection Services

Dear Ms. Cassidy:

On behalf of Linebarger Goggan Blair & Sampson, LLP (Linebarger), I am pleased to submit this proposal response to provide Municipal Court collection services to the City of Blanco (City). We fully understand the work necessary to fulfill this contract and we are excited about this opportunity to serve the City.

Linebarger has more than 47 years of government collection experience and currently works with more than 2,500 government clients nationwide. We commit to bringing this knowledge, capacity, and ability to meet all contractual services outlined within the RFP.

Since 1987, Linebarger has served the residents of the City through our long-standing delinquent tax collection contract with all the taxing entities in Blanco County. I have personally worked in Blanco County for over 22 years, having established strong working and personal relationships with all County, ISD and City Officials. Linebarger is known to the community through our presence as a trusted partner and also through our participation in civic events. We understand the community and its citizens.

By partnering with Linebarger, the City will receive the focused attention of a local collaborator with the extensive resources of a national law firm. The City will benefit not only from the resources of the largest governmental delinquent collections law firm in the nation, but also the attention and customer service from our employees in and around the local area. Our firm has more computing resources, IT personnel, collectors, attorneys, and staff than other firms. As such, more resources will be applied to the City's collections program resulting in more vital funds returned to the City and the community.

In this proposal, we offer the City:

- A local team that you know
- Proven Warrant Roundup Tools
- Real-time, transparent reporting
- Highly-trained, multilingual skilled collectors
- IT team with extensive InCode software experience
- Municipal court collection expertise
- Pass on fee structure
- Superior skip-tracing results
- Advanced technology
- A firm that *never* applies additional fees for credit or debit card use

And a collection philosophy that:

- ✓ Works the *entire* delinquent account portfolio. We work accounts to completion, regardless of age. *We never "cherry-pick" accounts.*
- ✓ *Never* deems an account to be uncollectible. We will work the City's entire portfolio, regardless of placement age.

Hiring an Austin-based law firm rather than a standard collection agency has additional benefits: adherence to the stringent ethical requirements set by the State of Texas; the ability to offer legal advice and opinions on issues related to the contractual services we provide; and communications from our law firm to delinquent account holders that are professional, yet send a clear message that past-due obligations cannot be ignored.

We will work for the City to uphold its positive public image with superior customer service led by an experienced team that will provide excellent care and revenue recovery. To underscore this point, we have included several wonderful references that can speak to the level of service we provide.

Capital Partner Steve Bird is authorized to make representations and enter into a contract on behalf of the Firm and I will serve as the primary RFP contact for the City, handling implementation, project coordination, and contract oversight. Our contact information is:

Project Oversight

Steve Bird, Capital Partner
Terrace 2, 2700 Via Fortuna Dr, Ste 500
Austin, TX 78746
Direct: 512.634.3833
Email: steve.bird@lgbs.com

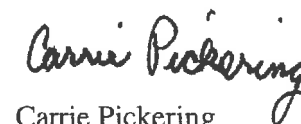
Project Manager

Carrie Pickering, Partner
Terrace 2, 2700 Via Fortuna Dr, Ste 500
Austin, TX 78746
Direct: 512.634.3818
Email: carrie.pickering@lgbs.com

We thank you for your time and consideration of our proposal. Our entire team is committed to serving the needs of the City while providing unmatched customer service and excellent revenue recovery. Should you have any questions or comments, please do not hesitate to contact us.

Respectfully submitted,


Steve Bird
Capital Partner


Carrie Pickering
Partner



B Collection Procedures

To maximize the revenue we collect on the City's behalf, Linebarger has designed a systematic and efficient process that we specifically tailor to the City of Blanco. We will work with you from day one to develop effective communication tools to reach your delinquent account holders, while providing the value-added legal services typical collection agencies cannot offer.

Our 50 offices across the nation offer our clients a distinct advantage over smaller collection agencies that might leave the more complex cases uncollected as a result of a lack of resources and inability to collect out of their respective states. Our network of offices can support each, allowing our attorneys to follow-up on delinquent accounts and litigate on behalf of other offices' clients if necessary without the need to engage additional counsel.

For 47 years, we have developed a high level of customer loyalty through our proven process, customized to our clients' needs.

» 1. Collection Activities

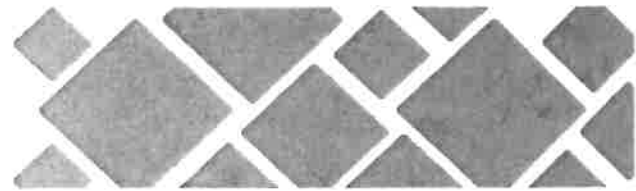
Summarize your collection activities and techniques proposed to collect the City's outstanding warrants and cases.

Project Initiation

Engaging with Linebarger is a collaboration that starts the moment we are hired. You set the expectations, and we get to work. We will immediately launch a series of concurrent work streams that will enable us to:

- > Assess and articulate all implementation issues
- > Develop a test plan and report formats
- > Establish communication protocols that meet the requirements of your data processing operation
- > Develop a secure interface
- > Draft delinquent account holder communications (client approved letters and call scripts)
- > Program dialer operations

