

# **PUBLIC HEARING**

**Final Public Hearing for the  
TxCDBG 7220040 Lift Station Grant**

**City of Blanco TxCDBG - #7220040**

**Final Public Hearing**

**Texas Community Development Block Grant Program**

**Project Name:** 2020 Blanco Lift Station Project  
**Date & Time:** 4/9/24 6:00 PM  
**Location:** City Hall, 300 Pecan Street, Blanco, Texas

**Attendance:**

- |           |           |
|-----------|-----------|
| 1) _____  | 13) _____ |
| 2) _____  | 14) _____ |
| 3) _____  | 15) _____ |
| 4) _____  | 16) _____ |
| 5) _____  | 17) _____ |
| 6) _____  | 18) _____ |
| 7) _____  | 19) _____ |
| 8) _____  | 20) _____ |
| 9) _____  | 21) _____ |
| 10) _____ | 22) _____ |
| 11) _____ | 23) _____ |
| 12) _____ | 24) _____ |

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## PUBLIC HEARING NOTICE

The City of Blanco received a Texas Community Development Block Grant (TxCDBG) Program grant, 7220040, from the Texas Department of Agriculture for construction of a Lift Station Project. A public hearing has been called for 6:00 p.m. on April 9<sup>th</sup>, 2024 at the City Hall 300 Pecan St, Blanco, TX 78606 to review the program performance of the activities completed under this grant which will include an explanation of the actual use of the Texas Community Development Block Grant Program funds and invite comments.

La Ciudad de Blanco recibió una subvención del Programa de Subvención en Bloque para el Desarrollo Comunitario de Texas (TxCDBG, por sus siglas en inglés), 7220040, del Departamento de Agricultura de Texas para la construcción de un Proyecto de Estación de Bombeo. Se ha convocado una audiencia pública para las 6:00 p.m. del 9 de abril de 2024 en el Ayuntamiento 300 Pecan St, Blanco, TX 78606 para revisar el desempeño del programa de las actividades completadas bajo esta subvención, que incluirá una explicación del uso real de los fondos del Programa de Subvenciones en Bloque para el.

For further information or assistance contact Laurie Cassidy (830) 833-4525

Para obtener mas informacion o asistencia, comuniquese con Laurie Cassidy al (830) 833-4525

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# **PROCLAMATION 1**

**NATIONAL HISTORIC PRESERVATION MONTH  
PROCLAMATION 2024**

**WHEREAS**, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973, to promote historic places for the purpose of instilling nation and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

**WHEREAS**, The National Register of Historic Places formally Blanco Historic District, aka the Square and 46 of its contributing buildings, into its Registry on July 16, 1991.

**WHEREAS**, We realize that the Old Blanco County Courthouse was rededicated in the month of May 1998, a quarter-century ago, by then Governor George W. Bush. After countless hours of fundraising, renovation, and restoration work by members and many of the local residents.

**WHEREAS**, The City of Blanco has long realized the value of good stewardship for its rich historic heritage and the theme for National Historic Preservation Month; and

**WHEREAS**, Blanco is invested with its historic homes and buildings, natural rock fences, the Blanco River, windmills, hand-dug water wells, and the Texas Hill Country, as found around the City; and

**WHEREAS**, Blanco's historic markers are found within the city limits.

**WHEREAS**, it is important to celebrate the City's natural, built environments, and the contributions made by dedicated citizens in preserving these surroundings, which gives the community its unique sense of place and identity; and

**WHEREAS**, the City of Blanco supports and joins in this as "The National Historic Preservation Month." Blanco's citizens are called upon to take the following actions:

- ❖ **WALK** our Bindseil City Park with its trail with family members and friends. Look out within the city: the windmills, dark night starry nights, wide spaces, rock fences, rock water cisterns in by early settlers-found to be well-suited to our environment, and at the historic homes, downtown historic buildings, and the banks of the Blanco River to experience and learn more about the community they live in.
- ❖ **APPRECIATE** our historic sites, the clean crisp country air, and the people who work to preserve them, so they are here for us all to experience and enjoy.
- ❖ **SHOP** at every single retail store and have dinner with your family members and friends at the City's Square.

**NOW THEREFORE**, I, Mike Arnold, Mayor of the City of Blanco do proclaim May 2024 as National Historic Preservation Month and call upon the citizens of Blanco to join their fellow citizens across the United States in recognizing and participating in this special observance.

Proclamation adopted by the City of Blanco on this \_\_\_\_\_ day of April 2024.

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

**ATTEST:**

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

**STAFF**  
**CITY HALL**

**STAFF  
POLICE  
DEPARTMENT**

# BLANCO POLICE DEPARTMENT MONTHLY STATISTICS 2024



January	February	March	April	May	June	July	August	September	October	November	December
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Crime Statistics													YTD 2024	YTD 2023
<b>Major Crimes</b>														
Assaults	3	1	2										6	5
Sexual Offenses	1	1	0										2	2
Other	0	0	0										0	0
<b>Burglaries</b>														
Residence	0	0	1										1	1
Vehicle	0	0	1										1	0
Business	1	1	0										2	2
Theft	3	4	5										12	1
Criminal Mischief	1	1	3										5	3
Alcohol Violations	4	2	1										7	11
Narcotics Violations	4	3	2										9	11
<b>Arrests</b>														
Individuals	10	5	5										20	25
Adult	10	5	5										20	21
Juvenile	0	0	0										0	4
Offenses	13	5	5										23	30
Felony	3	0	1										4	8
Misdemeanor	10	5	4										19	22
Emergency Detention	0	0	0										0	0
<b>Filed by CID</b>	6	1	1										8	17
<b>Calls for Service</b>														
<b>Total Calls for Service</b>	252	218	176										646	899
Assist EMS	2	1	2										5	20
Assist Fire	1	0	0										1	8
Assist Other Agency	20	14	13										47	34
Assist Public	7	9	5										21	31
Accidents	6	6	10										22	22
Disturbances	4	4	3										11	28
Suspicious Activity	29	14	10										53	81
Alarms	17	9	8										34	18
Animal Calls	4	7	6										17	15
City Ordinance Viol.	1	0	2										3	2
<b>Traffic Enforcement</b>														
Citations	70	78	37										185	233
Warnings	116	174	103										393	494
Speeding	51	48	22										121	128
D.L. Violations	10	8	5										23	41
Registration	5	7	5										17	37
Insurance	0	8	5										13	18
Stop Sign/Light	3	1	0										4	5
Equipment	0	0	0										0	5
Other	1	6	0										7	28
<b>Other</b>														
Time Out of City	41	20	21										82	77
Record Requests	17	8	3										28	37
Golf Cart Permits	0	0	0										0	0
Home Watches	97	94	32										223	399



