

**STAFF**  
**CITY HALL**

**STAFF  
FINANCE  
DEPARTMENT**

**STAFF  
POLICE  
DEPARTMENT**



**City of Blanco Police Department  
Chief's Monthly Report  
February 2025**

**Jerry Thornhill,  
Chief of Police**



# BLANCO POLICE DEPARTMENT



Jerry Thornhill, B.A.S.  
Chief of Police

437 Blanco Avenue  
Blanco, Texas 78606

Office: (830) 833-4375  
Fax: (830) 833-4975

## Chief's Monthly Report—February 2025

### Department News

As we progressed through February, the Blanco Police Department remained committed to proactive policing and community engagement while adapting to shifts in service demands. While the total number of calls for service saw a slight decrease from the previous month, there was a notable increase in out-of-city responses, reflecting our ongoing efforts to support neighboring agencies and maintain regional safety. Traffic enforcement activities saw a significant uptick, with a 35% increase in total vehicle stops and a substantial rise in citations issued, emphasizing our commitment to roadway safety and compliance.

On the administrative front, our department continued to focus on key initiatives, including infrastructure security and technology improvements to enhance operational efficiency. Additionally, our Criminal Investigations Division remained active, addressing both felony and misdemeanor cases, with felony offense filings seeing a notable increase. While arrests were lower compared to the previous month, our officers remained diligent in addressing incidents and ensuring public safety. The following report provides a detailed breakdown of department activities, statistics, and ongoing efforts to serve the Blanco community effectively.

### Community Events & Involvement

Although there were not many special events in the month of February, we continued our proactive approach to community involvement by engaging in community support building and strengthening relationships with the residents of Blanco. Our officers remained committed to fostering trust and open communication by maintaining a visible and approachable presence throughout the community.

Through routine patrols, business checks, and informal interactions with citizens, we reinforced our dedication to public safety and service.

### Staffing

During the month of February, the Blanco Police Department proudly welcomed two newly sworn officers, Romeo Tamez and Angel Vallejo, to our team. Both officers recently completed their law enforcement training at the Alamo Area Regional Law Enforcement Academy, demonstrating their commitment to public service and professional development. Their addition to the department strengthens our mission to provide dedicated and effective policing to the Blanco community.

On February 24, Officers Tamez and Vallejo began their Field Training Officer (FTO) program, where they will receive hands-on training under the guidance of experienced officers. This program is designed to equip them with the practical skills and knowledge necessary for a successful transition into active duty. We look forward to their growth and contributions to the department as they continue their journey in law enforcement.



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## Department Statistics

### Patrol Operations

Total Calls for Service	February 2025	+/- Previous Month
-In city	196	▼ 20% Decrease
-Out of city	53	▲ 43% Increase
Agency Assist	10	▼ 9% Decrease

Traffic Stops	February 2025	+/- Previous Month
-Total Vehicles Stopped	73	▲ 35% Increase
-Resulting Citations	23	▲ 1050% Increase
-Resulting Warnings	50	▲ 21% Increase
Arrests	February 2025	+/- Previous Month
-On view	1	▼ 50% Decrease
-Warrants	0	No Increase / Decrease
Motor Vehicle Collisions	6	No Increase / Decrease

*Detailed statistics to follow further into the report.*

*It is important to note these statistics represent reported Calls for Service and not verified offenses or incidents*

## Administrative Operations

### ○ Chief Activities

Throughout February, Chief Thornhill continued his active engaged in enhancing safety and security, particularly concerning the critical infrastructure of Internet Technologies and IT Services providers.

### ○ Records Requests

The Police Department received and fulfilled a total of 3 records requests in February 2025.

### ○ Fleet Updates

Fleet IN COMMISSION	6	
Fleet IN REPAIR	0	
Fleet OUT OF COMMISSION	3	Units 171, 181, 182







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<b>Total</b>	6	6										
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## Miles Patrolled by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
<b>Total</b>	2079	2326										

## Monthly Report of Incident by Incident Type

Call Type	Number of Calls
911 Accidental Dial	1
911 Hang Up	1
911 Open Line	1
Abdominal Pain/Problems	1
Administrative	1
Alarm - Business	7
Alarm - Residential	2
Animal Complaint	2
ASSAULT	1
Assist Public	6
Burglary	1
Business Check	5
Cardiac Problems	1
Chest Pain	1
Civil	4
CP	67
Disturbance - Verbal	1
Emotion Dist Person	1
Follow Up	4
Found Property	1
Fraud	2
Funeral Escort	3
Informational	4
Lost Property	1
Motorist Assist	2
MVA - Injury	2
MVA - Non Injury	3
MVA - Unknown Injury	2
Panic Alarm - Business	1
Reckless Driver	21
Runaway	1
Special Assignment	1
Stroke	1
Suspicious Circumstance	3





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Suspicious Person	1
Suspicious Vehicle	4
Theft	3
Traffic Hazard	3
Traffic Stop	75
Training Incident	1
Trespass	1
Welfare Check	4
Wires Down	1
<b>Totals</b>	<b>249</b>

*\*Note, numbers reflect the incident type the call was dispatched as, not necessarily what the incident type and/or offense was determined to be. Additionally, some incidents required multiple incident codes and can be listed under many categories.*

## Summary

In February 2025, the Blanco Police Department remained steadfast in its commitment to proactive policing, community engagement, and public safety. While calls for service experienced a slight decline, the department responded to an increased number of out-of-city incidents, highlighting our ongoing support for regional law enforcement efforts. Traffic enforcement saw a significant rise, with more stops and citations issued. Additionally, the department welcomed two newly sworn officers, Romeo Tamez and Angel Vallejo, who have begun their Field Training Officer (FTO) program to prepare for active service.

Administratively, we continued efforts to enhance infrastructure security and operational efficiency, ensuring our department remains well-equipped to serve the community effectively. The Criminal Investigations Division remained active, addressing felony and misdemeanor offenses, while fleet operations and records management continued smoothly. As we move forward, the Blanco Police Department remains committed to professional excellence, community collaboration, and ensuring the safety and well-being of our residents.

## Disclosure

*Many data collection sources were utilized to compile the presented information to include Record Management System reporting and administrative logs. In our continued effort to report accurate and transparent numbers, the department discloses that the RMS system is continuously updated and reports run at various times, sometimes producing different results. Care should be taken when comparing this monthly report to other data reports as different data collection methods and data sources may be used. The data provided is for informational use only.*

**CONSENT**

**ITEM #1**

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

**Meeting Minutes  
February 4, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on February 4, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:00 pm by Mayor Arnold, followed by roll call announcing a quorum was present. The Pledge of Allegiance was led by Candy Cargill. Council members present: Mayor Arnold, Mayor Pro-Tem Mack-McClung and Council Members Moses, Cargill, and Moore. Council Member Swinson was absent.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, and Chief Jerry Thornhill.

Mayor Arnold made the following announcements:

- The Blanco County Burn Ban is off.
- The City is under Stage 4 Drought Restrictions

**Public Comments:**

- Mike Ethridge spoke regarding the 281 relief routes 3 and 4, if TxDOT selects either of these routes they would go straight through his property. He is refusing to sign the right of entry agreement until the Mayor resigns. The Mayor and Mr. Ethridge discussed meeting at the property to discuss it further.
- Kenneth Welch, Blanco County resident, spoke regarding the Comprehensive Master Plan. Spoke in support of the Streetscape Committee. Asked City officials to fund the project.

**WORKSHOP:**

Council Discussion

- *Bond Program Discussion and Creation of Bond Committee* – Be Creation of the Bond Committee, Tim Tuggey emailed draft layout to all of the Council. Committee of 5 to 9 members. Order Bond Election. CIAMAC and City Administrator are putting the program together. The committee will move ideas toward the election to include educating the community as well as implementation if and when the bond passes at the election. Council names to be presented at next week's regular council meeting (all are residents of the City or own a business within the City). Possibly add two persons from Blanco County. Education vs advocating, briefing by Tuggey. What is the intention of the Bond? Steve Sheffe, CIAMAC said the bonds are for water, wastewater and street improvements. \$16 million over a ten-year implementation period. Total project cost is estimated at \$20 million, and the City already has \$4 million secured through the TWDB. Benefit of bond program, 2 key points: allows citizens to be involved in approval of needs (buy in) and secondly it saves money on financing costs and limits tax increases. City has **taxable assessed value** and encourages to stay at that asset value and don't extend its debt beyond that. Long term endeavor. HR Green study (2018-2019) asset management plan (part of grant).

- *Possible Change from Mayor-council form of government to Council-manager form of government* – Warren Escovy said he misspoke at the last meeting to call this a grassroots effort. We currently have a strong Mayor-council form of government and some persons are asking to move to a Council-manager form of government which would call for a special election. The Council discussed. Council Member Cargill said she is the person who brought this forward. The election would formalize the current structure the City has in place.
- *Restructure of Streetscape Committee and Possible Related Memorandum of Agreement* – Mayor Pro-Tem Mack-McClung spoke regarding Streetscape Committee, waiting to see current plan and agrees the ADA needs to come into compliance and that the city needs to help with funding/ grants. Retta Martin, Chair, discussed the history of the Streetscape Committee and shared the committee has raised funds and is ready to begin surveys.
- *City Hall Relocation* – The Mayor and Council discussed feasibility options.
- *Discussion of Creation of AI Policy* – The Mayor shared what he has learned with the new AI technology. Faster city services, less paperwork and red tape, and smarter budgeting. Policy needed for managerial oversight.
- *Discussion – Other* – Mayor Pro-Tem Mack-McClung made a statement on behalf of City, some mistakes were made regarding a public information request, and we are taking steps to make sure this does not happen again.