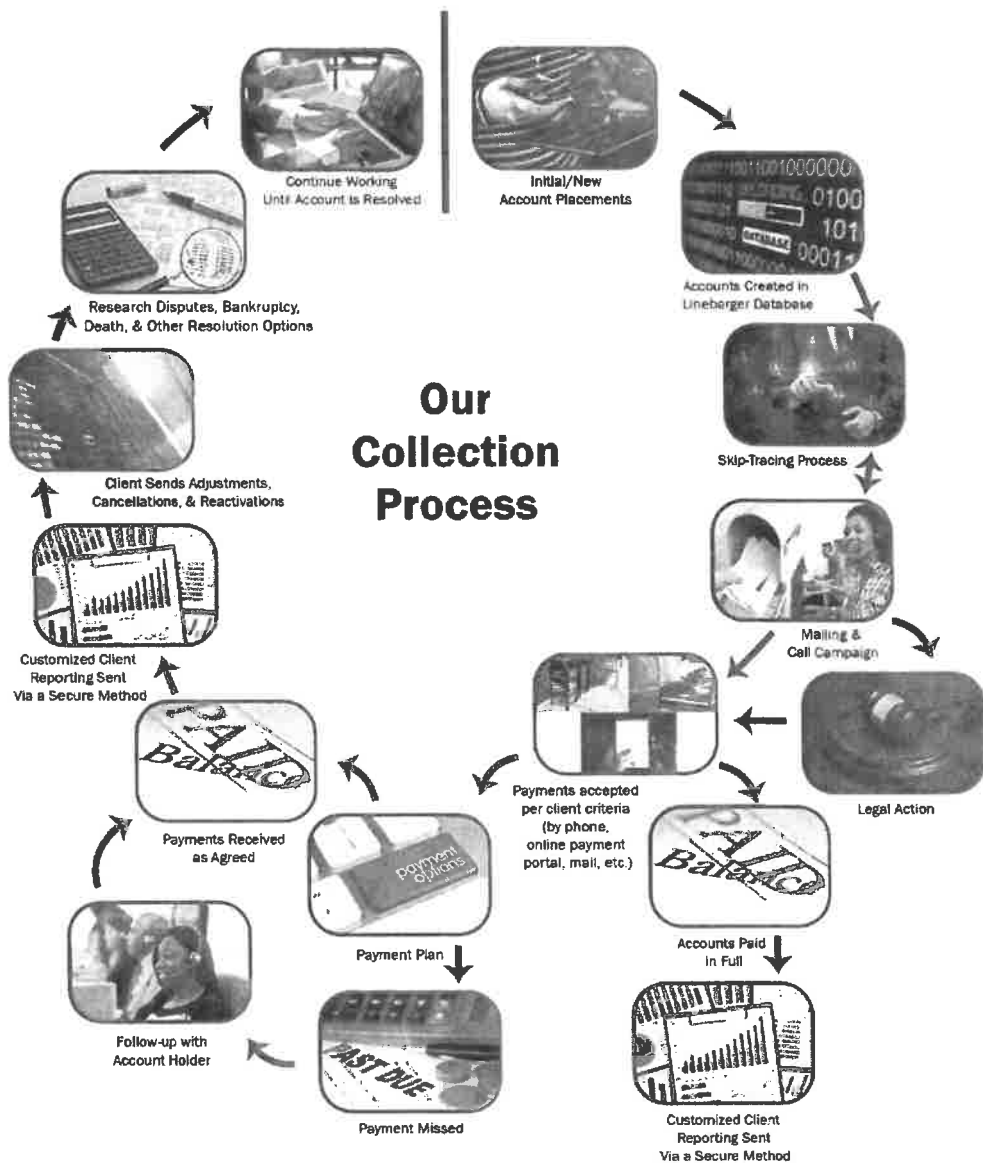
Following this initial process, we will train our collections personnel to comply with your specific program needs and test the interface between our systems and yours. We will begin collecting your accounts once the secure interface is fully established and the training is completed.

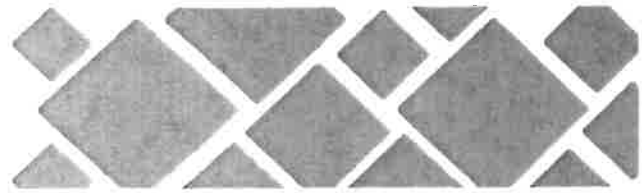


While any number of variables can come into play that might delay the program launch, we guarantee full transparency throughout the process so that you will know – at any point along the timeline – where we are with respect to our ability to begin collecting on your behalf.

Our Proven Recovery Process

The following is a generic description of our systematic process for collecting delinquent government receivables. We designed our collection system to support our clients' needs, and we can modify it to address your specific requirements.





»» Account Preparation

The process begins with your transfer of delinquent accounts to our data processing platform. We segregate every account and assign them with a unique identification code. We submit every address for verification as deliverable and for standardization, to comply with USPS specifications. We transfer all accounts with phone numbers to our collector inventory for telephone contact.

Recalling and Reactivating Accounts

The City maintains control over all referred accounts and may recall any account at any time. No fee will be attached if you recall the account. All collection activity ceases immediately, and we return the account along with a returned account report.

You may also inactivate or reactivate an account for collection, depending upon the status of payments from the delinquent account holder or of judicial actions affecting the account. We will not transfer inactive accounts to dialer campaigns or send them to the mailing queue.

Contact by Mail and Phone

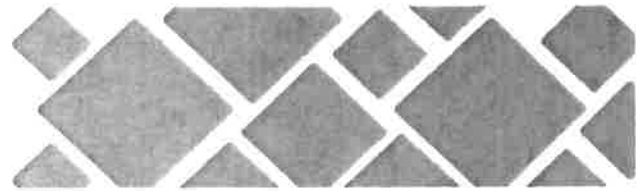
Prior to an initial attempt at reaching delinquent account holders, we will seek the City's approval of demand letter content, contact center scripts, and our proposed communication schedule. Once that is complete, our system will generate an initial letter which, typically:

- > Advises the delinquent account holder that the City has placed the account with our law firm
- > Provides a variety of contact options (all free of charge) for the delinquent account holder to reach us to discuss payment.
- > Includes a payment coupon and return remittance envelope to encourage prompt payment

If the delinquent account holder does not respond, follow-up letters are sent according to the letter schedule agreed to by the City. We record any returned letters marked "undeliverable" and our automated skip-tracing process commences. If there is a forwarding address, we will update the information in our system and send a new letter to that forwarding address.