# **CONSENT**

## **ITEM #1**

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

**Meeting Minutes  
March 4, 2024**

A special meeting of the City Council, City of Blanco, Texas was held on March 4, 2024, at 12:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 12:00 pm by Mayor Arnold, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Council Member McClellan. Council members present: Mayor Arnold, Mayor Pro-Tem Thraillkill and Council Members Smith, Swinson, McClellan, and Moses.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Sasha Ricks, Finance Director, and Police Chief Scott Rubin.

**Public Comments:**

- Barnaby Cox spoke and shared information regarding an incident at the Blanco High School a few weeks ago between the School Resource Officer (SRO) and his daughter.
- Sarah Knippa spoke in regard to the police officers and the School Resource Officer (SRO).
- Maria Mathis-Kruser spoke regarding the School Resource Officer (SRO).

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

1. Consideration, Discussion and Take Possible Action Regarding Legal Matter (Warren Escovy, City Administrator). **Moved to Executive Session – No Action Taken.**

**Closed regular meeting and convened into executive session at 12:07 pm.**

**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 Matter.

**Closed executive session at 1:17 pm and convened into regular meeting.**

**No Action was Taken by the City Council. The Council will be making a formal statement.**

**Adjournment:**

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

**The meeting was adjourned at 1:18 pm.**

Respectfully submitted,

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

ATTEST:

\_\_\_\_\_  
Laurie A. Cassidy, City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CONSENT**

**ITEM #2**

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

**Meeting Minutes  
March 12, 2024**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on March 12, 2024, 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 Troy LeBlanc, Blanco Methodist Church. Council members present: Mayor Arnold, Mayor Pro-Tem Thraikill and Council Members Smith, Swinson, and Moses. Council Member McClellan was absent and excused due to medical reasons.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Sasha Ricks, Finance Director, and Lt. Jerry Thornhill.

Mayor Arnold made the following announcements:

- March 23 will be the first Founders Day in Blanco, to be held on the square for local residents.
- March 25 from 4-7 pm TxDOT is holding a US 281 Blanco Relief Route Study Workshop at the Blanco High School Cafeteria to gather input on the three relief route options that will be evaluated further.
- There is currently no burn ban in effect.
- Water restrictions are currently at Stage 2.

**Public Comments:**

- Retta Martin, Blanco resident, shared information regarding the upcoming 24<sup>th</sup> annual, KBB Trash Off to be held April 13, 2024 and the 17<sup>th</sup> annual Blanco river clean up. The mission statement is education and beautification of town. She also shared information regarding the Streetscape Committee goals.
- Jay Palmer, Blanco resident, spoke regarding discharge into the Blanco River in front of his property. Wants to sit down and discuss problem and come to a resolution.
- Libbey Aly spoke regarding the upcoming Eclipse happening on April 8, 2024. Total Eclipse is expected to last 3:37 in Blanco. The Eclipse Committee has been meeting and preparing for over a year. It is expected to cause a high increase in traffic, most hotels are at full capacity during this time. Please see the City website for tip sheets and more information. The Chamber did receive grant they requested for this event.

**Public Hearing: Opened at 6:14 pm with no comments and closed at 6:14 pm.**

1. Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2<sup>nd</sup> Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith).

**Proclamations read by Mayor Arnold:**

- American Red Cross Month, March 2024
- Women's History Month, March 2024

**Presentation:**

1. Amy Arnold gave a presentation on the upcoming Founder's Day event. An elderly lady requested from the Mayor to see one more street dance in her lifetime. In August 2023 Mayor Arnold proclaimed the fourth Saturday in March to be Blanco Founder's Day. The committee has been meeting and preparing for the event. The main event for this first year is the street dance, bands, and some community connection booths. The event is for the Blanco community. She shared the event's setup map and street closures at 3<sup>rd</sup> Street and Pecan Street. Warren discussed the need for accident and liability insurance.

**Staff Presentations:**

- City Hall, Warren Escovy, City Administrator, shared the following: Blanco Founders Day, General Election, May 4, 2024, Meter audit update: third party review has been completed, financing underway, first meters to be installed in early Spring and should be completed by October/ November, the City's 2023 fiscal year audit will be presented to the Council at a special council meeting on March 20, Sasha was presented with a Certification of Investment Policy from Government Treasurer's Organization of Texas, and lastly, the next TxDOT Community Workshop is coming to Blanco High School March 25, 4-7 pm.
- Police Department, Lt. Thornhill presented the February 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 Council Member, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the February 13, 2024, Regular Meeting and Public Hearing.