**Adjournment:**

**A motion was made by Council Member Moses to adjourn the meeting, seconded by Council Member Moore, all in favor.**

**The meeting was adjourned at 8:25 pm.**

Respectfully submitted,

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Cassidy, City Secretary, TRMC

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**CONSENT**  
**ITEM #2**

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

**Meeting Minutes  
February 11, 2025**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on February 11, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:00 pm by Mayor Arnold, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Mayor Arnold. The Council members present: Mayor Arnold, Mayor Pro-Tem Mack-McClung and Council Members Swinson, Moses, Cargill, and Moore.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Jose Martinez, Finance Director, and Chief Jerry Thornhill.

Mayor Arnold made the following announcements:

- Burn ban is off.
- The City is still under Stage 4 Drought Restrictions
- Council Member Swinson announced she just got married and since she and her new husband will be living outside the city limits, she is resigning from her place on the Council. In spite of the vacancy, she will remain a holdover until the Council chooses to fill the vacancy.
- The Mayor will move New Business Item #7 up to the first item under New Business since many people are here tonight to discuss. Mayor Pro-Tem Mack-McClung added he just wanted to start a discussion with the overlay districts (The City, ESD and The Library) regarding sales tax revenues.

**Public Comments:**

- Ann Hall, President, Emergency Services District since 2012, spoke regarding the overlapping ESD's and their sales tax and the ongoing problem. They are capped at \$0.10/\$100 valuation. She provided the Council with a flow sheet handout and also one from TML/Bill Langley and said she is open to meeting with The Council to discuss at any time.
- Matt Herden, City of Blanco resident and ESD Board Member, spoke asking what is this New Business Item 7, sales tax referendum dedicated for. He also suggested that any future meetings between the City, ESD, and the Library include Warren Escovy because he is doing a good job.
- Nancy Cline, President, Blanco County South Library District Board of Trustees, spoke against New Business Item 7 which calls for consideration of an election referendum or similar action to reallocate sales and use tax in areas of the library district which overlap with the city limits of Blanco, she asked for this item to be tabled.
- Trey Atchley thanked Council Member Swinson for her service. He also thanked Chief Thornhill for the work he has done reestablishing the Police Department. Lastly, he thanked Warren Escovy for his professionalism and service to the city.

- Dan Murrah, City of Blanco resident, spoke saying he disagrees with Mr. Atchley regarding the City Administrator position and asked the Council to consider other options.
- Wayne Gosnell, City of Blanco resident and President of the Blanco County Friends of the Night Sky, spoke in support of New Business Item 9, hiring of a part time code enforcement officer. The Night Sky worked over 5 years to obtain the dark sky designation and another two years to write the ordinance which was approved by the Council in 2018 and amended in 2023 but recently there have been numerous businesses in Blanco with Night Sky violations. The Night Sky has filed 11 official ordinance violation complaints against local businesses. Today only one business has corrected their lighting but the other ten remain non-compliant. The Night Sky is willing to train the code enforcement officer and will donate \$1,200 to cover expenses.
- Mike Ethridge spoke saying when the weather gets good, he wants to gather the Council together to go look at the property. The Mayor agreed.
- Wesley Murrah, City of Blanco resident, said he has lived in area since 1985. He spoke out in opposition of Warren Escovy, City Administrator, suggesting the Council keep the position and hire new official.
- Retta Martin, City of Blanco resident, spoke regarding Old Business Item 2, the Streetscape Committee. She shared the history of the Committee, the hard work they have done in the past as well as what they are continuing to accomplish currently. She is the Chair of the Committee.
- Greg Vest, City of Blanco resident, spoke regarding general attitude and Texas stereotypes, most genuine, friendly people you will meet. He shared that he feels like we have stepped away from this. Spelling out FRIEND: F-free ideas, R-respectful, I-independence, E-even tempered, N-neighorly, D-decent. Charles Pickering, former judge of the 5<sup>th</sup> Circuit of Appeals.
- Rodney Thrailkill, City of Blanco Resident (statement read by Laurie Cassidy, City Secretary), shared his opposition in moving forward with an MOA with “Blanco Heritage” regarding Old Business Item 2
- Mike Smith, City of Blanco resident (statement read by Laurie Cassidy, City Secretary), thanked the Council for the opportunity to address them at the meeting and also for their commitment and time serving on Council. Then reminded them to always be respectful of the citizens they represent. Lastly, he shared his support for Warren Escovy, City Administrator referencing Executive Session Item 4.
- Tommy Koch, Blanco County resident, spoke regarding New Business Item 7. He shared the legislation on taxes has made it difficult to provide services while limiting annexations. Need to get the County involved and somehow review this issue.
- Crystal Spybuck, City of Blanco resident and Director of the Blanco County South Library District said she appreciates Bobby providing the clarification. She also clarified how and why the Library District was formed. She spoke in opposition to New Business Item 7 saying this would greatly impact our community and could result in a reduction of library staff and services.



- Kenneth Welch, Blanco County resident, spoke in support of the bond. Secondly regarding New Business Item 7, the referendum on ESD and the Library District it is his understanding taxation is divided and the only way to work out is through negotiations. Regarding New Business Item 8, Wheels and Feet, he spoke in support of (turn talking about it into walking about it”). Regarding New Business Item 10, AI Policy, he spoke in support of and sees it as a tool the City could use and asked the Council to please present a draft copy to the public. Lastly Old Business Item 2, restructuring of the Streetscape Committee, please support them moving forward.

**Opened Public Hearing at 6:07 pm. There being no public comments, the Public Hearing was closed at 6:27 pm.**

1. Approval of Short-Term Rental Permit Application at 1312 Greenlawn Pkwy. (Greenlawn Place Subdivision, Lot 06, 0.2767 Acres), Blanco, Texas 78606, (Property Owner: Tejas Heritage Homes, LLC).

**PROCLAMATIONS:**

1. George Washington’s Birthday by Blair G. Rudy.
2. American Red Cross Month, March 2025 by Mayor Arnold

**Staff Presentations:**

1. City Hall, Warren Escovy, City Administrator, shared the following, election application period closes on February 14 at 5:00 pm, he discussed the focus on infrastructure and public safety, he announced new stop signs being installed at the corner near Old 300 and the Post Office, installing generator at the Police Department and a portable generator for the Public Works facilities, and replacing 10 underperforming fire hydrants. New projects include new fencing at the Water Treatment Plant, replacement of pumps and motors at the Water Treatment Plant and working on a bond for future improvements in the City. He also announced the City received a \$300,000 Resilient Communities grant for work on the Blanco Comprehensive Master Plan.
2. City Hall, Jose Martinez, Finance Director, shared the January Monthly Financial Report.
3. Police Department, Chief Thornhill presented the January 2024 monthly report. Chief Thornhill shared Officer Griffin comes to Blanco with over 10 years of experience Mayor Arnold swore in Christopher B. Griffin as new Police Lieutenant.

**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 14, 2025, Regular Meeting.

**A motion was made by Council Member Moore to approve the consent agenda item one as presented, seconded by Council Member Cargill all in favor, motion carried unanimously.**

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

**New Business Item 7** (*moved by Mayor Arnold to New Business Item 1*) Consideration, Discussion, and Take Possible Action to Call an Election, Referendum or Similar Action to Reallocate Sales & Use Tax in the Present or Future Combined Areas Overlapping the Limits of the City of Blanco, Blanco County South Library District, and Blanco County Emergency Services District No. 2. The Council discussed trying to get more details from the Comptroller’s office. A procedure is needed to ensure the collection of the correct funds. They appreciate the input from the ESD and the Library District. The goal is not to take money away

from anyone. The Mayor suggested all groups/districts meet with the Comptroller in mediation. The Council would like to discuss it further at the next workshop. Ann Hall suggested two members from each district get together to discuss solution. **Item Tabled; No Action Taken.**

1. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow for restaurant drive through window as per Table 4.4 of the UDC on a property zoned as R-5 at 603 Main Street (Harrison Heirs, Block 23 (SE ¼), 0.32 Acres), Blanco, Texas 78606, (Property Owner: Thomson Real Estate Investments LLC). Warren Escovy discussed; Planning & Zoning Commission tabled this item and requested revised information. The Main concern is traffic back up on Main Street. Item will be back on the agenda in March 2025. **Item Tabled; No Action Taken.**
2. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-002 approving the 2024 Hazard Mitigation Plan (Patty Swords, Langford Management Services). **A motion was made by Council Member Moses to Approve Resolution 2025-R-002 approving the 2024 Hazard Mitigation Plan, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
3. Consideration, Discussion and Take Possible Action on Approval of Ordinance 2025-O-002 Calling a Bond Election to be held on May 3, 2025. Angela Avila, Bond Council spoke. **A motion was made by Council Member Cargill to adopt Ordinance 2025-O-002 calling a bond election with Proposition A in the amount of \$4,411,843 and Proposition B in the amount of \$12,224,157, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-003 RESOLUTION CONCURRENT TO ADOPTION OF ORDINANCE CALLING A BOND ELECTION TO BE HELD IN THE CITY OF BLANCO, TEXAS; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND RESOLVING OTHER MATTERS RELATED A TO THAT ELECTION. Tim Tuggey, City Attorney submitted a revised Resolution for the Council consideration. The Council discussed. **A motion was made by Mayor Pro-Tem Mack-McClung to approve Resolution 2025-R-003 It is the fiscal policy of the City of Blanco that at all times the long-term general obligation debt of the City to total taxable assessed value for capital improvement projects as presented ratio be maintained at its current level of 5.0% or less, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
5. Consideration, Discussion and Take Possible Action on Creation of a Bond Committee and Bond Election Procedures to fund Restoration and/or Replacement of Water, Wastewater, and Street Infrastructure. The Council discussed the draft community bond oversight committee information, and the Mayor presented the seven proposed bond committee members. **A motion was made by Council Member Moses to approve creation of a bond committee, with approval of proposed seven members being Sidney Cox, Dennis Moore, Sr., Harvie Lindermann, Danny Uballe, Paul Grandberg, Kenny Fuller, and Matt Herden plus add two additional ex officio members, bringing the total to nine, seconded by Mayor Pro-Tem Mack-McClung, motion carried 4-0 with Council Member Moore abstained.**
6. Consideration, Discussion and Take Possible Action on Approval of Task Order No. 1 Services to be Performed by the Engineer on a Monthly Basis: Agreement between Owner (the City of Blanco) and Engineer (Schaumburg & Polk, Inc.). Warren Escovy, City Administrator, discussed Task Order No. 1. This Task Order covers general services to be performed by the Engineer on a monthly basis.

**A motion was made by Mayor Pro-Tem Mack-McClung to approve Task Order No. 1 as presented, seconded by Council Member Moore, all in favor, motion carried unanimously.**

7. (New Business Item 7 was moved to New Business #1)
8. Consideration, Discussion, and Take Possible Action on Approval of the Pedestrian Alternative Transportation Modes Committee applying for the TxDOT Transportation Alternatives Grant (Council Member Swinson). Sarah Munger, Chair of the Pedestrian Committee, spoke and gave an update on the TxDOT Transportation Grant. The Council Discussed. **No Action Taken.**
9. Consideration, Discussion, and Take Possible Action to Establish a Part-Time Code Enforcement Officer. Warren Escovy shared plan and the Council discussed costs and budget allocation. Friends of the Night Sky have agreed to donate \$1,200 to assist with the night sky violations. **A motion was made by Council Member Moses to establish a temporary part time code enforcement officer, with cost capped at \$1,500 this fiscal year, to be paid out of professional services, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
10. Consideration, Discussion, and Take Possible Action on Creation of AI Policy. The Mayor spoke and shared there is not a draft policy yet but just wanted to discuss AI. He will be meeting with the staff tomorrow morning. More efficient, more transparent, more cost effective. **No Action Taken.**
11. Consideration, Discussion, and Take Possible Action on Recommendation to Appoint Tiffany Perdue to fill Planning & Zoning Commissioner Vacancy. P&Z recommends approval. Tiffany was in attendance and spoke, sharing a little about herself. **A motion was made by Council Member Moore to appoint Tiffany Perdue to fill the Planning & Zoning vacancy, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
12. Consideration, Discussion, and Take Possible Action on Recommendation to Appoint Betty Jones to fill Historic Preservation Commissioner Vacancy. **A motion was made by Council Member Moore to appoint Betty Jones to fill the Historic Preservation Commission vacancy, seconded by Council Member Moses, all in favor, motion carried unanimously.**

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

1. Consideration, Discussion and Take Possible Action on hiring a contractor to replace existing fence at the Water Treatment Plant at a cost not to exceed \$30,000. Warren Escovy and the Council discussed. **A motion was made by Mayor Pro-Tem Mack-McClung to hire a contractor to replace the fence at the Water Treatment Plant at a cost not to exceed \$30,000, seconded by Council Member Moore, motion carried 4-1 with Council Member Cargill opposed.**
2. Consideration, Discussion and Take Possible Action on Restructure of Streetscape Committee and Possible Related Memorandum of Agreement. The Council discussed moving the committee up under the Council with a council member (non-voting) liaison assigned to the committee. **A motion was made by Council Member Moses do not approve the restructuring of the Streetscape Committee and leave as is, seconded by Council Member Cargill, motion carried 4-1, with Mayor Pro-Tem Mack-McClung opposed.**

**Closed regular meeting -9:17 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 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 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.
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 water infrastructure at Cielo Springs Subdivision.
4. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.
5. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 551.072 (Real Estate), and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Pending Legal and Real Estate Matters.

**Closed executive session at 11:24 pm and convened into regular meeting.:**

**Adjournment:**

**A motion was made by Council Member Moore to adjourn the meeting, seconded by Council Member Cargill, all in favor.**

**The meeting was adjourned at 11:24 pm.**

Respectfully submitted,

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Cassidy, City Secretary, TRMC

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**NEW BUSINESS**

**ITEM #1**



## AMENDED AND RESTATED CONTRACT FOR RAW WATER SERVICE

This Contract for Raw Water Service (this "Contract") is entered into as of the 11th day of March 2025, ("Effective Date") between Guadalupe-Blanco River Authority, a conservation district and political subdivision of the State of Texas ("GBRA"), and City of Blanco ("Purchaser").

On April 20, 2001, GBRA and Purchaser entered into an Agreement for Raw Water Service for the provision of raw water for Purchaser's municipal water supply needs. Subsequent amendments were executed related to a restriction limiting the use of the water for wholesale or retail use for customers located within the city limits and extraterritorial jurisdiction of the City of Blanco.

The parties now wish to enter into this Amended and Restated Contract for Raw Water Service.

For and in consideration of the mutual promises, obligations, and benefits hereinafter set forth, GBRA and Purchaser agree as follows:

1. QUANTITY. GBRA agrees to furnish Purchaser, at the Point of Diversion during the term of this Contract, untreated water from conservation storage in Canyon Reservoir under Certificate of Adjudication 18-2074, as amended, in such quantity as may be required by Purchaser, not to exceed six hundred (600) acre-foot/feet per year (the "Annual Commitment"), to be used for municipal water supply. GBRA may also furnish untreated water under the terms and conditions of this Contract from any source or combination of sources that may be available to GBRA on a firm-yield basis including without limitation, run-of-river flows of the Guadalupe River under new water rights or amendments to existing water rights, and water obtained from sources other than surface waters of the Guadalupe River Basin. Upon request, Purchaser shall provide to GBRA information reasonably necessary to demonstrate the basis of the request for the quantities of water to be furnished hereunder.
2. POINT OF DIVERSION AND PLACE OF USE. The water will be furnished at a point in Comal County on Canyon Lake Reservoir as show in the map attached as Exhibit A ("Point of Diversion"). The water shall only be used for Purchaser's retail water customers Purchaser may have now or in the future, regardless of location, or municipal wholesale customers within the City of Blanco corporate limits and its extraterritorial jurisdiction.

The maximum rate of diversion at the Point of Diversion shall not exceed 375 gallons per minute (0.83 cubic feet/second). The water diverted under this Contract may not, under any circumstances be leased or resold by Purchaser or used outside of GBRA's ten-county statutory district.

3. PAYMENTS. Purchaser agrees to pay GBRA at its office in Comal County, Texas, or such other place as GBRA may designate in writing, upon execution of this Contract by Purchaser, an amount of money equal to the Annual Commitment multiplied by the then applicable rate for firm water supplied pursuant to this Contract (the "Firm Water Rate"). If Purchaser is billed annually, such payment shall be due no later than thirty-first (31<sup>st</sup>) day of January in each succeeding year during the term of this Contract. If Purchaser is billed monthly, such payment shall be due no later than the fifteenth (15<sup>th</sup>) day of the following month. The payment due upon execution of this Contract shall be \$110,400.00 based upon the current Firm Water Rate of \$184.00 per acre-foot per year. Should Purchaser's usage during any given year exceed the Annual Commitment, such overage shall be included in the annual payment at a rate equal to an amount that is 125% greater than the Firm Water Rate times the number of acre-feet by which the total amount of water diverted at the Point of Diversion in the previous calendar year exceeds the Annual Commitment. Accepting payment for the excess usage does not obligate GBRA to supply more water than the Annual Commitment in any one year.

5. ADJUSTMENT OF FIRM WATER RATE. The Firm Water Rate may be adjusted by GBRA at any time and from time to time. If GBRA desires to adjust the Firm Water Rate, it shall, at least sixty (60) days prior to the first day on which the adjustment is proposed to become effective, give written notice of the proposed adjustment to Purchaser.