In tandem with our mailing process, our contact center will make calls to those accounts that have phone numbers. **We will contact the delinquent account holder eight times over the course of the first 180 days from referral.** If we capture a telephone number associated with the account through incoming calls or skip-tracing, we will use that phone number to make future calls on the account.

NOTE: All telephone contacts comply with all applicable federal and state regulations, as well as your policies regarding such contact. Moreover, each time we reach a delinquent account holder, the collector will confirm that individual's identity and clearly identify themselves as an employee of the law firm under contract with the City.



For the delinquent account holders' convenience, we provide a toll-free number. Linebarger includes this number in all correspondence and phone conversations with the City's delinquent account holders. An interactive voice response system (IVR) assists delinquent account holders who call the toll-free number. This system operates 24 hours a day for the convenience of after-hours callers.

The system presents callers with several options:

- > Make credit card payments*
- > Hold for forwarding to a specific collector (maximum wait time of 30 seconds)
- > Leave a message for a specific collector, or leave a general message for an individual collector the next morning

We return all calls no later than the following business day.

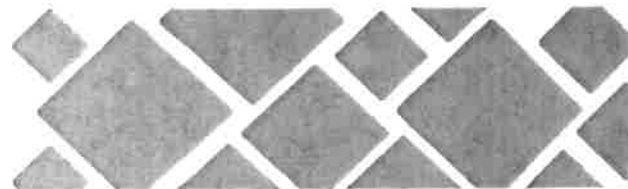
*Note: Linebarger never charges a convenience fee for credit or debit card payments.

»» We Work All Delinquent Accounts

The difference between our firm and other law firms and collection agencies is that we **never stop collecting or looking for good addresses and phone numbers to contact delinquent account holders on behalf of our clients.** We put the full resources of our firm into collecting every account for every client we serve, regardless of the amount owed or the age of the debt. We do *NOT* selectively work just the new accounts with higher balances as some of our competitors do because that is not in the best interest of the City. Our recovery and clearance rates are a testament to the diligence of our collection teams and the superiority of our technologies in locating and collecting every account placed with us. **If it is the intent of the City of Blanco to have their entire portfolio worked, regardless of age, Linebarger is the only choice.**



Linebarger works all accounts equally. We NEVER give up.



»» Skip Tracing

We contract with several “premium” tiered vendors to locate delinquent account holders. We skip in excess of 17,000,000 accounts on a monthly basis. We also review our batch skip-tracing system periodically to rank database skip-trace vendors according to performance and send accounts to the highest-performing vendors.

17 MILLION
ACCOUNT ADDRESSES
SKIP-TRACED
EVERY MONTH



Historically, we find that by using multiple skip-tracing vendors, we can more effectively locate delinquent account holders and validate the efficacy of a skip vendor’s data. Our collectors access national skip-tracing databases for every state, city and zip code to obtain phone numbers using delinquent account holder addresses. Our skip trace vendors provide search information on a wide variety of variables including last known address to new geographic locations.

Our skip-tracing regime is unmatched. As such, we are often able to achieve resolution on old cases that have been worked by previous vendors.

Collection Outcomes

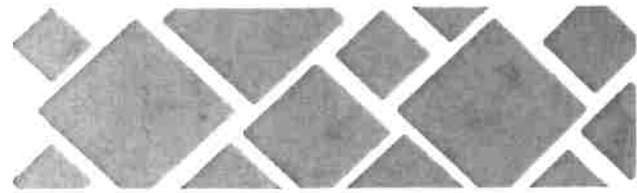
Securing payment in full is Linebarger’s first priority. However, our collectors are trained professionals and will help delinquent account holders determine if they have the financial resources to pay in full by talking them through a personal financial evaluation that includes the advantages of and strategies for full payment.

»» Other Outcomes

There are many reasons why delinquent account holders cannot pay a debt, even in installments. Our collection activities often discover circumstances that restrict collections, including personal and financial hardships, bankruptcy, incarceration and death. In each of these cases, we will follow your instructions and/or seek clarification.

Payment Management

We will customize payment management according to the desire of the City. However should the City desire for Linebarger to handle payments, we have this ability through the following avenues:



Please note that this is a general outline. We will tailor the final implementation plan to the City's specific needs and circumstances.

Information Technology Implementation Timeline	
Day 1	City approves a contract with Linebarger to provide collection services.
Day 1-5	Linebarger Project Management Team meets with the City Project Manager to discuss implementation issues, proposed test plan, and report formats, while Firm IT personnel discuss the electronic communications protocols and requirements with the liaison and the City's staff (or its vendor's) data processing staff.
Day 5-15	Linebarger's IT personnel begin interface development with the City. We will submit the draft letters series for review by the Project Manager.
Day 5-15	Secure Internet access is granted (path/passwords established), and database system partitioning is created to accept the liaison and the City staff's test data. Complete initial programming of interfaces to begin testing phase. <ul style="list-style-type: none"> City sends any specific requirements, regulations and procedures for fees and fines. Linebarger compiles City -specific training materials and assigns collectors and support personnel. City makes any final recommendations and approves all letters and scripts. The Linebarger Project Management Team meets with the City Project Manager to review progress and discuss status of implementation. The Firm management team will also review staffing levels assigned and determine the best course to accomplish full staffing level for the City's first assignment of accounts.
Day 15-30	Law firm collection system programmers develop any special report formats and test them to the satisfaction of City personnel. The City approves a system test plan to ensure the reliability and security of the network transmissions. The City's personnel begin sending test data to ensure both data security and data file integrity.
Day 15-30	Linebarger's IT personnel and City's IT personnel complete final testing and validate interfaces as acceptable to permit transfer of live data.
Day 15-30	The Firm collection system programmers finalize any special report formats, address any issues relating to the startup, complete any outstanding issues, and finalize ongoing IT work plan in conjunction with City's data processing staff (or after consulting with the City's IT vendor). Linebarger begin training sessions with designated City staff.
Day 30-40	The City transmits first official data file for collection.
Day 40-45	Linebarger processes first data file, and the City collection program begins.
Day 45	Linebarger Project Management Team meets with the City Project Manager to assess the implementation process, address any unresolved issues that surfaced, and develop an ongoing management plan for collections.

