

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

**July 9, 2024**

**6:00 PM**

**Byars Building, 308 Pecan Street, Blanco, Texas 78606**

**Please join my meeting from your computer, tablet, or smartphone.**

Video call link: <https://meet.google.com/tse-cvyr-vus>

Or dial: (US) +1 585-535-3023 PIN: 974 393 819#

Notice is hereby given that a regular meeting and public hearing of the governing body of the City of Blanco will be held on July 9, 2024, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

**CALL MEETING TO ORDER:**

1. Roll Call/Establish a quorum:

Mayor Mike Arnold (Present/Absent)

Mayor Pro-Tem Bobby Mack-McClung (Present/Absent)

Council Member Laura Swinson (Present/Absent)

Council Member Ryan Moses (Present/Absent)

Council Member Candy Cargill (Present/Absent)

Council Member Dennis J. Moore, Jr. (Present/Absent)

**INVOCATION and PLEDGE OF ALLEGIANCE**

2. Announcements (No Action May Be Taken)
3. Public Comments: The City Council welcomes public comments at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Council cannot respond to matters not listed on the agenda until a future meeting.

**PUBLIC HEARINGS:**

1. Approval of Special Use Permit to allow lot size variance at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo).
2. Approval of New Short-Term Rental permit, Main Street at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo).
3. Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street (Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606, (Property Owner: Michael and Denise Crisp).

**PRESENTATION:**

1. Texas Municipal Clerks Association, Inc., Municipal Clerk's Office Achievement of Excellence Award Presented to the Office of the City Secretary by Jannette Goodall.

**STAFF PRESENTATIONS:**

1. City Hall, Warren Escovy, City Administrator
2. Police Department, June Monthly Report (Chief Thornhill)

**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 Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the June 11, 2024, Regular Meeting.

**NEW BUSINESS: Consider, discuss, and take appropriate action on the following:**

1. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow lot size variance at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo).
2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental permit, Main Street at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo).
3. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street (Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606, (Property Owner: Michael and Denise Crisp).
4. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2024-o-0XX proposed amendment to the Unified Development Code (UDC) Chapter 4. Zoning Districts and Use Regulations, Section 4.11 Historic Preservation, B. Historic Preservation Commission, (2) The Commission shall consist of seven (7) members.
5. Consideration and action with respect to RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A.
6. Consideration, Discussion and Take Possible Action on Update/Report from the Transportation Planning and Advisory Committee Chair, Kenneth Welch, as well as, Reevaluation of Committee Members.
7. Consideration, Discussion and Take Possible Action on Donation and Grandfathering of LED Sign to the Blanco County South Library District.
8. Consideration, Discussion, and Take Possible Action on Performance Review and Cost-Benefit Analysis of Inframark Contract.
9. Consideration, Discussion and Take Possible Action on: 1) Approval to Complete “land-only” as-is conventional appraisal at a cost not to exceed \$1,800.00 on City Surplus Property at Blanco Vista Estates, Lot 3 (9.43 Acres), and 2) Specify in Advance the Use of any Resulting Proceeds, in the Event a Sale is Authorized by Separate and Future Action of Council.
10. Consideration, Discussion and Take Possible Action on Approval to move forward with Draft Design Plan and Request for estimates on Construction of new City Hall building to include estimates for rental of current City Hall and Byars Buildings and Authorize City Administrator to look at financing terms.

11. Consideration, Discussion and Take Possible Action on Appointment and/or Reappointment of Members of the Capital Improvement and Asset Management Advisory Committee (CIAMAC).
12. Consideration, Discussion, and Take Possible Action on Approval of *Blanco Runs on Water* Poster Campaign Sponsorship (Council Member Swinson).

**OLD BUSINESS: Consider, discuss, and take appropriate action on the following:**

1. Consideration, Discussion, and Take Possible Action on Approval of Cost Sharing Agreement between the City of Blanco and Akil Momin Regarding the Proposed Convenience Store and Gas Station (Warren Escovy, City Administrator).
2. Consideration and Discussion (No Action) on Introduction to Street Lights and Signage inside the City (Interim Chief/Lt. Jerry Thornhill).
3. Consideration, Discussion, and Take Possible Action on Approval of Use of HOT Funds to Employ Part Time Code Enforcement Officer to Enforce 15 Dark Sky Violations.

**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.

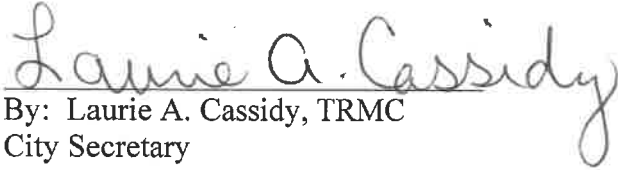
1. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding City Water Agreements with GBRA and Texas Water Company
2. Texas Government Code Section 551.071 (Consultation with City 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; Bids, Contract. Award and Notice to Proceed.
3. 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 Palomino Water Line Upgrade Alternatives.
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 Performance Review and Cost-Benefit Analysis of Inframark Contract.
5. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding disannexation request by John and Nancy Gilbert relating to a 3.17-acre tract of land and also removal from ETJ request by 3F Properties LLC relating to a 4.09-acre tract of land.
6. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Economic Development Project.
7. 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 Pending Legal Matters.

**Take any action as a result of the Executive Session.**

**Adjournment**

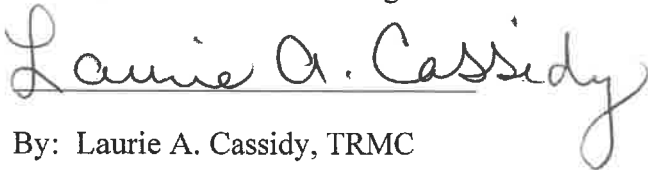
*This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting, considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.*

The Council may vote and/or act upon each of the items set out in this agenda. The City Council for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Section 551.071 (consultation with Attorney), Texas Government Code Section 551.072 (Real Estate), and Texas Government Code Section 551.074 (Personnel Matters). The City Council for the City of Blanco may discuss, consider and/or act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.



By: Laurie A. Cassidy, TRMC  
City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Blanco is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 5<sup>th</sup> day of July 2024 before 5:00 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.



By: Laurie A. Cassidy, TRMC  
City Secretary