**A motion was made by Mayor Pro-Tem Thrailkill to approve the consent agenda item one as presented, seconded by Council Member Smith, all in favor, motion carried unanimously.**

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

1. Consideration, Discussion and Take Possible Action on Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2<sup>nd</sup> Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith). Warren Escovy, City Administrator said the Planning & Zoning Commission recommends approval of the variance to allow a hair salon on 302 2<sup>nd</sup> Street to be allowed as a home based business. Variance is attached to the property owner not the property. **A motion was made by Council Member Swinson to Approve the variance to allow a hair salon, (home business) in the R-3 zone at 302 2<sup>nd</sup> Street, seconded by Council Member Moses, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of Los Altos Subdivision, Phase 2, Final Plat, 2.20 Acre Tract (Block 2), Blanco, Texas 78606 (Property Owner: JLE Investment Properties, LLC). Planned Development District was approved in June 2020 along with concept plan. The developer has met all of the requirements of the final plat, PDD, and has approved plans. 12<sup>th</sup> Street was widened to 20' with a concrete apron at Greenlawn as required Planning & Zoning Commission recommends approval of the final plat to City Council. **A motion was made by Mayor Pro-Tem Thrailkill to Approve Los Altos Subdivision, Phase 2, Final Plat, 2.20 Acre Tract (Block 2), Blanco, Texas 78606, seconded by Council Member Swinson, all in favor, motion carried unanimously.**

3. Consideration, Discussion, and Take Possible Action on Approval of Release of Retainage Payable to Associated Construction Partners Ltd. (ACP) in the amount Not to Exceed \$63,000.00 (Warren Escovy, City Administrator). **No Action Taken, Mayor moved item to Executive Session.**
4. Consideration, Discussion, and Take Possible Action on Update to Current Water and Wastewater Grants. Warren Escovy, City Administrator shared current water and wastewater grants obtained and in process. **No Action Taken.**
5. Consideration, Discussion and Take Possible Action on Approval to add Non-Binding Referendum, Recycling Services to the May 4, 2024 General Election Ballot. The Mayor and Council Members discussed low cost way to poll residents and receive their feedback regarding recycling option. **No Action Taken.**
6. Consideration, Discussion and Take Possible Action on Authority and Structure of Comprehensive Master Plan Committee. **No Action Taken, Mayor moved item to Executive Session.**

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

1. Consideration, Discussion, and Take Possible Action on Approval of proposed amendments to the Unified Development Code (UDC) Section 5.4 Lot Standards, Section 5.7 Residential Design Standards (Reducing the Maximum Block Size to 275 Feet and Applying the Same to all Zoning Types, subject only to Council-approved Exceptions), Section 7.2 Streets, and Definitions: Section 1.13 Street Length and Block/Block Length. Council Member Swinson shared the benefits of small blocks: 1) Maintain Blanco's character by extending the original layout of town, 2) Limiting big box and strip center style development through block size, and 3) Walkability and traffic. Proposed Changes to C1, R5, and R4: 278' maximum block length, double or quadruple blocks allowed with P&Z and Council approval, no private roads unless in the interior of a double or quadruple block, updates to setbacks and lot widths. R2, R3, and R4: Maximum block length of 612', and R1: Exempt from block length requirements. **A motion was made by Council Member Swinson to Approve Ordinance 2024-O-002, seconded by Council Member Moses, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas. **No Action Taken, Mayor moved item to Executive Session.**
3. Consideration, Discussion and Take Possible Action to Confirm City Administrator's Authority to Execute an Easement of Ingress and Egress for the Release of \$50,000 to the City under the existing Escrow Agreement between the City and Winona 416 Ltd., concerning the Old Lift Station Property Purchase and Sale. Attorney Tim Tuggey discussed, the State of Texas has been released and is doing quick claim deed, now need Warren to be given authority to execute easement document. **A motion was made by Mayor Pro-Tem Thrailkill to Confirm City Administrator's Authority to Execute an Easement of Ingress and Egress for the Release of \$50,000 to the City under the existing Escrow Agreement between the City and Winona 416 Ltd., seconded by Council Member Swinson, motion carried 3-0 with Council Member Smith abstaining from the vote.**

**Closed regular meeting and convened into executive session at 7:08 pm.**

**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 Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator.
3. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police.
4. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a Police Officer.
5. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding the lift station to include payment and possible damages for delay of project.
6. 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 the Authority and Structure of Comprehensive Master Plan Committee.
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 utilities at US Highway 281 and 4<sup>th</sup> Street with TxDOT.
8. 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 Texas Water Company
9. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
10. 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.
11. 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.

**Closed executive session at 9:10 pm and convened into regular meeting.**



**New Business #3:** Consideration, Discussion, and Take Possible Action on Approval of Release of Retainage Payable to Associated Construction Partners Ltd. (ACP) in the amount Not to Exceed \$63,000.00.

**A motion was made by Council Member Smith to conditionally release an additional \$62,998.81 currently being held in retainage by ACP, Pay Request #27, also note there is an error on the payment request line “Less Amount Retained at 5%” should read “Less than 1%”, other conditions are the General Contractor’s warranty on the project and the start date on the maintenance bond will not begin at this time and will begin after the successful startup of the water plant, seconded by Mayor Pro-Tem Thrailkill, all in favor, motion carried unanimously.**

**Adjournment:**

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

**The meeting was adjourned at 9:12 pm.**

Respectfully submitted,

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

ATTEST:

\_\_\_\_\_  
Laurie A. Cassidy, City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**CONSENT**  
**ITEM #3**

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

**Meeting Minutes  
March 20, 2024**

A special meeting of the City Council, City of Blanco, Texas was held on March 20, 2024, at 3:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 3:00 pm by Mayor Arnold, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Council Member Smith. Council members present: Mayor Arnold, and Council Members Smith, Swinson, and Moses. Council Members absent were Mayor Pro-Tem Thrailkill and Council Member McClellan (excused due to medical reasons).

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Sasha Ricks, Finance Director, and Lt. Jerry Thornhill.

**Mayor's Announcements:**

- TxDot roadway at US Highway 281 is being repaired beginning tonight and repairs should be completed by Friday.
- Founders Day is this coming Saturday, March 23, 2024.

**Public Comments:**

- Retta Martin, City of Blanco Resident spoke regarding the Comprehensive Master Plan, she asked that the residents be involved in the updates to the new/revised plan.

**PRESENTATION:**

1. Annual Financial Audit Report and Single Audit Report for Fiscal Year Ending September 30, 2023, were presented by Darla Dear, Belt Harris Pechacek, LLLP. She discussed the three most important pages in the report. Page 1, the Opinions Page, the City received an Unmodified Opinion (this is the highest level of assurance you can receive) no material misstatements and all disclosures have been made to generally accept accounting principles, great job, Page 25, Statement of Revenues and Expenditures, and Page 63, Budget and Actuals.