Pursue All Receivables

We analyze each debt portfolio in order to determine the most effective means for collecting the delinquency and then develop a work plan, which helps us maintain our target collections. Our supervisory personnel constantly monitor our performance and revise our collection processes as necessary to meet City expectations.



E Cost/Fee Charged to the City

» Fee Structure

Our fees are contingency-based, and we bear all expenses related to collections. We are paid only when we successfully recover the City's delinquent accounts receivable.

Proposed services include developing effective mailings, skip tracing, outbound call campaigns, and providing information to the City via regular management reports and communication with the City's personnel. Our service will also include all equipment (hardware and software), telecommunications devices, insurance, and security services necessary to complete collections tasks.

» 1. Fee for Collection Services

Cost/fee/rate for collection services that will be provided to the City.

Fee for Collection Services

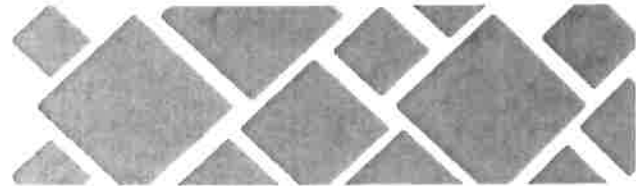
In 2003, the Texas Legislature amended the Texas Code of Criminal Procedure, Article 103.0031, to allow county and municipal courts to assess a flat 30 percent fee collection fee on all accounts 60 days past due that they refer to a collection firm. Defendants for all adjudicated cases, as well as for non-adjudicated cases that occurred after June 17, 2003 pay this fee, not the courts.

For comprehensive court fees and fines collection services for the City, Linebarger proposes the following fee schedule.

» Delinquent Accounts after June 17, 2003 and All Judgments

Proposal: 30 Percent Add-on Fee; No Cost to the City

Pursuant to Texas Code of Criminal Procedure, Article 103.0031, Linebarger proposes a collection fee equal to 30 percent of all monies actually collected on all referred accounts when accounts are referred after 60 days past due. This same fee will cover all of the offenses that occurred on or after June 18, 2003, as well as adjudicated cases that occurred before that date. The City will receive all fees and fines revenue collected, as the defendant pays the collection fee. **The City will not bear any collection fee costs on these offenses.**



»» Delinquent Accounts Prior to June 18, 2003

Proposal: 0 Percent Fee

On offenses which occurred prior to June 18, 2003 (with no current adjudication), the add-on collection fee is not applicable; Linebarger proposes a collection fee of 0 percent of all monies collected on accounts referred after 60 days past due.

»» 2. Applying Fee and Invoicing

Explain exactly how the cost/fee/rate will be applied per transaction how your invoices will be calculated.

Applying Collection Fee

Any add-on fee described herein will be computed and added to applicable citations in accordance with City instructions. The City can control the computation of fees, adding them to the applicable accounts and transferring the adjusted accounts to our system for collections. Alternatively, we can add the fee upon transfer into our system.

Invoice Calculation

Because the City will be receiving payments, it will be driving the reconciliation process, and thus our invoicing. As the City receives payments, or is informed of other changes to the account (dismissal, recall or jail time served), City staff will apply the payment or other account change to its system. Our firm will simply mimic how the City adjusts accounts and prepare our invoice according to the City's calculations.

»» 3. Billing Frequency

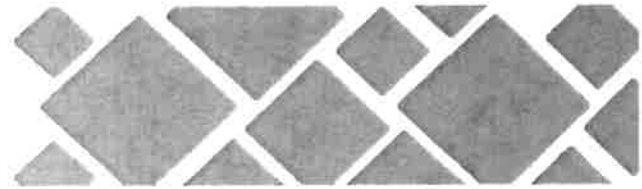
Provide information on the frequency of billing (invoice) submitted to the City.

Invoices are submitted to the City monthly and the payment requested is directly tied to a detailed statement. A sample invoice and statement are included at the end of this chapter. The terms of payment are net 30 days.

»» 4. No Late Charges or Interest

Identify any late charges or interest that would be applicable and how it will be calculated.

Our firm does not apply any late charges or interest to invoices that remain unpaid after 30 days. However, because our firm prepares its invoices according to the City's calculations and account



updates, we anticipate very few issues related to reconciliation and invoicing, resulting in transparency on all fronts and prompt payment from the City. If there are questions on our invoice, our staff will work to resolve all issues in a timely manner to the mutual satisfaction of all involved.

» 5. No Surcharges for Payments

Describe any surcharges for credit card payments or for approved payment plans.

No Convenience Fees or Surcharges

Linebarger realizes that other vendors may charge delinquent account holders a “convenience fee” or surcharge for the privilege of accepting a credit card or other form of electronic payment; however, we believe that this practice is a disincentive to making quick and convenient payments for many delinquent account holders. **We do not charge a convenience fee for credit card and other electronic payment processing charges or payment plans.**

NEW BUSINESS

ITEM #11



City of Blanco

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

Request to be placed on City Council Agenda:

I, Sasha Pickett request to be placed on the Agenda of the City Council Regular Meeting of March 14th, 2023 (insert date of meeting).

Agenda Topic/Concern:

To move Court fund to general fund, where Court will be classified as a department in general fund.

Introduction/Background:

Cleaning up g/h's put in wrong fund due to conversion

Policy Analysis/Benefit(s) To Citizens:

To have reports read correctly and it helps with the property taxes & budget.