6. METERING. Purchaser shall furnish, install, operate and maintain at its own expense at the Point of Diversion a measuring device or devices to measure the quantity of water diverted by Purchaser within five percent (5%) above or below the amount actually diverted. All measuring devices shall be subject to inspection, examination and testing by an employee or agent of GBRA. Any measuring device which fails to function or which functions incorrectly shall, at Purchaser's sole expense, promptly be adjusted, repaired or replaced by a like device having the required accuracy. GBRA may, at its expense, install and maintain such measuring devices, as it deems appropriate to measure the quantity of water diverted by Purchaser at the Point of Diversion, in which case GBRA's measuring devices shall make measurement of water. Purchaser shall read the metering equipment monthly at or near the first day of each month, and shall maintain records of such readings. Purchaser shall furnish GBRA by the first day of each month an estimate of the total amount of water to be diverted that month, as well as the amount actually diverted during the previous month. GBRA agrees to complete and file with the Texas Commission on Environmental Quality (or its successor) all reports of water used by Purchaser.

7. QUALITY. The water to be supplied hereunder shall be untreated water as it occurs at the Point of Diversion.



8. REGULATORY REQUIREMENTS. This Contract is subject to all applicable federal, state, and local laws and any applicable ordinances, rules, orders, and regulations of any local, state, or federal governmental authority having jurisdiction. This Contract is specifically subject to all applicable sections of the Texas Water Code and the rules of the Texas Commission on Environmental Quality, or any successor agency.

9. CONSERVATION AND DROUGHT CONTINGENCY PLANS. Purchaser agrees to provide to the maximum extent practicable for the conservation of water. Purchaser further agrees to assist GBRA in implementing water conservation and Drought Contingency Plans applicable to the use of water from Canyon Reservoir or other sources of supply. Purchaser shall develop and implement a water conservation and Drought Contingency Plan applicable to its use of all water supplied under this Contract. Any such plan shall at all times meet all requirements of all applicable laws and regulations, and all requirements of GBRA, including but not limited to the requirement to implement conservation-oriented water rates. This agreement is specifically subject to all applicable sections of the Texas Water Code and the rules of the Texas Commission on Environmental Quality, or any successor agency. Purchaser agrees to comply with GBRA's drought contingency plans for wholesale customers of Canyon Reservoir.

10. ALLOCATION DURING DROUGHT. During drought conditions or in any other condition when water cannot be supplied to meet the demands of all customers, the water to be distributed shall be divided by GBRA among all its customers pro rata, according to the amount each may be entitled to, subject to reasonable conservation and Drought Contingency Plans and requirements based on particular purposes of use of the water, so that preference is given to no one and everyone suffers alike. Purchaser agrees to comply with all applicable curtailment and other requirements set forth in GBRA's drought contingency plan. Purchaser acknowledges that in case of a shortage of water, the water to be distributed to Purchaser shall be divided in accordance with Texas Water Code Section 11.039

11. ASSIGNMENT. Except as specifically provided otherwise below, Purchaser may not assign this Contract without the prior written consent of GBRA. Any successor or assign of GBRA shall succeed to the rights and obligations of GBRA hereunder.

12. CAPTIONS. All titles of the sections of this Contract have been inserted for convenience of reference only and are not considered a part of this Contract and in no way shall they affect the interpretation of any provisions of this Contract.

13. TERMINATION.

- a. Default of Payment - During the term of this Contract, if Purchaser fails to pay any amounts payable under this Contract when due and payable, GBRA may give written notice of such delinquency to Purchaser, and if all amounts due and unpaid, including interest thereon from the date payment was due at maximum legal rates, are not paid within thirty days after delivery of such notice, then GBRA may, at its option, institute suit for the collection thereof and utilize such

other remedies as may exist to collect any amounts due and unpaid, together with interest thereon at the maximum legal rate and attorney's fees. In addition to all other remedies, GBRA may, at its option, if such amounts are not paid within said thirty-day period, terminate this Contract without recourse.

14. TERM.

- a. Initial Term and Options to Extend: This Contract is for a term that will commence on the Effective Date and continue in effect until December 31, 2050. Purchaser, may at its option, renew or extend this Agreement under the same terms for two (2) additional terms of twenty (20) years each by giving GBRA twelve (12) months written notice.
- b. Subsequent Extensions: Thereafter, this Agreement may be renewed or extended for such terms as may be agreed upon by Purchaser and GBRA.

15. NOTICE. Any notice or other communication required or permitted hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally, or three (3) days after the date of mailing if mailed, by first class mail, registered or certified, postage prepaid and addressed as follows:

For **PURCHASER**

City of Blanco  
300 Pecan St.  
Blanco, Texas 78606

For **GBRA**

Guadalupe-Blanco River Authority  
2225 E. Common St  
New Braunfels, Texas 78130

Any notices served by fax shall be deemed to have been given and received only when written confirmation of the receipt of such fax has been received by the sender. Any Party hereto may, at any time by giving fifteen (15) days' written notice to the other Party hereto, designate any other address in substitution of the foregoing address to which such notice shall be given.

16. AGREEMENT. This Contract constitutes the entire agreement of the Parties and supersedes any and all prior negotiations, correspondence, understandings, and agreements between the Parties respecting the subject matter hereof. Neither this Contract nor any of its terms may be changed or modified, waived, or terminated (unless otherwise provided hereunder) except by an instrument in writing signed by an authorized representative of the Party against whom the enforcement of the change, waiver, or termination is sought.

17. SEVERABILITY. If a court of competent jurisdiction determines that any term of this Contract is invalid or unenforceable to any extent under applicable law, the remainder of this Contract (and the application of this Contract to other circumstances) shall not be affected thereby, and each remaining terms shall be valid and enforceable to the fullest extent permitted by law.

18. IMMUNITY. No provision of this Contract shall affect or waive any sovereign or governmental immunity available to GBRA or its elected officials, officers, employees and agents under federal or Texas law nor waive any defenses or remedies at law available to it under federal or Texas law.

19. GOVERNING LAW/VENUE. This Contract is entered into under and pursuant to, and is to be construed and enforceable in accordance with the laws of the State of Texas, without regard to its conflict of laws and principles. Venue for any disputes related to this Contract shall be in accordance with the laws of the State of Texas.

20. DUE AUTHORIZATION, BINDING OBLIGATION, NO APPROVALS REQUIRED. This Contract has been duly authorized, executed and delivered by all necessary action of Purchaser, and constitutes a legal, valid and binding obligation of Purchaser, enforceable against Purchaser in accordance with its terms. No further approval, authorization, order or consent of, or declaration, registration or filing is required for the valid execution and delivery of this Contract by Purchaser or for the performance of any payment or other obligation by Purchaser.

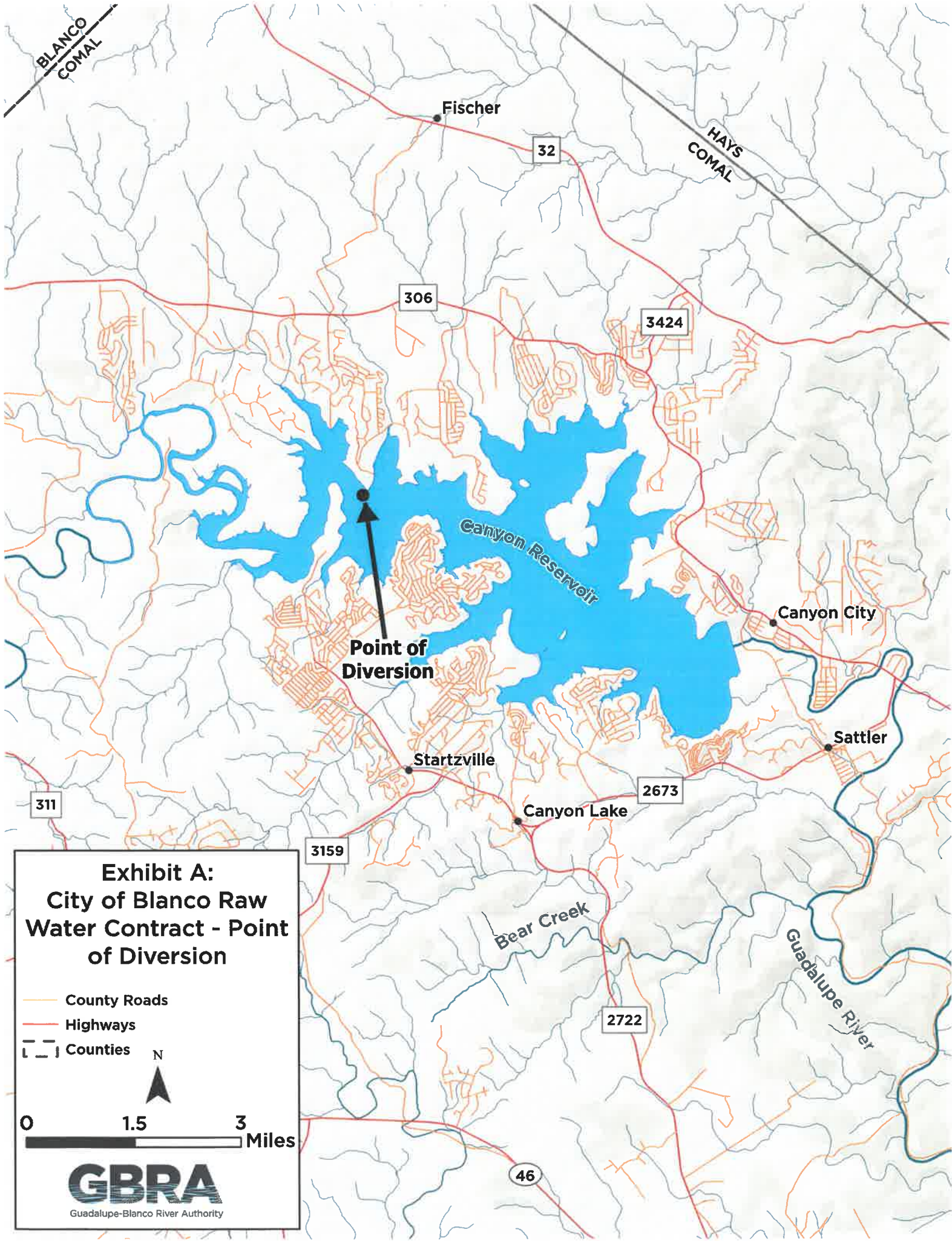
**IN WITNESS WHEREOF**, the parties hereto have caused this Contract to be duly executed in multiple counterparts, each of which shall constitute an original.