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

1. Consideration, Discussion, and Take Possible Action on Approval of Annual Financial Audit Report and Single Audit Report for Fiscal Year Ending September 30, 2023, by Belt Harris Pechacek, LLLP. **A motion was made by Council Member Smith to accept the Annual Financial Audit and Single Audit Reports as presented, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
2. Consideration, Discussion and Take Possible Action on Award of Grant Administrator for the Texas General Land Office (GLO) Community Development Block Grant Disaster Recovery-Mitigation (CDBG-MIT), Resilient Communities Program (RCP). Warren Escovy, City Administrator said the City received four proposals (Traylor, Public Management, Grant Works, and Langford Community Management).

The Review committee consisted of Bobby Mack-McClung of the CMP Committee, Kenneth Welch of the Transportation Committee, and Brandon Carlson of Planning & Zoning Commission. The Review Committee recommends Langford Community Management. Council Member Swinson suggested the Council combine the Comprehensive Master Plan and updates to the current UDC. **A motion was made by Council Member Smith to Award Langford Community Services as the Grant Administrator for the Texas General Land Office (GLO) Community Development Block Grant Disaster Recovery-Mitigation (CDBG-MIT), Resilient Communities Program (RCP), seconded by Council Member Swinson, all in favor, motion carried unanimously.**

3. Consideration, Discussion and Take Possible Action on Authorization of City Administrator to Create Police Department Incentive Program. The Council discussed possible Police Department Retention Program ideas. **A motion was made by Council Member Smith to approve the incentive paid portion of the retention program, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
4. Consideration, Discussion and Take Possible Action on the lift station to include payment and possible damages for delay of project. JD Merritt with Langford Community Services spoke regarding the closeout of the 2020 TDA Lift Station grant. Keeping the 125 watt generator grant open until 2025. A Resolution will be presented to the Council in April, pending TDA final payment issued. Funding agreed to, finalizing administrative documents. Phase this project into two phases. Amending construction contract and need authorization for Warren to sign. Final Lift Station walk through next week. Retainage from Phase I will be released (estimated at \$10,000), warranties will be kept with Phase II. **No Action Taken.**

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

1. Consideration, Discussion and Take Possible Action on Authority and Structure of Comprehensive Master Plan Committee. Mayor shared, not discussing the plan, only funding options to be discussed in executive session. **No Action Taken, Mayor moved item to Executive Session.**
2. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas. **Item Tabled to April.**

**Closed regular meeting and convened into executive session at 3:33 pm.**

**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 the lift station to include payment and possible damages for delay of project.
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 the Authority and Structure of Comprehensive Master Plan Committee.

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 Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.
4. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police.
5. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a Police Officer.
6. 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.

**Closed executive session at 4:46 pm and convened into regular meeting.**

*Executive Session Item 4: Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police.*

**A motion was made by Council Member Smith, subject to legal review, the City authorizes an interim search and a long term search through Public Safety Solutions, LLC for a Police Chief, seconded by Council Member Swinson, all in favor, motion carried unanimously.**

**Adjournment:**

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

**The meeting was adjourned at 4:57 pm.**

Respectfully submitted,

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

ATTEST:

\_\_\_\_\_  
Laurie A. Cassidy, City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**NEW BUSINESS**

**ITEM #1**

## Resolution 2024-R-008

Gilmore & Bell, P.C.  
Draft-April 2, 2024

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS, AUTHORIZING THE CITY TO ENTER INTO A PERFORMANCE GUARANTEE CONTRACT WITH PERFORMANCE SERVICES, INC. RELATING TO THE ACQUISITION AND INSTALLATION OF PERSONAL PROPERTY, AND ENTER INTO A PUBLIC PROPERTY FINANCE ACT LEASE PURCHASE AGREEMENT WITH FIRST SECURITY FINANCE, INC. TO FINANCE THE COSTS THEREOF; AND APPROVING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.**

**WHEREAS**, the City of Blanco, Texas (the “City”) is a political subdivision duly organized under the constitution and laws of the State of Texas; and

**WHEREAS**, it is hereby determined that a true and real need exists for the acquisition and installation of certain personal property, consisting of approximately 1,231 water meters and related advanced metering infrastructure improvements at various locations throughout the City and other areas served by the City’s water department, and replacement of the Palomino Water Line (collectively, the “Project”), as identified in the herein-after defined Performance Guarantee Contract; and

**WHEREAS**, the City is authorized under the Constitution and laws of the State of Texas (the “State”) to enter into a public property finance act lease purchase agreement to finance the acquisition and installation of the Project; and

**WHEREAS**, in order to accomplish the foregoing, it is necessary and desirable for the City to enter into the following documents (the “Transaction Documents”):

1. Performance Guarantee Contract (the “Contract”) between the City and Performance Services, Inc. relating to the acquisition and installation of the Project;
2. Public Property Finance Act Lease Purchase Agreement (the “Agreement”) with First Security Finance, Inc., as lessor (the “Lessor”), in a principal amount (including capitalization of interest and closing costs) not to exceed \$1,900,000, a maturity date of no later than December 31, 2044, and an interest rate of 5.49% per annum, for the purposes described therein, including to provide financing for the Project;
3. Escrow Agreement with the Lessor and the escrow agent named therein for the purpose of establishing an acquisition fund into which the Lessor will deposit an amount equal to the aggregate principal components of rental payments under the Agreement; and
4. Federal Tax Agreement (the “Tax Agreement”), setting forth certain representations, facts, expectations, terms and conditions relating to the use and investment of the proceeds of the Agreement in order to establish and maintain the exclusion of the interest portion of rental payments under the Agreement from gross income for federal income tax purposes and in order to provide guidance for complying with the arbitrage rebate provisions of the Internal Revenue Code upon the terms and conditions as set forth in the Tax Agreement.

**NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS, AS FOLLOWS:**

**Section 1.** The Transaction Documents are hereby approved in substantially the forms submitted to and reviewed by the City Council of the City on the date hereof, with such changes therein as are deemed necessary by the City’s attorney and approved by the Mayor or the City Administrator of the City (each, an “Authorized City Officer”), said officer’s execution thereof to be conclusive evidence of the approval thereof. The Authorized City Officer is hereby authorized and directed to execute and deliver the Transaction Documents on behalf of and as the act and deed of the City. The City Secretary is hereby authorized to affix the City’s seal thereto and attest such as may be necessary.

**Section 2.** During the term of the Agreement, the City covenants that prior to adopting a budget for any ensuing fiscal year the City shall place in its proposed budget for such ensuing fiscal year an amount necessary to pay the rental payments and all other amounts payable thereunder for such ensuing fiscal year and that the final budget for each fiscal year shall set aside and appropriate out of revenues generated from the City's operation and maintenance tax levy under Article XI, Section 4, Texas Constitution (the "Limited Tax") revenues and other revenues and funds lawfully available therefor an amount sufficient to pay the rental payments and all other amounts payable under the Agreement and shall deposit all such funds in accordance the Agreement. Pursuant to the Agreement, the City shall levy and agrees to assess and collect, a continuing direct annual Limited Tax on all taxable property within the boundaries of the City, within the limitations prescribed by law, at a rate from year to year sufficient, together with such other revenues and funds lawfully available to the City for the payment of rental payments and all other amounts payable under the Agreement, to provide funds each year to pay the rental payments and all other amounts payable under the Agreement, full allowance being made for delinquencies and costs of collection. The Limited Tax and such revenues and funds in an amount sufficient to pay rental payments and all other amounts payable under the Agreement shall be pledged to the Lessor for such purpose as the same shall become due and payable under the Agreement.

**Section 3.** The City hereby designates the Agreement as a "qualified tax-exempt obligation" for purposes of Section 265(b) of the Internal Revenue Code. In furtherance of such designation, the City represents, covenants and warrants the following: (a) during the calendar year 2024, the City (including any subordinate entities) has not designated nor will it designate obligations, which when aggregated with the Agreement, will result in more than \$10,000,000 of "qualified tax-exempt obligations" being issued; (b) the City reasonably anticipates that the amount of tax-exempt obligations issued during the calendar year 2024 by the City (including any subordinate entities) will not exceed \$10,000,000; and (c) the City will take such action or refrain from such action as is necessary in order that the Agreement will not be considered "private activity bonds" within the meaning of section 141 of the Code.

**Section 4.** The City shall, and the officials and agents of the City are hereby authorized and directed to, take such action, expend such funds and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this resolution and to carry out, comply with and perform the duties of the City with respect to the Transaction Documents and the acquisition and installation of the Project.

**Section 5.** The City has made certain capital expenditures in connection with the acquisition and installation of the Project prior to the date hereof, and the City expects to make additional capital expenditures in connection with the acquisition and installation thereof in the future. The City intends to reimburse itself for all or a portion of such expenditures, to the extent permitted by law, with the proceeds of the Agreement or other tax-exempt obligations to be delivered by the City. The maximum principal amount of the Agreement or other tax-exempt obligations expected to be delivered for the Project is not expected to exceed \$1,900,000.

**Section 6.** This resolution will take effect and be in full force from and after its adoption by the City Council of the City.

**PASSED** by the City Council of the City of Blanco, Texas this 9<sup>th</sup> day of April 2024.

**CITY OF BLANCO, TEXAS**

[SEAL]

By: \_\_\_\_\_  
Name: Mike Arnold  
Title: Mayor

ATTEST:

By: \_\_\_\_\_  
Name: Laurie Cassidy, TRMC  
Title: City Secretary



**NEW BUSINESS**

**ITEM #2**

**CITY OF BLANCO**  
**RESOLUTION 2024-R-009**

**A RESOLUTION OF THE CITY OF BLANCO, TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACTS FOR THE RESILIENT COMMUNITIES PROGRAM OF THE TX GENERAL LAND OFFICE COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION (CDBG-MIT) PROGRAM AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT(S) WITH SELECTED PROVIDER.**

**WHEREAS**, the CDBG-MIT programs require application preparation and with funding, implementation by professionals experienced in the administration of federally funded community development projects;

**WHEREAS**, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration services has been completed in accordance with State and Federal requirements for the CDBG and Mitigation programs;

**WHEREAS**, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service and scored accordingly;

**NOW, THEREFORE, BE IT RESOLVED:**

- Section 1. That Langford Community Management Services be awarded a contract(s) to provide Resilient Communities CDBG-MIT program application(s) and project-related **administration services**.
- Section 2. That any and all contracts or commitments made with the above-named services providers are dependent on the successful negotiation of a contract with the service provider;
- Section 3. That the Mayor is authorized to execute a contract(s) with selected provider.

**PASSED** by the City Council of the City of Blanco, Texas this \_\_\_\_ day of April, 2024.

**CITY OF BLANCO, TEXAS**

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

**ATTEST:**

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

**NEW BUSINESS**

**ITEM #3**

RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS, AUTHORIZING THE AMENDMENT OF M&C FONSECA CONSTRUCTION CONTRACT ASSOCIATED WITH COMMUNITY DEVELOPMENT BLOCK GRANT #7220040 AND CDV21-0456 TO MOVE ACTIVITIES ASSOCIATED WITH CDV21-0456 GENERATOR PROJECT INTO A PHASE 2 OF CURRENT SAID CONTRACT AS THE LIFT STATION PROJECT (7220040) HAS BEEN COMPLETED AND IS REQUIRED TO BE CLOSED PER THE TEXAS DEPARTMENT OF AGRICULTURE.