Long Term Financial & Budget Impact:

Helps general fund with accurate numbers and the amount we get for property taxes

Recommendation/Proposed Motion:

My recommendation is to approve the moving of Court funds to general fund for the revenue.

I agree that the information must be submitted to the City Secretary no later than 5:00 pm Tuesday before the meeting date.

Budget Adjustment Register
City of Blanco

Post Date	GL Account Number	GL Account Name	Line Item Description	Previous	Adjustment	Current
3/1/2023	400-4306	LTPDF (Local Truancy Preventio	Court -Budget Adjustment March	2,500.00	(2,500.00)	0.00
	100-4306	LTPDF (Local Truancy Preventio	Court -Budget Adjustment March	0.00	2,500.00	2,500.00
	400-4309	MJF (Municipal Jury Fund - \$0.	Court -Budget Adjustment March	100.00	(100.00)	0.00
	100-4309	MJF (Municipal Jury Fund - \$0.	Court -Budget Adjustment March	0.00	100.00	100.00
	400-4310	Court Income	Court -Budget Adjustment March	100,000.00	(100,000.00)	0.00
	100-4310	Court Income	Court -Budget Adjustment March	0.00	100,000.00	100,000.00
	400-4320	Notary Public	Court -Budget Adjustment March	350.00	(350.00)	0.00
	100-4320	Notary Public	Court -Budget Adjustment March	0.00	350.00	350.00
	400-4330	Photocopies	Court -Budget Adjustment March	20.00	(20.00)	0.00
	100-4330	Photocopies	Court -Budget Adjustment March	0.00	20.00	20.00
	400-4350	Recycling	Court -Budget Adjustment March	10,000.00	(10,000.00)	0.00
	100-4350	Recycling	Court -Budget Adjustment March	0.00	10,000.00	10,000.00
	400-4360	Rental Income	Court -Budget Adjustment March	750.00	(750.00)	0.00
	100-4360	Rental Income	Court -Budget Adjustment March	0.00	750.00	750.00
	400-4380	PEC Capital Credits	Court -Budget Adjustment March	1,000.00	(1,000.00)	0.00
	100-4380	PEC Capital Credits	Court -Budget Adjustment March	0.00	1,000.00	1,000.00
	400-04-5202	Copier Lease	Court -Budget Adjustment March	2,500.00	(2,500.00)	0.00
	100-04-5202	Copier Lease	Court -Budget Adjustment March	0.00	2,500.00	2,500.00
	400-04-5205	Software Updates	Court -Budget Adjustment March	7,600.00	(7,600.00)	0.00
	100-04-5205	Software Updates	Court -Budget Adjustment March	0.00	7,600.00	7,600.00
	400-04-5312	Dues/Membership	Court -Budget Adjustment March	55.00	(55.00)	0.00
	100-04-5312	Dues/Membership	Court -Budget Adjustment March	0.00	55.00	55.00
	400-04-5313	Education (Education, Training	Court -Budget Adjustment March	150.00	(150.00)	0.00
	100-04-5313	Education (Education, Training	Court -Budget Adjustment March	0.00	150.00	150.00
	400-04-5627	Legal Fees	Court -Budget Adjustment March	15,000.00	(15,000.00)	0.00
	100-04-5627	Legal Fees	Court -Budget Adjustment March	0.00	15,000.00	15,000.00
	400-04-5628	Municipal Court Judge	Court -Budget Adjustment March	10,000.00	(10,000.00)	0.00
	100-04-5628	Municipal Court Judge	Court -Budget Adjustment March	0.00	10,000.00	10,000.00
	400-04-5629	Municipal Court State Fees	Court -Budget Adjustment March	71,000.00	(71,000.00)	0.00
	100-04-5629	Municipal Court State Fees	Court -Budget Adjustment March	0.00	71,000.00	71,000.00
	400-04-5630	Prosecutor	Court -Budget Adjustment March	15,750.00	(15,750.00)	0.00
	100-04-5630	Prosecutor	Court -Budget Adjustment March	0.00	15,750.00	15,750.00

400-04-5633	Professional Fees	Court -Budget Adjustment March	1,000.00	(1,000.00)	0.00
100-04-5633	Professional Fees	Court -Budget Adjustment March	0.00	1,000.00	1,000.00
400-04-5708	Dental	Court -Budget Adjustment March	472.15	(472.15)	0.00
100-04-5708	Dental	Court -Budget Adjustment March	0.00	472.15	472.15
400-04-5710	Gap Insurance	Court -Budget Adjustment March	494.05	(494.05)	0.00
100-04-5710	Gap Insurance	Court -Budget Adjustment March	0.00	494.05	494.05
400-04-5712	General Liability Insurance	Court -Budget Adjustment March	300.00	(300.00)	0.00
100-04-5712	General Liability Insurance	Court -Budget Adjustment March	0.00	300.00	300.00
400-04-5713	Health	Court -Budget Adjustment March	10,067.23	(10,067.23)	0.00
100-04-5713	Health	Court -Budget Adjustment March	0.00	10,067.23	10,067.23
400-04-5715	Life	Court -Budget Adjustment March	41.27	(41.27)	0.00
100-04-5715	Life	Court -Budget Adjustment March	0.00	41.27	41.27
400-04-5718	Vision	Court -Budget Adjustment March	105.91	(105.91)	0.00
100-04-5718	Vision	Court -Budget Adjustment March	0.00	105.91	105.91
400-04-5719	Workmen's Comp TML-IRP	Court -Budget Adjustment March	1,309.28	(1,309.28)	0.00
100-04-5719	Workmen's Comp TML-IRP	Court -Budget Adjustment March	0.00	1,309.28	1,309.28
400-04-5751	Salaries/Wages Expense	Court -Budget Adjustment March	42,182.40	(42,182.40)	0.00
100-04-5751	Salaries/Wages Expense	Court -Budget Adjustment March	0.00	42,182.40	42,182.40
400-04-5754	Social Security - Employer Pai	Court -Budget Adjustment March	3,350.88	(3,350.88)	0.00
100-04-5754	Social Security - Employer Pai	Court -Budget Adjustment March	0.00	3,350.88	3,350.88
400-04-5755	Medicare Expense	Court -Budget Adjustment March	784.15	(784.15)	0.00
100-04-5755	Medicare Expense	Court -Budget Adjustment March	0.00	784.15	784.15
400-04-5758	Payroll Expenses	Court -Budget Adjustment March	500.00	(500.00)	0.00
100-04-5758	Payroll Expenses	Court -Budget Adjustment March	0.00	500.00	500.00
400-04-5759	TMRS-Employee Contribution	Court -Budget Adjustment March	2,839.20	(2,839.20)	0.00
100-04-5759	TMRS-Employee Contribution	Court -Budget Adjustment March	0.00	2,839.20	2,839.20
400-04-5763	TWC	Court -Budget Adjustment March	590.72	(590.72)	0.00
100-04-5763	TWC	Court -Budget Adjustment March	0.00	590.72	590.72
400-04-5786	Overtime	Court -Budget Adjustment March	1,216.80	(1,216.80)	0.00
100-04-5786	Overtime	Court -Budget Adjustment March	0.00	1,216.80	1,216.80
400-04-5856	Notary Public	Court -Budget Adjustment March	150.00	(150.00)	0.00
100-04-5856	Notary Public	Court -Budget Adjustment March	0.00	150.00	150.00
400-04-5906	Postage	Court -Budget Adjustment March	70.00	(70.00)	0.00