GUADALUPE-BLANCO RIVER AUTHORITY

By \_\_\_\_\_  
Darrell Nichols  
General Manager/CEO

CITY OF BLANCO

By \_\_\_\_\_  
Mike Arnold  
Mayor



BLANCO  
COMAL

HAYS  
COMAL

Fischer

32

306

3424

Canyon Reservoir

Point of  
Diversion

Canyon City

Sattler

Startzville

Canyon Lake

2673

311

3159

Bear Creek

Guadalupe River

2722

46

### Exhibit A: City of Blanco Raw Water Contract - Point of Diversion

- County Roads
- Highways
- Counties

N

0 1.5 3 Miles

**GBRA**  
Guadalupe-Blanco River Authority

**NEW BUSINESS**

**ITEM #2**



# City of Blanco

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

STAFF REPORT: 3/11/24

DESCRIPTION: Request from Klepec Nursery for City water

ANALYSIS: The Blanco UDC doesn't allow for a water connection outside the City limits. There is a request for water from Jimmy Klepec. More details will be provided at the meeting as they become available.

FISCAL IMPACT:

RECOMMENDATION: No recommendation until all information is received.







**NEW BUSINESS**

**ITEM #3**

**CITY OF BLANCO**

**RESOLUTION NO. 2025-R-004**

**A RESOLUTION BY THE GOVERNING BODY OF THE CITY OF  
BLANCO APPROVING AND ACCEPTING THE 1.0 MGD WATER  
TREATMENT PLANT IMPROVEMENTS PERFORMED BY  
ASSOCIATED CONSTRUCTION PARTNERS, LTD.**

BE IT RESOLVED that on November 16, 2020, the governing body of the City of Blanco awarded a contract to Associated Construction Partners, Ltd. for the improvements to the 1.0 MGD Water Treatment Plant and

WHEREAS, the Associated Construction Partners, Ltd. improvement work has been deemed substantially complete; and

WHEREAS the governing body of the City of Blanco hereby approves and accepts the work performed by Associated Construction Partners Ltd.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF BLANCO:

PASSED and APPROVED, this the \_\_\_\_\_ day of March 2025.

By:

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Cassidy, City Secretary

**NEW BUSINESS**

**ITEM #4**

RESOLUTION 2025-R-005

A RESOLUTION SUPPORTING THE CITY OF BLANCO'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS

WHEREAS, the Texas Department of Transportation issued a call for projects in January 2025 for communities to apply for funding assistance through the Transportation Alternatives Set-Aside (TA) Program; and

WHEREAS, the TA funds may be used for development of planning documents to assist communities of any size in developing non-motorized transportation networks. The TA funds require a local match, comprised of cash or Transportation Development Credits (TDCs), if eligible. The City of Blanco would be responsible for all non-reimbursable costs and 100% of overruns, if any, for TA funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE City Council OF THE City of Blanco THAT:

- A. The City of Blanco supports the development of the City of Blanco Active Transportation Plan through the TA Program.
- B. Should the City of Blanco receive funding through the TA Program, the City supports a 20% local match (up to \$40,000) for funding the Active Transportation Plan.
- C. The City of Blanco is willing to commit to the project's development, financing, management, adoption and implementation of completed planning documents.
- D. The City of Blanco is willing and able to enter into an agreement with the Texas Department of Transportation by resolution or ordinance, should the project be selected for funding.

DULY PASSED by majority vote of all members of the City Council of the City of Blanco on the 11th day of March, 2023.

City of Blanco, Texas

\_\_\_\_\_  
Mike Arnold, Mayor

ATTEST:

\_\_\_\_\_  
Laurie Cassidy, City Secretary

**NEW BUSINESS**

**ITEM #5**

**NEW BUSINESS**

**ITEM #6**

**RESOLUTION 2025-R-006**

A RESOLUTION OF THE CITY COUNCIL OF BLANCO TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM.

WHEREAS, the City Council of the City of Blanco desires to develop a viable community, including decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-to-moderate income; and

WHEREAS, it is necessary and in the best interests of the City of Blanco to apply for funding under the Texas Community Development Block Grant Program;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BLANCO, TEXAS,

1. That a Texas Community Development Block Grant Program application for the Downtown Revitalization Program is hereby authorized to be filed on behalf of the City with the Texas Department of Agriculture, and to be placed in competition for funding under the Downtown Revitalization Program.
2. That the City of Blanco commits to selecting an eligible project in the designated downtown areas that meets either the National Program Objective to Eliminate Slum and Blighted Conditions or to Benefit Low- to Moderate-Income Persons.
3. That all funds will be used in accordance with all applicable federal, state, local and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.
4. That the City of Blanco is committed to providing \$50,000.00 in matching funds toward the application's activities, with the specific usage and funding source to be determined prior to any award of grant funding.

Passed and approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mike Arnold, Mayor  
City of Blanco, Texas

ATTEST:

\_\_\_\_\_  
Laurie Cassidy, City Secretary  
City of Blanco, Texas



**NEW BUSINESS**

**ITEM #7**



# City of Blanco

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

**STAFF REPORT: 3/11/25**

**DESCRIPTION:** Request from applicant to install a shut-off valve to the sprinkler supply line.

**ANALYSIS:** The Henry Hotel is a new business located at 515 3<sup>rd</sup> Street. Said business was converted from an assisted living facility to a boutique hotel in 2024. The original building according to Blanco CAD was built in 1960 and a shut-off valve was either NOT installed or can't be found.

Without a shut-off valve water can not be turned off or if there was ever a major leak most of the City's water supply would have to be shut off. This is the reason why all buildings are required a shut-off valve if they were being built today. Applicant is requesting that the City pay for this valve which is \$10,000 which is above the City Administrator's authority of \$5,000 without council approval.

**FISCAL IMPACT:**

**RECOMMENDATION:** Staff would recommend a compromise which will be discussed during the presentation.



Warren Escovy &lt;cityadmin@cityofblancotx.gov&gt;

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**Hotel Henry cutoff**

9 messages

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**Grady Achilles** <grady@thehotelhenry.com>  
To: cityadmin@cityofblancotx.gov

Mon, Feb 24, 2025 at 1:12 PM

Hey Warren,

The office called and said to email you requesting the city put in a valve for the sprinkler supply line. I am back to the point of needing that to be addressed so I can fix a leaking valve. If we can schedule a hot tap or figure out how to turn off the supply to that main line that would be great. Let me know what needs to be done to make this happen.