WHEREAS, the City Council of the City of Blanco acknowledges that the TDA CDBG contract 7220040 ended on March 31, 2024; and

WHEREAS, The TDA CDBG contract 7220040 submission of close-out documents must be submitted to the agency within 60 days of contract end date (March 31, 2024); and

WHEREAS, it is necessary and in the best interests of the City of Blanco to move forward with the close of the TDA CDBG contract 7220040;

WHEREAS, the City of Blanco executed a single construction contract with M&C Fonseca for the construction of the Main Lift station project (7220040) and the newer generator project awarded with TDA CDBG contract CDV21-0456, it is in the best interest of the City to separate the Lift Station and Generator projects into a Phase 1 and Phase 2 construction contract to enable the Main Lift Station grant to be closed;

WHEREAS, the City of Blanco, recognizes that the generator installation will be finalized through Phase 2 of the existing M&C Fonseca construction contract as awarded through a separate TDA CDBG contract CDV21-0456 and closed out separately well within the TDA contract end-date July 31, 2025.

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

1. That M&C Fonseca's current construction contract will be amended to move the generator and associated costs allocated through CDBG contract CDV21-0456 into a secondary Phase 2 of existing contract.
2. That the Texas Community Development Block Grant (TxCDBG) Project # 7220040 will then be closed.
3. That the Phase 2 portion of existing M&C Fonseca contract will be extended to include completion of final details on the generator at the Main Lift Station.
4. That the City Administrator is approved to execute the contract amendment and any associated change orders necessary to accomplish the phasing of the contract.

Passed and approved this 9<sup>th</sup> day of April 2024.

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

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

**PROGRAM PERFORMANCE:** 2020 Blanco Lift Station ProjectNeeds Met with this Grant

Contractor shall construct new main lift station to mitigate service interruption during flood events. Contractor shall install new wet well, duplex pumps, piping, sewer lines, manholes, valves, electrical, and all associated appurtenances. Construction shall take place 200' southwest of the main lift station located off FM 163 near the east end of 5th Street.

**Beneficiaries:**

This project benefitted 2,400 persons, of which 1,455, or 60%, are of low-moderate income.

**Actual Use of Funds:**

\$300,000.00 grant for public facilities and improvements  
\$30,000.00 obligated local match

Public Facilities & Improvements	<u>Grant Funds</u>	<u>Local Funds*</u>	<u>Total Funds</u>
Construction	\$258,000.00	\$0.00	\$258,000.00
Engineering	\$40,000.00	\$0.00	\$40,000.00
Administration	<u>\$2,000.00</u>	<u>\$30,000.00</u>	<u>\$32,000.00</u>
<b>TOTAL</b>	<b>\$300,000.00</b>	<b>\$30,000.00</b>	<b>\$330,000.00</b>

*\*Local Funds = City of Blanco This project required additional over-match in the amount of \$1,179,847.00*

Public Comments?

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**NEW BUSINESS**

**ITEM #4**

**NEW BUSINESS**

**ITEM #5**



# City of Blanco

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

STAFF REPORT: 4/8/24

**DESCRIPTION:** Create a street maintenance program that is supported by a fee program and the purchase of a pothole filling machine bought with Certificates of Obligation Money

**ANALYSIS:**

Street Maintenance program would consist of the following:

1. Additional Employee teamed up with an Inframark employee to work the machine and provide regular road maintenance to include filling potholes, edge repair, and other duties required for proper maintenance. When not working on roads this employee will work on mowing, general maintenance, and clearing tree limbs and brush in City ROW.
2. Work to be performed in zones with repair and maintenance to be listed on a spread sheet by Street and date repaired.
3. Employee would be supervised by Inframark. May require an amendment to the Inframark contract.

**Purchase of equipment:**

\$100,000 for Pothole filling machine from Certificate of Obligation

**Funding for employee and materials:**

- \$60,000 needed for employee annually.
- \$60,000 needed for materials annually.

**Street Maintenance Fee Program**

The City of Killeen has a Street Maintenance Fee that was implemented in 2018. Their fee charges single family homes \$10.00 per month and applies a single family equivalent rate for other types of properties to determine the fee for those uses.

College Station has a Roadway Maintenance Fee that went into effect in 2017. They charge





\$9.13 per single family unit, \$7.15 per multi-family unit and have a tiered system for all non-residential units based on vehicle miles generated by the use.

Taylor has a Transportation User Fee which went into effect in 2016. This program charges a flat rate of \$8.00 for all residential uses and has a tiered rate for all other uses based on square footage and the number of miles generated for that use.

Austin has a Transportation User Fee which has a tiered system for residential uses as follows:

House/garage apartment - \$17.87/month

Duplex - \$16.28/month

Triplex/fourplex - \$13.89/month

Townhouse/condo - \$13.89/month

Mobile home - \$12.46/month

Five or more units - \$14.06/month

#### **Program to adopt/ Taylor**

City of Taylor has a Street Maintenance fee program installed in 2016 that seems to be most consistent with a tier system. Here is what some places would have to pay monthly. (see fee breakdown attachments per tier)

\$8 for every single-family home (per month)

Tier 1 \$25 ANY CHURCH

Tier 2 \$33 Day care, Blanco Clinic?

Tier 3 \$50 Blanco Pharmacy

Tier 4 \$67 The Bistro at Blanco River (Josies), Blanco River hotel, Dollar General

Tier 5 \$84 Each Blanco school (about 400 students x .2) Texas Regional Bank, Red Bud

Tier 6 \$133 Lowes



### **Blanco Adopting Taylor's fee schedule with reduced Single Family fee**

- **Single family \$5 (Taylor is \$8)**
- **Tier schedule for commercial same as Taylor**

### **Possible Income Generation**

818 homes inside city x \$5 x 12 months = \$49,000  
150 businesses x \$50 (tier 3) x 12 months=\$90,000  
Total approximate: **=\$139,000**

### **Certificate of Obligation package that will be coming to council in the next month or two.**

1. Northside Sewer project about \$500,000 (about 2,000 feet bringing it to the City limit line on northside)
2. Southside Sewer project about \$1.2 million (about 5,000 feet bringing it to the south city limit line on southside)
3. \$100,000 pothole filling machine.
4. Generator Disconnects, Variable Frequency Drives, portable generator, and 10 new hydrants (about \$400,000).
5. Water re-use system at the Carwash as well. Don't know how much that would cost
6. Replacement of the smaller AC line.