100-04-5906

Postage

Court -Budget Adjustment March

70.00

0.00

70.00

Journal Entry .ch Register
City of Blanco

3/3/2023 3:52:12 PM

Posting Date	GL Account	Line Item Description	Entry Type	Debit	Credit
3/1/2023	100-04-5009 - Credit Card Charges	Budget Adjustment Mar 2023 Cle		304.95	
GL - 2164	100-04-5201 - Computer Maintenance	Budget Adjustment Mar 2023 Cle		375.00	
	100-04-5202 - Copier Lease	Budget Adjustment Mar 2023 Cle		650.08	
	100-04-5203 - Computer Hardware	Budget Adjustment Mar 2023 Cle		786.88	
	100-04-5205 - Software Updates	Budget Adjustment Mar 2023 Cle		80.00	
	100-04-5312 - Dues/Membership	Budget Adjustment Mar 2023 Cle		55.00	
	100-04-5313 - Education (Education, Training	Budget Adjustment Mar 2023 Cle		286.00	
	100-04-5402 - Minor Equipment	Budget Adjustment Mar 2023 Cle		380.00	
	100-04-5628 - Municipal Court Judge	Budget Adjustment Mar 2023 Cle		7,200.00	
	100-04-5629 - Municipal Court State Fees	Budget Adjustment Mar 2023 Cle		14,529.18	
	100-04-5630 - Prosecutor	Budget Adjustment Mar 2023 Cle		1,070.00	
	100-04-5633 - Professional Fees	Budget Adjustment Mar 2023 Cle		1,387.41	
	100-04-5702 - AD&D	Budget Adjustment Mar 2023 Cle		8.00	
	100-04-5708 - Dental	Budget Adjustment Mar 2023 Cle		462.16	
	100-04-5713 - Health	Budget Adjustment Mar 2023 Cle		2,978.40	
	100-04-5715 - Life	Budget Adjustment Mar 2023 Cle		38.80	
	100-04-5718 - Vision	Budget Adjustment Mar 2023 Cle		35.76	
	100-04-5751 - Salaries/Wages Expense	Budget Adjustment Mar 2023 Cle		18,360.00	
	100-04-5754 - Social Security - Employer Pai	Budget Adjustment Mar 2023 Cle		1,112.41	
	100-04-5755 - Medicare Expense	Budget Adjustment Mar 2023 Cle		260.18	
	100-04-5759 - TMRS-Employee Contribution	Budget Adjustment Mar 2023 Cle		1,183.27	
	100-04-5793 - Mileage	Budget Adjustment Mar 2023 Cle		368.25	
	100-04-5794 - Parking & Tolls	Budget Adjustment Mar 2023 Cle		15.00	
	100-04-5870 - Subscriptions	Budget Adjustment Mar 2023 Cle		392.78	
	100-04-5904 - Office Supplies	Budget Adjustment Mar 2023 Cle		797.93	
	100-1000 - Cash / Due From Consolidated C	Budget Adjustment Mar 2023 Cle		49,000.04	
	100-1000 - Cash / Due From Consolidated C	Budget Adjustment Mar 2023 Cle			53,117.44
	100-4302 - Fines	Budget Adjustment Mar 2023 Cle			37,464.09
	100-4305 - FTA3 (Omni Fee - City \$10.00)	Budget Adjustment Mar 2023 Cle			210.00
	100-4306 - LTPDF (Local Truancy Preventio	Budget Adjustment Mar 2023 Cle			1,314.53