**Grady Achilles**  
**Hotel Henry**  
**210-422-9040**  
**515 3rd st.**  
**Blanco, TX 78606**



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**Warren Escovy** <cityadmin@cityofblancotx.gov>  
To: Grady Achilles <grady@thehotelhenry.com>  
Cc: Damon <damon.berryman@inframark.com>

Mon, Feb 24, 2025 at 1:35 PM

Grady,

If this is a quick fix I can get with Inframark and get this done this week. If this is the larger problem that will cost about \$15k to fix then I'll need to bring this to City Council on March 11th to let them decide. I'll get with Damon and let you know where I'm at. Thanks

[Quoted text hidden]

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PLEASE USE NEW EMAIL [cityadmin@cityofblancotx.gov](mailto:cityadmin@cityofblancotx.gov)

Warren Escovy  
Blanco City Administrator  
(830) 833-4525 ext. 105  
(830) 330-1905 (cell)  
[cityadmin@cityofblancotx.gov](mailto:cityadmin@cityofblancotx.gov)



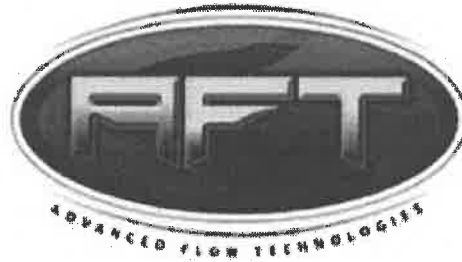
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**Grady Achilles** <grady@thehotelhenry.com>  
To: Warren Escovy <cityadmin@cityofblancotx.gov>

Mon, Feb 24, 2025 at 1:39 PM

Yes sir it's the bigger job  
Let me know what they say

**AUSTIN  
SAN ANTONIO  
210-599-8831**



**DALLAS  
FORT WORTH  
972-723-5301**

## AGREEMENT

Feb 6, 2025

CUSTOMER NAME:	Digger Dry
ATTENTION:	Mark Key
PHONE:	512-773-0570
EMAIL:	mkey72@gmail.com
PROJECT LOCATION:	Blanco, TX
APPLICATION:	One (1) 6" Live Valve Insertion

**The cost for the work is as follows:**

**Perform one (1) 6" Non-AIS Live Valve Insertions on 6.63" Sch40 PVC Pipe:**

1. Mobilize to site.
2. Provide/install one (1) 6" IV250 valve body.
3. Perform one (1) 6" hot tap.
4. Install one (1) 6" IV250 standard valve cartridge open left & completion flange.
5. **Note: Clearance for machine and valve is 10' - 5"**
6. Work to be performed during *regular* working hours.

**Total = \$8,870.00** (plus tax if applicable)

**\*\*AC/Transite pipe requires additional core hot tap to find wall thickness and I.D. of pipe performed by the customer or by AFT at an additional cost\*\***

**\*\*\*STANDBY NOT CAUSED BY AFT, INCLUDING SAFETY MEETINGS, ACCESS TO WORK AREA, ORIENTATIONS, ETC. WILL BE BILLED AT \$115/HR PER TECHNICIAN FOR STRAIGHT TIME & \$175/HR PER TECHNICIAN FOR PREMIUM TIME\*\*\***

**Customer to Provide:**

1. Support laborer to assist our technicians at all times.
2. City / SUD / MUD permits as required.
3. Excavation and shoring as required.
4. Clean pipe surface prior to AFT arriving on site.
5. Concrete thrust blocks as required.

**PIPEFREEZING • HOT TAPPING • LINE STOPPING •  
LIVE VALVE INSERTION • ON-LINE LEAK SEALING • BACKFLOW**

**\*\*\*SOME LEAKAGE IS POSSIBLE, BUT A WORKABLE CONDITION WILL BE OBTAINED, AFT**

**NEW BUSINESS**

**ITEM #8**



## CD&P Proposal for City of Blanco Bond

February 27, 2025

### Background

Population: 1900

- 1200 registered voters
- 250 voters May 2024
- Election Date: May 3, 2025

### Bond Outreach for the City of Blanco

CD&P will support the City of Blanco in developing targeted educational information and materials, identifying opportunities to distribute information, and conducting outreach. Work will be billed only for services provided and expenses incurred.

### Community Outreach Plan and Schedule

CD&P will develop a community outreach plan and schedule of outreach from February to May 3, 2025 to reach community members. The plan will include coordination with the key stakeholders such as chamber and school district for distribution of information, sending direct mailers, and other opportunities.

### Messaging & Informational Materials

CD&P will develop messaging and talking points along with materials to help educate the community on the Bond election in May 2025. Materials will be as concise as possible while helping to tell the full story, direct residents to the Bond website and include graphics, diagrams, and maps. CD&P will draft and distribute media releases and conduct follow-up phone calls and emails to encourage coverage. We will also develop social media content and graphics to encourage community members to visit the Bond website and highlight opportunities to attend events to learn more.

For budgeting purposes, we assume up to 4 exhibits/maps/diagrams/infographic, 1 brochure/handout, 2 direct mailers, signage, 2 media releases, social media content and graphics for up to 12 posts, and website content to be posted by the City.

Task	Manager	Specialist	Coordinator
	\$ 175.00	\$ 150.00	\$ 125.00
Community Outreach Plan and Schedule	2	4	0
Key Stakeholder Group Outreach and Coordination	4	12	12
Website Content	2	8	8
Up to 1 Brochure	1	4	4
Up to 2 Mail Pieces	2	6	6
Signage	0.5	2	2
Social Media	1	8	8
Coordination with City Council and Staff	6	12	
<b>TOTAL HOURS</b>	<b>12.5</b>	<b>44</b>	<b>40</b>
	\$ 2,187.50	\$ 6,600.00	\$ 5,000.00

TOTAL SERVICES \$ 13,787.50

**Direct Expenses**

Printing and Mailing (Up to 2 Mail Pieces)	\$ 2,500.00
Signage	\$ 600.00
Materials Printing Allowance (Brochures, Boards)	\$ 2,000.00
<b>TOTAL DIRECT EXPENSES</b>	<b>\$ 5,100.00</b>

TOTAL \$ 18,887.50

**NEW BUSINESS**

**ITEM #9**



**DISCUSSION DRAFT DISCUSSION DRAFT DISCUSSION DRAFT DISCUSSION DRAFT**

**ORDINANCE 2025-O-0\_\_\_\_**

**AN ORDINANCE REGULATING VACANT BUILDINGS IN THE BLANCO HISTORIC DISTRICT, ESTABLISHING REGISTRATION REQUIREMENTS, MAINTENANCE STANDARDS, AND PENALTIES FOR NON-COMPLIANCE**

WHEREAS, the City of Blanco recognizes the importance of maintaining the integrity, safety, and economic vitality of its historic downtown district area; and

WHEREAS, vacant buildings in the historic district that are neglected can become hazards, attract crime, and lower property values; and

WHEREAS, the City finds it necessary to regulate vacant buildings to promote public safety, economic development, and the general public welfare;

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

**SECTION 1: DEFINITIONS**

For the purposes of this ordinance, the following definitions shall apply:

*Vacant Building:* Any structure (or space within such structure capable of separate use or tenancy) within Blanco Historic District that is unoccupied or not actively used for a period exceeding 90 consecutive days.

*Owner:* The individual, partnership, corporation, or entity holding legal or equitable title to the property.

*Blanco Historic District:* The designated central business district as defined by the City's zoning or other lawful map or designation adopted by the City of Blanco.

*Nuisance Property:* A vacant building that poses a risk to public health, safety, or welfare due to deterioration, lack of maintenance, or criminal activity.

**SECTION 2: REGISTRATION REQUIREMENTS**

- a. Owners of vacant buildings in the Blanco Historic District must register their property with the City within 30 days of vacancy.
- b. The registration shall include:
  - 1) Property owner's name, address, and contact information.
  - 2) A local agent's contact information if the owner resides outside the city.
  - 3) A plan for maintenance, security, and future use of the building.
  - 4) An annual registration fee of [\$X] shall be paid by the property owner.
- c. Failure to register a vacant building within the required timeframe shall result in a fine of up to [\$Y] per day until registration is completed.

**SECTION 3: MAINTENANCE AND SECURITY REQUIREMENTS**

- a. All vacant buildings must be maintained in accordance with the following standards:
  - 1) The property must be kept free of graffiti, litter, and debris.
  - 2) Doors, windows, and other openings must be secured against unauthorized entry.
  - 3) The structure must be maintained to prevent hazards such as roof collapses, fire risks, or structural instability.
  - 4) The premises must comply with all applicable city codes and ordinances, including fire and safety standards.

**SECTION 4: INSPECTIONS AND ENFORCEMENT**

- a. The City shall have the authority to inspect vacant buildings to ensure compliance with this ordinance.
- b. Property owners shall allow reasonable access for city inspectors upon notice.
- c. Violations of this ordinance may result in fines of up to [\$Z] per offense.
- d. If a building is determined to be a public nuisance, the City may take appropriate legal action, including condemnation or demolition, as provided by state law.

**SECTION 5: INCENTIVES FOR REOCCUPATION AND REDEVELOPMENT**

The City may offer financial incentives, such as tax abatements or grants, for owners who renovate and reoccupy their vacant buildings, subject to and in accordance with applicable law.

**SECTION 6: APPEALS.**

- a. Property owners may appeal citations or fines to the governing body of the City within 15 days of issuance.
- b. The Board shall review cases on an individual basis and may grant extensions or modifications where appropriate.

**SECTION 7: EFFECTIVE DATE**

This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Secretary

**OLD BUSINESS**

**ITEM #1**



# City of Blanco

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

**STAFF REPORT: 3/11/25**

**DESCRIPTION:** Special Use Permit for parcel located in R-5 zone at 603 Main Street

**ANALYSIS:** The request is to allow a drive-through window in the R-5 zone. This is a special use permit from Sec. 4.4 which allows a drive-thru by SUP. The property sits north of 6<sup>th</sup> Street and west of Main Street/281 on the corner. The parcel is .31 acres and the building is about 700 sq feet. with a covered porch just under 200 sq ft. according to Blanco Cad. While this SUP request does NOT consider the site plan (that is a staff issue at time of plan review) there appears to be adequate room for the drive-thru and adequate vehicular access from 6<sup>th</sup> Street and Main Street.