**FISCAL IMPACT: Fee of about \$130,000+ spread over 800 homes and 150 businesses over entire year. Better road and maintenance.**

**RECOMMENDATION: Approve the concept of a Street Repair and Maintenance program with fee program to finance street repair.**

# CITY OF TAYLOR STREET REPAIR & MAINTENANCE PROGRAM



City Council approved an ordinance establishing a Transportation User Fee (TUF) that will apply to businesses and residents within the City of Taylor city limits. It will take effect on June 1, 2016.

## TUF BENEFITS

- Addresses #1 concern from 2014 Citizen's survey
- Prioritized street repair/rehabilitation/maintenance
- Improves safety and quality of life in Taylor
- Helps promote growth & elevates City-wide standards
- Revenue is dedicated ONLY for street/sidewalk repair and maintenance

## What is a Transportation User Fee?

A Transportation User Fee is a fee assessed to residents and businesses based on traffic levels generated.

## What type of work does it cover?

All fees collected are dedicated to street repair, rehabilitation and maintenance as well as sidewalk rehabilitation and maintenance.

## Current Street Conditions



## FEE BREAKDOWN

### RESIDENTIAL

A flat fee of \$8 per residential unit will be assessed within the City limits of Taylor.

### COMMERCIAL

Tier 1 - \$25  
 Tier 2 - \$33  
 Tier 3 - \$50  
 Tier 4 - \$67  
 Tier 5 - \$84  
 Tier 6 - \$133

## REVIEW PERIOD

Council will review the ordinance and TUF every 3 years from the date of implementation (June 1, 2016)

Revenue generation - The total annual revenue generated from the TUF is projected to be approximately \$700,000 annually.



## Transportation User Fee Schedule

### Trip Factor Index

Category	Units	Trip Factor	Sub-Categories
Building Materials	1,000 SF	4.49	Building Materials and Lumber Store, Hardware/Paint Store, Nursery
Convenience Market	1,000 SF	34.57	Convenience Market (no gas pumps), Convenience Market with Gas Pumps, Gasoline/Service Station
Medical Office	1,000 SF	3.57	Medical-Dental Office Building, Clinic, Veterinary Hospital/Veterinary Clinic
Restaurant	1,000 SF	11.15	Restaurant, Drinking Place
Fast Food	1,000 SF	26.15	Fast Food Restaurant w/out Drive-Thru Window, Fast Food Restaurant with Drive-Thru Window, Donut Place w/out Drive-Thru Window, Donut Place with Drive-Thru Window
Hospital/Nursing Home	1,000 SF	0.74	Hospital, Nursing Home
Indoor Recreation	1,000 SF	3.53	Bowling Alley, Movie Theater, Health Fitness Club
Lodging	Rooms	0.47	Hotel, Motel
Business Office	1,000 SF	1.29	General Office Building, Single Tenant Office Building, United States Post Office, Research and Development Center, Business Park
Bank	1,000 SF	12.13	Walk-in Bank, Drive-in Bank
Salon	1,000 SF	1.93	Hair Salon
General Retail	1,000 SF	3.71	Shopping Center, Apparel Store, Arts and Craft Store, DVD/Video Rental
Auto Part/Service/Wash	1,000 SF	4.46	Quick Lubrication Vehicle Shop, Self Service Car Wash, Automated Car Wash, Automobile Parts Sales, Automobile Parts and Service
Large School/Day Care	students	0.20	All schools w/greater than 50 students
Day Care	1,000 SF	12.46	Daycare Center (less than 50 students)
Supermarket/Pharmacy	1,000 SF	8.40	Supermarket, Pharmacy/Drugstore
Prison	1,000 SF	2.91	Prison
Superstore	1,000 SF	4.35	Free-Standing Discount Superstore
Outdoor Recreation	acres/campsites	0.30	Campground/RV Park, Golf Course, Arena
Car Sales	1,000 SF	2.62	New Car Sales
Warehousing	1,000 SF	0.32	Warehousing
Industrial	1,000 SF	0.73	General Light Industrial, General Heavy Industrial, Manufacturing, Utilities

### Transportation User Fee Schedule

Calculation for Monthly Base Trip Rate: Trip Factor times square foot divided by 1,000 square feet.

	Monthly Base Trip Rate	Monthly Charge
<b>Nonresidential Users</b>		
Tier I*	0-8.99	\$25.00
Tier II	9.00-13.65	\$33.00
Tier III	13.66-27.30	\$50.00
Tier IV	27.31-53.99	\$67.00
Tier V	54.00-102.00	\$84.00
Tier VI	102.01+	\$133.00
<b>Residential</b>		
Single Family	flat rate	\$8.00
Multi-Family	flat rate	\$8.00

\*All churches will be placed in Tier I

**ORDINANCE NO. 2016-03**

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS (CITY), ESTABLISHING A TRANSPORTATION USER FEE IN ORDER TO PROVIDE A PROPERLY MAINTAINED ROAD SYSTEM; PROVIDING, SEVERABILITY AND REPEALER CLAUSES.

**RECITALS:**

**WHEREAS**, the Taylor City Council finds, determines and declares that in order to protect the citizenry from the deterioration of the quality and safety of the road system that they rely upon and use on a regular basis, it is necessary and in the best interest of the public health and safety to establish a transportation user fee in order to provide a properly maintained road system; and

**WHEREAS**, the Taylor City Council will establish transportation user fees, subject to the limitations of the state law, and the City shall provide efficient, reliable roads within the city limits on the payment of such fees; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, that:**

**SECTION 1. INCORPORATION OF RECITALS.** The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

**SECTION 2. DEFINITIONS.**

A. City limits shall mean the city limits of the City of Taylor as they exist on the effective date of this Ordinance and as they may be amended from time to time.

B. Category or Categories means one (1) of twenty-two (22) categories recognized in the Trip Factor Index determined from the land uses of the nonresidential customers.

C. Tier means one (1) of six (6) tiers established per Trip Factor Index calculations and the monthly base rate established for each Tier.