100-4309 - MJF (Municipal Jury Fund - \$0.	Budget Adjustment Mar 2023 Cle	26.50
100-4311 - Time Payment Reimbursement Fee	Budget Adjustment Mar 2023 Cle	150.00
100-4312 - Mun Court Svc Fee Retained	Budget Adjustment Mar 2023 Cle	9,834.92
400-04-5009 - Credit Card Charges	Budget Adjustment Mar 2023 Cle	304.95
400-04-5201 - Computer Maintenance	Budget Adjustment Mar 2023 Cle	375.00
400-04-5202 - Copier Lease	Budget Adjustment Mar 2023 Cle	650.08
400-04-5203 - Computer Hardware	Budget Adjustment Mar 2023 Cle	786.88
400-04-5205 - Software Updates	Budget Adjustment Mar 2023 Cle	80.00
400-04-5312 - Dues/Membership	Budget Adjustment Mar 2023 Cle	55.00
400-04-5313 - Education (Education, Training	Budget Adjustment Mar 2023 Cle	286.00
400-04-5402 - Minor Equipment	Budget Adjustment Mar 2023 Cle	380.00
400-04-5628 - Municipal Court Judge	Budget Adjustment Mar 2023 Cle	7,200.00
400-04-5629 - Municipal Court State Fees	Budget Adjustment Mar 2023 Cle	14,529.18
400-04-5630 - Prosecutor	Budget Adjustment Mar 2023 Cle	1,070.00
400-04-5633 - Professional Fees	Budget Adjustment Mar 2023 Cle	1,387.41
400-04-5702 - AD&D	Budget Adjustment Mar 2023 Cle	8.00
400-04-5708 - Dental	Budget Adjustment Mar 2023 Cle	462.16
400-04-5713 - Health	Budget Adjustment Mar 2023 Cle	2,978.40
400-04-5715 - Life	Budget Adjustment Mar 2023 Cle	38.80
400-04-5718 - Vision	Budget Adjustment Mar 2023 Cle	35.76
400-04-5751 - Salaries/Wages Expense	Budget Adjustment Mar 2023 Cle	18,360.00
400-04-5754 - Social Security - Employer Pai	Budget Adjustment Mar 2023 Cle	1,112.41
400-04-5755 - Medicare Expense	Budget Adjustment Mar 2023 Cle	260.18
400-04-5759 - TMRS-Employee Contribution	Budget Adjustment Mar 2023 Cle	1,183.27
400-04-5793 - Mileage	Budget Adjustment Mar 2023 Cle	368.25
400-04-5794 - Parking & Tolls	Budget Adjustment Mar 2023 Cle	15.00
400-04-5870 - Subscriptions	Budget Adjustment Mar 2023 Cle	392.78
400-04-5904 - Office Supplies	Budget Adjustment Mar 2023 Cle	797.93
400-1000 - Cash / Due From Consolidated C	Budget Adjustment Mar 2023 Cle	49,000.04
400-1000 - Cash / Due From Consolidated C	Budget Adjustment Mar 2023 Cle	53,117.44
400-4302 - Fines	Budget Adjustment Mar 2023 Cle	37,464.09
400-4305 - Omnibase Reimbursement Fee	Budget Adjustment Mar 2023 Cle	210.00
400-4306 - LTPDF (Local Truancy Preventio	Budget Adjustment Mar 2023 Cle	1,314.53

400-4309 - MJF (Municipal Jury Fund - \$0.	Budget Adjustment Mar 2023 Cle	26.50
400-4311 - Time Payment Reimbursement Fee	Budget Adjustment Mar 2023 Cle	150.00
400-4312 - Mun Court Svc Fee Retained	Budget Adjustment Mar 2023 Cle	9,834.92

GL Account	Debit	Credit
Account Totals		
100-04-5009 - Credit Card Charges	304.95	
100-04-5201 - Computer Maintenance	375.00	
100-04-5202 - Copier Lease	650.08	
100-04-5203 - Computer Hardware	786.88	
100-04-5205 - Software Updates	80.00	
100-04-5312 - Dues/Membership	55.00	
100-04-5313 - Education (Education, Training, Conferences & Seminars)	286.00	
100-04-5402 - Minor Equipment	380.00	
100-04-5628 - Municipal Court Judge	7,200.00	
100-04-5629 - Municipal Court State Fees	14,529.18	
100-04-5630 - Prosecutor	1,070.00	
100-04-5633 - Professional Fees	1,387.41	
100-04-5702 - AD&D	8.00	
100-04-5708 - Dental	462.16	
100-04-5713 - Health	2,978.40	
100-04-5715 - Life	38.80	
100-04-5718 - Vision	35.76	
100-04-5751 - Salaries/Wages Expense	18,360.00	
100-04-5754 - Social Security - Employer Paid	1,112.41	
100-04-5755 - Medicare Expense	260.18	
100-04-5759 - TMRS-Employee Contribution	1,183.27	
100-04-5793 - Mileage	368.25	
100-04-5794 - Parking & Tolls	15.00	
100-04-5870 - Subscriptions	392.78	
100-04-5904 - Office Supplies	797.93	
100-1000 - Cash / Due From Consolidated Cash	49,000.04	53,117.44
100-4302 - Fines		37,464.09
100-4305 - FTA3 (Omni Fee - City \$10.00)		210.00
100-4306 - LTPDF (Local Truancy Prevention & Diversion - \$5.00)		1,314.53
100-4309 - MJF (Municipal Jury Fund - \$0.10)		26.50
100-4311 - Time Payment Reimbursement Fee		150.00

100-4312 - Mun Court Svc Fee Retained	9,834.92	
400-04-5009 - Credit Card Charges	304.95	
400-04-5201 - Computer Maintenance	375.00	
400-04-5202 - Copier Lease	650.08	
400-04-5203 - Computer Hardware	786.88	
400-04-5205 - Software Updates	80.00	
400-04-5312 - Dues/Membership	55.00	
400-04-5313 - Education (Education, Training, Conferences & Seminars)	286.00	
400-04-5402 - Minor Equipment	380.00	
400-04-5628 - Municipal Court Judge	7,200.00	
400-04-5629 - Municipal Court State Fees	14,529.18	
400-04-5630 - Prosecutor	1,070.00	
400-04-5633 - Professional Fees	1,387.41	
400-04-5702 - AD&D	8.00	
400-04-5708 - Dental	462.16	
400-04-5713 - Health	2,978.40	
400-04-5715 - Life	38.80	
400-04-5718 - Vision	35.76	
400-04-5751 - Salaries/Wages Expense	18,360.00	
400-04-5754 - Social Security - Employer Paid	1,112.41	
400-04-5755 - Medicare Expense	260.18	
400-04-5759 - TMRS-Employee Contribution	1,183.27	
400-04-5793 - Mileage	368.25	
400-04-5794 - Parking & Tolls	15.00	
400-04-5870 - Subscriptions	392.78	
400-04-5904 - Office Supplies	797.93	
400-1000 - Cash / Due From Consolidated Cash	53,117.44	49,000.04
400-4302 - Fines	37,464.09	
400-4305 - Omnibase Reimbursement Fee	210.00	
400-4306 - LTPDF (Local Truancy Prevention & Diversion - \$5.00)	1,314.53	
400-4309 - MJF (Municipal Jury Fund - \$0.10)	26.50	
400-4311 - Time Payment Reimbursement Fee	150.00	
400-4312 - Mun Court Svc Fee Retained	9,834.92	