The business is a coffee shop with a drive-thru window option. There is a Jittery Biscuit in Johnson City but it doesn't have the drive-thru window. Main Street is already a mixed use of mostly commercial and a little residential which is why this property is zoned R-5. The building used to be Jessi's Hair Salon so the new use will also be commercial with an SUP attached.

The business and the SUP are complimentary to the areas on 281. The Coffia Shop on 8<sup>th</sup> and Elm Street behind Trinity Lutheran had a similar SUP approved. The Jittery Biscuit's drive-thru will start from one section of 6<sup>th</sup> Street and will commence at another section with no direct access to Main Street/281. The proposed project does not appear to have any safety or neighborhood concerns at this time.

On February 3<sup>rd</sup> 2025 Planning and Zoning requested that the item be tabled to give the applicant time to look at the queuing line on 6<sup>th</sup> Street and address the possibility that the line spills into 6<sup>th</sup> street. The applicant has addressed this issue with directing traffic around the building and back out to 6<sup>th</sup> street.

**FISCAL IMPACT:** New sales tax generation from a restaurant and drive-thru business

**RECOMMENDATION:** P&Z recommends approval of the SUP request to City Council for a drive thru.

- NOTES:
- 1) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
  - 2) BASIS OF BEARING IS THE CENTRAL TEXAS ZONE 4203, NAD 83.
  - 3) TITLE COMMITMENT PROVIDED BY GUARDIAN TITLE COMPANY AND STEWART TITLE GUARANTEE COMPANY, G.F. NO. 2907402 EFFECTIVE DATE NOVEMBER 6, 2007, ISSUED DATE NOVEMBER 20, 2007.
  - 4) CORRESPONDING METES AND BOUNDS DESCRIPTION PREPARED.
  - 5) IMPROVEMENTS ARE SHOWN.
  - 6) THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF BLANCO ORDINANCES AND RESTRICTIONS.

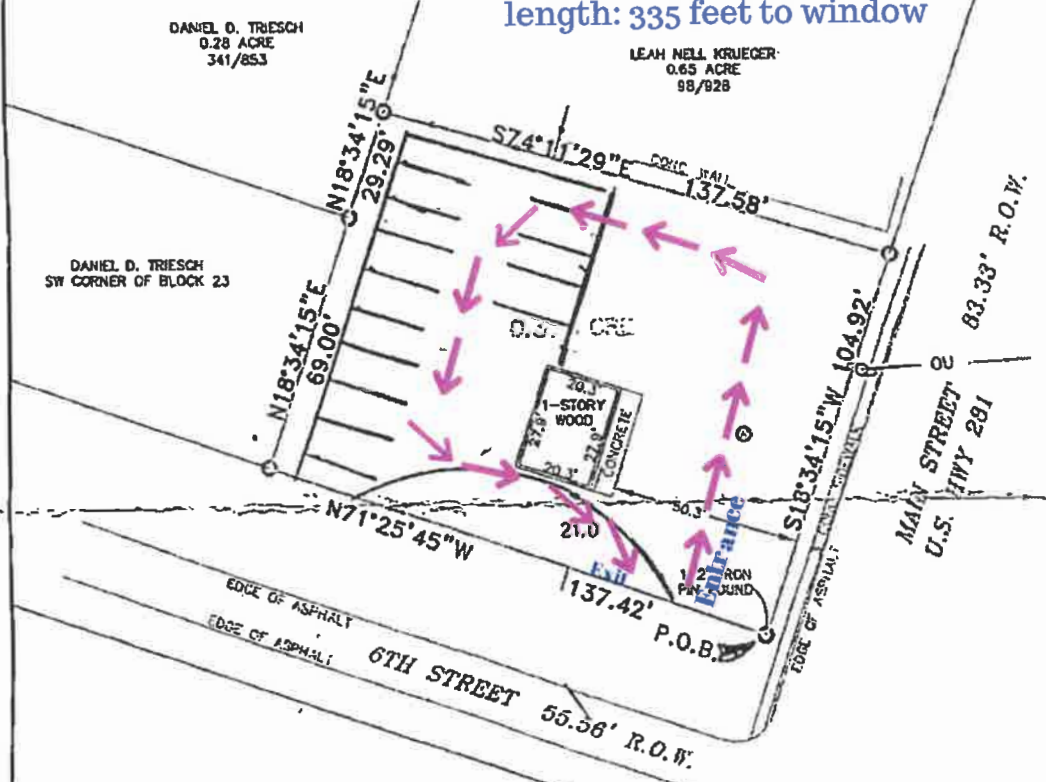
**LEGEND**

- = FOUND 1/2" IRON PIN (UNLESS OTHERWISE NOTED)
- ⊙ = WATER METER
- ⊕ = POWER POLE
- OU = OVER HEAD ELECTRIC
- CONCRETE
- 6" WOOD FENCE

SCALE:  
1" = 40'



Total proposed drive through  
length: 335 feet to window



PLAT SHOWING: A TITLE SURVEY OF A 0.31 OF AN ACRE TRACT OF LAND SITUATED IN THE CITY OF BLANCO, BLANCO COUNTY, TEXAS OUT OF THE HORACE EGGLESTON LEAGUE SURVEY NO. 24, ABSTRACT NO. 1, BEING A PORTION OF BLOCK 23, HARRISON HEIRS ADDITION TO THE CITY OF BLANCO OF RECORD IN VOLUME 62, PAGE 142, DEED RECORDS AND BEING THE 0.32 OF AN ACRE TRACT CONVEYED TO BRIAN d. JETER AND RECORDED IN VOLUME 265, PAGE 83 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.



STATE OF TEXAS :  
COUNTY OF BLANCO:

I, AMIL M. BAKER JR., DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION.

*Amil M. Baker Jr.*  
AMIL M. BAKER JR.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469  
SURVEYED: DECEMBER 21, 2007  
PROJECT NO.: 07-234 UPTOWN BLANCO  
DWG No.: N:\Draw 2007\07-234 UPTOWN BLANCO \DWG.

**BAKER**  
SURVEYING, INC.

PH. (830) 833-2250  
FAX. (830) 833-2257  
2250 US 281 N,  
BLANCO TX. 78606

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To the Esteemed Members of the City Council and Planning and Zoning Committee,

We are delighted to introduce ourselves as The Jittery Biscuit, a coffee shop currently rooted in Johnson City and eager to establish ourselves as a cherished part of the Blanco community.

Our mission goes beyond serving exceptional coffee and biscuits—we strive to be true advocates for the communities we serve. At The Jittery Biscuit, we take pride in supporting local youth and fostering future leaders by employing high school students and offering scholarships to those who graduate while working with us.

We are deeply committed to giving back, as demonstrated through our active participation in events and organizations such as the local youth sports association, the Johnson City Athletic Boosters, Blanco County Stock Show, Light Spectacular, Blanco County Fair and Rodeo, and various community initiatives throughout the year.

We are thrilled about the opportunity to expand into Blanco and look forward to becoming as invested in your community as you are. Thank you for considering our application, and we can't wait to bring a little more buzz and community spirit to your wonderful town.

Warm regards,

Becki Mayes

The Jittery Biscuit

AA  
JAN 06 2025

25-00001-01

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: Thomson Real Estate Investments LLC		
Property owner's mailing Address: 203 Sisterdale RD		
City: Boerne, TX	State: TX	Zip Code: 78006-7212
Home Phone:	Work Phone:	Cell: (936) 554-5555
Email Address: Charles Thomson 75964@gmail.com		

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

Same as Owner (if checked, skip to Section 3)		
Applicant's full legal name: Rebecca Mayes		
Applicant's mailing address: 506 N Ave N		
City: Johnson City	State: Texas	Zip Code: 78636
Home Phone:	Work Phone:	Cell Phone: 830-992-8120
Email Address: thejitterybiscuit@gmail.com		

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

Same as Owner (skip to section 4)		Same as applicant (skip to Section 4)
Contact name: Adrianna Mayes		
Contact mailing address: 506 N Ave N		
City: Johnson City	State: Texas	Zip Code: 78636
Home Phone:	Work Phone:	Cell Phone: 830-992-9496

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: Rebecca Mayes  
Date: 11/6/25

Printed Name: Rebecca Mayes

**City of Blanco Application for a Variance Request  
Property Information**

**1. Owner Information:**  
 Property Owner's Full Legal Name: Thomson Real Estate investments LLC

**2. Property Information (the property or tract for which this application has been submitted.)**  
 911 street address of property (if established) 603 Main Blanco Tx 78606  
 Legal Description: Jessi's Style Studio, Harrison heirs  
 Lot: SE 1/4 Block: 23 Subdivision: \_\_\_\_\_ 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) \_\_\_\_\_

R-5 (WR)

**All Applicants Complete the Following:**

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
<u>Sec 4.4 Chart on page 111.</u>	<u>Special use permit</u>	<u>Special Use permit for drive through on a property zoned as an R-5 property</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:

603 Main, Blanco, Tx is a property zoned as an R5 property that already has a pre-existing drivethrough. We are requesting the required special use permit to be able to use it as a drivethrough.

