

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

September 9, 2025

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/wek-oprw-get>

Or dial: (US) +1 401-326-4271 PIN: 599 167 471#

Notice is hereby given that a regular meeting and public hearings of the governing body of the City of Blanco will be held on September 9, 2025, 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 Candy Cargill (Present/Absent)

Mayor Pro-Tem Dennis J. Moore, Jr. (Present/Absent)

Council Member Bobby Mack-McClung (Present/Absent)

Council Member Rodney Thrailkill (Present/Absent)

Council Member David Behrends, Jr. (Present/Absent)

Council Member Ryan Moses (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.

OPEN PUBLIC HEARINGS:

1. Approval of REZONING property located at 906/915 10th Street (Traweek, Block 1, Lots 1-2), Blanco, Texas from R-3 to R-5 Zone (Property Owner: Hoops Property, LLC).
2. Approval of New Short-Term Rental, Downtown Square Lodge at 316 Pecan Street (Blanco Commercial, Block 5, Lot S ¼ 4), Blanco, Texas (Owner: Trey and Siobhan Atchley).
3. Approval of New Short-Term Rental, Spirit Oaks Container House at 102 6th Street (Howe Addition), Blanco, Texas (Owner: Kandis Klier Decker).
4. Public Hearing on the adoption of the proposed 2025 ad valorem tax rate and levy at the proposed rate of \$0.4101 of all taxable property within the corporate city limits of the City of Blanco, Texas.

CLOSE PUBLIC HEARINGS

PROCLAMATIONS:

1. **Falls Prevention Awareness Week**
2. **Senior Center Awareness Month**

STAFF PRESENTATIONS:

1. City Hall, Warren Escovy, City Administrator, Employee of the Month Award
2. City Hall, Jose Martinez, Finance Director, August Financial Report
3. Police Department, Chief Thornhill, August Monthly Report, Police Officer Award
4. Inframark, Danny Maldonado, Monthly 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 Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the July 8, 2025, Budget Workshop #2.
2. Approval of Minutes from the August 12, 2025, Budget Workshop #3.
3. Approval of Minutes from the August 12, 2025, Regular Meeting.
4. Approval of Minutes from the August 28, 2025, Special Meeting and Public Hearing.
5. Approval of City of Blanco Holiday Schedule 2026.
6. Approval of City of Blanco Organizational Chart.

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

1. Consideration, Discussion, and Take Possible Action on Approval of REZONING property located at 906/915 10th Street (Traweck, Block 1, Lots 1-2), Blanco, Texas from R-3 to R-5 Zone (Property Owner: Hoops Property, LLC).
2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Downtown Square Lodge at 316 Pecan Street (Blanco Commercial, Block 5, Lot S ¼ 4), Blanco, Texas (Owner: Trey and Siobhan Atchley).
3. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Spirit Oaks Container House at 102 6th Street (Howe Addition), Blanco, Texas (Owner: Kandis Klier Decker).
4. Consideration, Discussion, and Take Possible Action on Approval of VARIANCE to reconsider relief from installation of sidewalk along Hackberry Street, 603 Elm Street (Harrison Heirs, Block 2, ABS: SB0009) (Property Owner: Larson, John and Kathryn).
5. Consideration, Discussion and Take Action on the Approval of Ordinance 2025-O-005 of the City of Blanco, Texas, Setting and Approving the Municipal Budget for the 2025-2026 Fiscal Year; Funding Municipal Purposes; Authorizing Expenditures; Providing for: Findings of Fact; Enactment; Filing of Budget; Repealer; Severability; Effective Date; and Proper Notice and Meeting.
 - a. Roll Call Vote
6. Consideration, Discussion and Take Action on approval of Resolution 2025-R-011 of the City of Blanco, Texas, Ratifying expenditures; filing of budget; repealer; severability; effective the Municipal Budget for Fiscal Year 2025-2026; funding municipal purposes; authorizing date; and proper notice.
 - a. Roll Call Vote
7. Consideration, Discussion and Take Action on Approval of the 2025 maintenance and operating tax rate at the proposed rate of \$0.1834 to fund the 2025-2026 Budget.
8. Consideration, Discussion and Take Action on the Approval of the 2025 debt tax rate at the proposed rate of \$0.2267 to fund the 2025-2026 debt obligation.
9. Consideration, Discussion and Take Action on the approval of Ordinance 2025-O-006 of the City of Blanco, Texas, Setting and Approving the 2025 ad valorem tax rate and levy at the proposed rate of \$0.4101 cents per one hundred dollars of assessed valuation of all taxable property within the corporate city limits of the City of Blanco, Texas.
 - a. Roll Call Vote

10. Consideration, Discussion, and Take Possible Action on approval of Ordinance 2025-O-007 Amendment to the TMRS Employee Contribution Rate from 7% to 8% and COLA.
11. Consideration, Discussion, and Take Possible Action on Award of Contract for City of Blanco Website Design.
12. Consideration, Discussion, and Take Possible Action on Various Options concerning Administration, Management, Distribution and Accountability for Hotel Occupancy Tax Revenue; to include but not limited to, Selection of Processes for Determining related Options or Approving a related Contract with the Blanco Chamber of Commerce or another Third Party.
13. Consideration, Discussion, and Take Possible Action on Appointment of Gary Currier to serve as Commissioner for the Blanco Historic Preservation Commission.

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 legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Secretary.
3. 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 Pending Legal Matters.

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: Haylee Hartman
Deputy 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 3rd day of September 2025 before 5:00 pm and remained so posted continuously for at least 3 business days preceding the scheduled time of the meeting.



By: Haylee Hartman
Deputy City Secretary

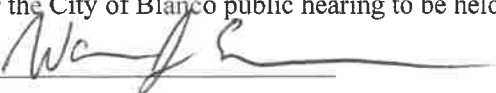
CITY OF BLANCO
TAXPAYER IMPACT STATEMENT

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year. The City of Blanco has proposed a budget for the City's 2025-2026 fiscal year.

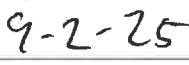
- **2025 Value of Median-Valued Homestead Property in the City: \$305,180**
- **2024 Property Tax Bill for the Current Fiscal Year (\$0.4094420): \$1249.54**
- **Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.410080 per \$100 of value): \$1251.48**
- **Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$0.398582 per \$100 of value): \$1216.39**

The estimates in this Impact Statement are valid only for the proposed budget and proposed tax rate that the City of Blanco will discuss at its meeting on September 9, 2025. The proposed budget and the proposed tax rate may each be amended by the City of Blanco at any time before their final adoption and a corrected impact statement will be provided.

I hereby certify that the foregoing Taxpayer Impact Statement was included in the public notice for the City of Blanco public hearing to be held on September 9, 2025.



Name: Warren Escovy



Date

Title: City Administrator