Journal Entries
Out Of Balance Entries

1
0

NEW BUSINESS

ITEM #12



City of Blanco

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

Request to be placed on City Council Agenda:

I, Sasha Ricks request to be placed on the Agenda of the City Council Regular Meeting of March 14th, 2023 (insert date of meeting).

Agenda Topic/Concern:

Budget Adjustment to Sewer debt interest.
Move to correct fund.

Introduction/Background:

Cleaning up budget due to software conversion

Policy Analysis/Benefit(s) To Citizens:

Benefits for the budget to be correct
due to software conversion cleanup.

Long Term Financial & Budget Impact:

Cleaning up budget to read correctly due to
software conversion

Recommendation/Proposed Motion:

Recommendation to approved budget adjustment and
the moving of funds to right fund account.

I agree that the information must be submitted to the City Secretary no later than 5:00 pm Tuesday before the meeting date.

Budget Adjustment Register
City of Blanco

3/1/2023 7:50:32 AM

Post Date	GL Account Number	GL Account Name	Line Item Description	Previous	Adjustment	Current
2/28/2023	100-06-5004	I&S interest on Loan	Budget Adjustment March 2023 C	150,000.00	(150,000.00)	0.00
	200-02-5031	Blanco CTSRCO 2017B - Interest	Budget Adjustment March 2023 C	0.00	30,000.00	30,000.00
	200-02-5127	Blanco CTSRCO 2019 - Interest	Budget Adjustment March 2023 C	0.00	30,000.00	30,000.00
	300-01-5126	Blanco CTSRCO 2017A - Interest	Budget Adjustment March 2023 C	0.00	30,000.00	30,000.00
	300-02-5117	Blanco CTSRCO 2020 - Interest	Budget Adjustment March 2023 C	0.00	30,000.00	30,000.00
	300-06-5032	Interest Expense - Other	Budget Adjustment March 2023 C	0.00	30,000.00	30,000.00

Journal Entry .ch Register
City of Blanco

3/1/23 10:55:40 AM

Posting Date	GL Account	Line Item Description	Entry Type	Debit	Credit
2/28/2023	100-06-5031 - Blanco CTSRCO 2017B - Interest	Budget Adjustment Feb 2023 Cle			13,904.25
GL - 2151	100-06-5127 - Blanco CTSRCO 2019 - Interest	Budget Adjustment Feb 2023 Cle			22,580.00
	100-2000 - Due To Consolidated Cash / Acc	Due To Consolidated Cash / Acc		36,484.25	
	200-02-5031 - Blanco CTSRCO 2017B - Interest	Budget Adjustment Feb 2023 Cle		13,904.25	
	200-02-5127 - Blanco CTSRCO 2019 - Interest	Budget Adjustment Feb 2023 Cle		22,580.00	
	200-2000 - Due To Consolidated Cash / Acc	Due To Consolidated Cash / Acc			36,484.25

****Account Totals****

GL Account	Debit	Credit
100-06-5031 - Blanco CTSRCO 2017B - Interest Expense Only		13,904.25
100-06-5127 - Blanco CTSRCO 2019 - Interest Expense Only		22,580.00
100-2000 - Due To Consolidated Cash / Accounts Payable	36,484.25	
200-02-5031 - Blanco CTSRCO 2017B - Interest Expense Only	13,904.25	
200-02-5127 - Blanco CTSRCO 2019 - Interest Expense Only	22,580.00	
200-2000 - Due To Consolidated Cash / Accounts Payable		36,484.25

Journal Entries 1

Out Of Balance Entries 0

NEW BUSINESS

ITEM #13

(2) Options

Email & Text Option - Fundview Notifications (modular)						
Email or Text notifications only	\$	Initial Cost	Cost Annual	Total this Year	Next year Budget	
		1,000.00	\$ 2,400.00	\$ 3,400.00	\$	2,400.00

Stay with Current Billing Company USIO

Make the in-house procedures more efficient and time saving to compensate for the mail taking longer.

		Postage Cost	Service Cost	Total this Year	Next Year Budget*	
\$	10,661.56	\$	2,176.68	\$ 12,838.24	\$	14,122.06

* included 10% increase just incase

NEW BUSINESS

ITEM #14

INVOICE

ENTERED
12/8/22 TC

Gem of the Hills
2233 US Highway 281 North
Blanco, TX 78606-1572

office@gemofthehills.org
830-833-2713
gemofthehills.org



City of Blanco

Bill to

City of Blanco
300 Pecan Street
Blanco, TX 78606

Ship to

City of Blanco
300 Pecan Street
Blanco, TX 78606

Invoice details

Invoice no. : 1009
Invoice date : 10/5/22
Terms : Net 30
Due date : 11/4/22

Product or service

Amount

1. Rental

Rental of Activity Center for Town Hall Meeting 10/17

(P4Z)

\$200.00

2. Rental

Reservation for Activity Center for 2nd Tuesday Council Meetings October 2022-March 2023

(city council)

6 units x \$200.00

\$1,200.00

Sales tax

\$0.00

Total

\$1,400.00