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 :

If denied this special use permit, the property will not be allowed to function as a drive through, and the jittery biscuit would not be able to move in.

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:

Based on the numbers from our original location in Johnson City we plan that there would not be more than 3-4 cars in the drive through line at one time, which would cause no additional traffic issues for the area.

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)

The city requires a special use permit for property zoned as R5 to be able to be a drivethrough.

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

The special use permit will allow for the property to be used as a drivethrough.

**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. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
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: Rebecca Mayes  
Print Name: Rebecca Mayes  
Date: 11/6/25

**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 \$7.58 per property owner within 200 feet.

Google Maps

603 US-281

Blanco, Texas

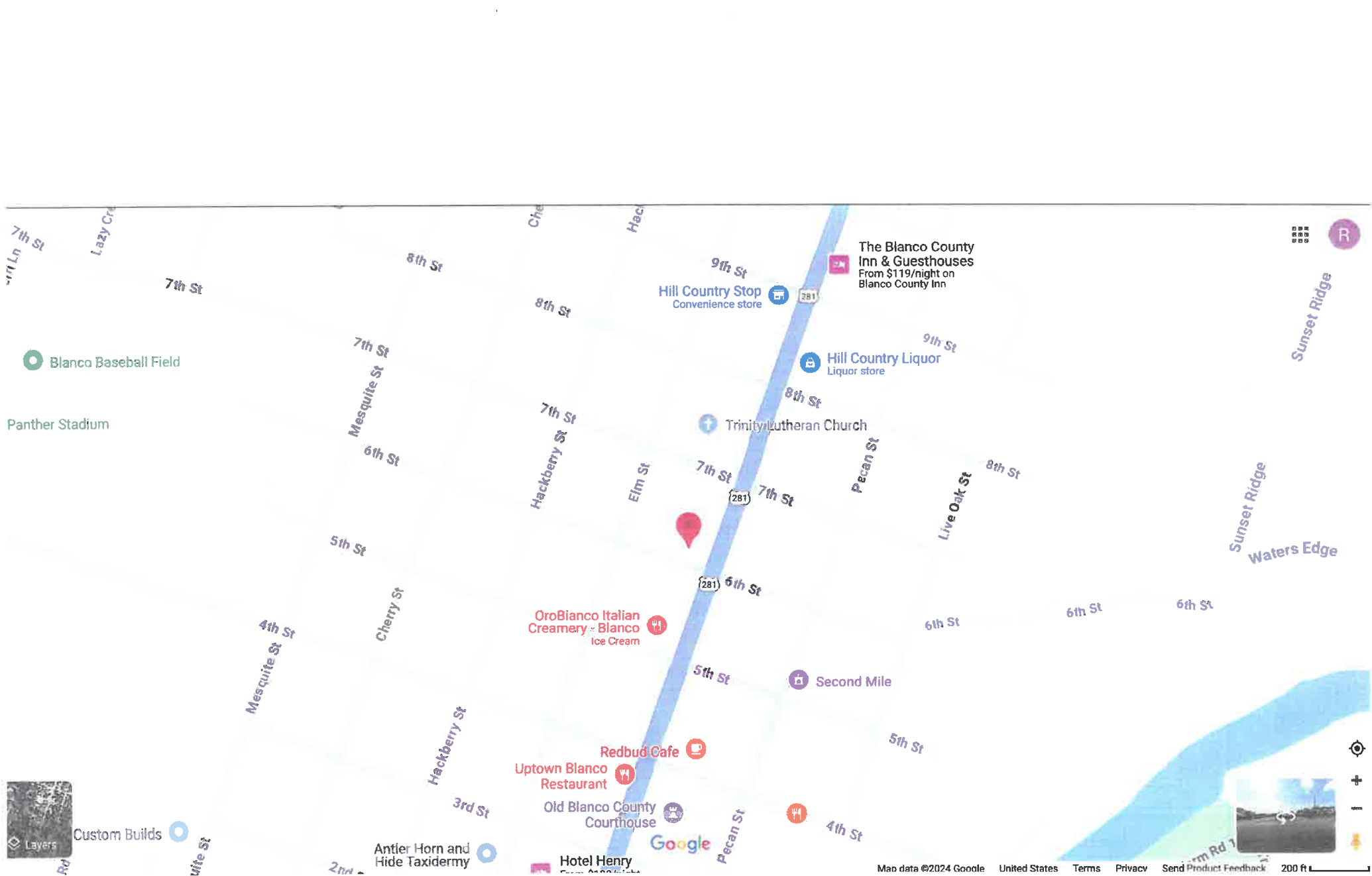
Google Street View

Apr 2024 See more dates



Image capture: Apr 2024 © 2025 Google





**OLD BUSINESS**

**ITEM #2**

**OLD BUSINESS**

**ITEM #3**

## Assumptions

	Revenue Opportunities			
	Square Footage	Projected Rent/Square Foot	Projected Monthly Rent	Projected Annual Rent
City Hall	1,450	1.75	2,538	30,450
Byars Building	1,400	1.30	1,820	21,840
Fire Station*	3,000	1.75	5,250	63,000
Fire Station**	6,400	1.75	11,200	134,400

\*City Hall uses 3,400 sq ft of the Fire Station and the Post Office leases 3,000 sq ft

\*\* Post Office leases the entire Fire Station

	Remodel Costs		
	Cost	Contractor	Total Cost
City Hall	25,000	13%	28,250
Byars Building	10,000	13%	11,300
Fire Station	450,000	13%	508,500

	On-Going Costs (as a landlord)	
	Maintenance	Other Expenses
City Hall	?	?
Byars Building	?	?
Fire Station	?	?

### Scenario Assumptions

- In the City Hall move analysis, all three buildings are remodeled simultaneously and then all leased immediately in order to start capturing cash flow to repay debt\*
- In the City Hall move analysis, one loan to cover all three building renovations
- 30 year loan at 7%
- Same rent/sq ft if Post Office takes entire Fire Station (would it be higher or lower for the entire space?)
- If Tenant Improvement dollars are given to tenant, this would impact rent. No TI has been assumed.
- Not only immediately leased, but rent starts immediately (e.g. no TI, no free rent, etc.)
- Full rent from all leases applied to the loan
- If this is not the case, then the breakeven dates would be further into the future than what is reflected in the Summary

\* In reality, this cannot happen all at the same time, which means that if such a renovation and move were to occur it would have to be funded from existing cash flow initially until the leases take effect and rent starts coming in. Funding out of current cash flow is not in the budget, so the earliest anything could happen is next fiscal year.

### Additional Assumptions

- Scenarios built on the assumption that everything happens at the same time
- That is not realistic, but I wanted to provide a baseline
- More realistically, there will be various start and end dates to the renovations
- In these other scenarios, still assumes lease begins immediately once the renovations are complete
- Meaning, a tenant is secured, ready to move in, and begin payments

Example:

If City Hall moves to the Fire Station, the Fire Station would have to be renovated before City Hall could move, which means that the renovation to City Hall and Byars Building would be delayed until that renovation is complete.

### Renovation Timeline Assumptions\*\*

Fire Station	12 months	
City Hall	6 months	<=after Fire Station renovation is complete
Byars Building	6 months	<=after Fire Station renovation is complete

\*\* This may be a long estimate for the renovation time, but I wanted to be conservative.

Adjustments to these assumptions can be made in the spreadsheet if a more appropriate timeframe makes sense.

## Summary

### City Hall Move

- City Hall moves to the Fire Station
- Post Office leases 3,000 square feet of the Fire Station
- Current City Hall building and Byars Building are leased

### City Hall Does Not Move/Rent Fire Station

- Post Office leases entire Fire Station
- City Hall stays in current building
- No renovation to City Hall or Byars Building

	Time to Breakeven (Years)					Nonbudgeted, Cash Flow Needs <sup>5</sup>	Free Monthly Cash Flow Following Breakeven
	No Loan	Loan <sup>1</sup>	Loan <sup>2</sup>	Loan <sup>3</sup>	Loan <sup>4</sup>		
Scenario 1	4.8	5.8	7.1	13.5	14.3	43,754	9,608
Scenario 2	3.8	NA	NA	4.4	5.4	40,597	11,200

<sup>1</sup> Assumes use of all rent from all buildings being leased is allocated to the loan payment, above and beyond the required minimum monthly payment

<sup>2</sup> Assumes use of all rent from all buildings being leased is allocated to the loan payment, above and beyond the required minimum monthly payment; however, rent does not start immediately. Assumes 12 months until Fire Station rent begins and then six additional months before current City Hall and Byars Building rent begins

<sup>3</sup> Assumes use of only the full rent from the Fire Station lease allocated to the loan payment, above and beyond the required minimum monthly payment. Rent begins immediately.

<sup>4</sup> Assumes use of only the full rent from the Fire Station lease allocated to the loan payment, above and beyond the required minimum monthly payment. Rent begins after 12 months.

<sup>5</sup> Debt service until the lease payments from the Fire Station begin after 12 months