D. Transportation user fee shall mean the fee that is established by this Ordinance which is assessed against, and collected from, owners, occupants of the property for the purpose of planning, constructing, operating,

monitoring and maintaining the transportation system of the City.

E. Transportation system or road system shall mean the structures, traffic controls, streets and other facilities in the public right-of-way, such as bridges, sidewalks and alleys which are dedicated to the use of vehicular and pedestrian traffic, all of which are owned and/or controlled in whole by the City and which are dedicated to the transportation system service of the City, including provisions for additions, improvements and extensions to the system.

F. Trip Factor means a principle basis of service measurement, principally derived from the trip generation rates published by the Institute of Transportation Engineers Trip Generation Manual Edition 9.

G. Trip Factor Index means the table of applied land uses recognized by the City for purposes of implementing the transportation user fee.

H. Utility Customer ("customer") means the holder of a City utility account or the person who is responsible for the payment of charges of a Transportation User Fee.

### **SECTION 3. ESTABLISHMENT AND REVISION OF TRANSPORTATION USER**

#### **FEE.**

A. The City Council hereby establishes a transportation user fee to be paid by Taylor, Texas Utility Customers within the city limits of Taylor, Texas. Such fee shall be set in amounts which will provide sufficient funds to properly maintain the transportation system.

B. Collection of the fee against each developed property shall be made by a monthly charge to be added to the Taylor, Texas utility bill for such property.

C. The City Council has established a fee schedule based upon the cost of maintaining the transportation system shown in Exhibit "A" and attached hereto and incorporated by reference herein and may by separate resolution or ordinance establish and change the fee based upon changes in the cost of maintaining the transportation system.

### **SECTION 4. TRANSPORTATION FUND.**

A. A separate fund shall be created effective June 1, 2016, known as the transportation fund. All fees collected by the City for the purpose of construction and

maintenance of the transportation system shall be deposited in the transportation fund. It shall not be necessary for the expenditures from the fund to specifically relate to any particular property from which the fees were collected.

B. An annual report of the fund and the transportation user fee program will be provided to the City Council.

**SECTION 5. IMPOSITION OF FEE.** There is hereby imposed upon Taylor, Texas Utility Customers within the city limits of The City of Taylor, Texas, a transportation user fee. This fee is deemed reasonable and necessary to pay for the operation, administration and maintenance of the transportation system.

**SECTION 6. FINDINGS.**

- A. The number of motor vehicle trips generated by a benefitted property may reasonably be used to estimate the prorated cost of the street system attributable to a benefitted property.
- B. The size and use of a property may reasonably be used to estimate the number of motor vehicles trips generated by the property.
- C. Based on the best available data, the method of imposing the transportation user fee reasonably prorates the cost of the transportation system among the benefitted properties.
- D. It is reasonable and equitable to impose a set monthly fee per each developed residential and nonresidential benefitted property in order to avoid a disproportionate burden on any residential or nonresidential benefitted property.
- E. If available, appraisal district property tax records may be relied on to determine the size of nonresidential benefitted property.
- F. It is reasonable and equitable to consider trip generation rates for nonresidential property from the Institute of Transportation Engineers in determining the trip factor used for benefitted properties.

**SECTION 7. DETERMINATION OF FEE.**

A. Collection of the fee for residential property shall be charged on the basis of a set fee per lot, unit, tract or parcel that is a Taylor, Texas Utilities customer within the city limits of the City of Taylor or person or entity responsible for the Transportation User Fee for such lot, unit, tract, or parcel.

B. Collection of the fee for nonresidential property that is a Taylor, Texas Utility Customer within the city limits of the City of Taylor shall be charged on the basis of using the monthly base trip rate in the City of Taylor Transportation User Fee Schedule as shown in Attachment A and based on land uses to establish categories of nonresidential customers. The trip factors listed in the trip factor index are derived from the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> Edition and are the number of trips anticipated to and from a property per its land use and established units. For each nonresidential property, except lodging, schools, and outdoor recreation, the building area, in square foot, on the property will be multiplied by the appropriate trip factor from the trip factor index in Attachment A to arrive at a monthly base trip rate. Properties fitting in the lodging, school, and outdoor recreation categories will calculate the monthly base trip rate of the property by multiplying the appropriate trip factor by the quantity of the unit specified in the trip factor index. The monthly base trip rate value will determine which tier the nonresidential property is classified. The monthly fee for the nonresidential property is determined by its tier as shown in the transportation user fee schedule in Attachment A

**SECTION 8. BILLING AND COLLECTION OF FEE.** The fee shall be billed and collected with the monthly utility bill. All such bills shall be rendered monthly and shall be due upon receipt.

**SECTION 9. RECOVERY OF UNPAID FEE.** Any fee due hereunder which shall not be paid when due may be recovered in action at law by the City. In addition to any other remedies or penalties provided by this Ordinance or the Code of the City, failure of any user of the City utilities within the City to pay the fees promptly when due shall subject such user to the discontinuance of water services provided by the City.

**SECTION 10. ADMINISTRATION; RULES AND REGULATIONS.** The City Manager or designee shall be responsible for the administration of this Ordinance. The City Manager or designee shall be responsible for developing rules, regulations and procedures for the administration of fees and the consideration of petitions for modification and appeals pertaining to the fees charged hereunder; developing maintenance programs; and establishing transportation system criteria and standards for the operation and maintenance of the transportation system.

**SECTION 11. DISPOSITION OF FEES AND CHARGES.** The fee paid and collected by virtue of this Ordinance shall not be used for the



general government proprietary purposes of the City, except to pay for the equitable share of the cost of accounting, management and government thereof.

Other than as described above, the fees and charges shall be used solely to pay for the cost of operation, administration, planning, engineering, development of guidelines and controls, inspection, maintenance, repair, improvement, renewal, replacement and reconstruction of the transportation system and cost incidental thereto.

**SECTION 12. EXEMPTION.** Property owned by the City is hereby exempt from the provisions of this Ordinance.

**SECTION 13. PERIODIC REVIEW OF RATES.** The City Council will periodically review this Ordinance and the transportation user fee and shall be obligated to review them no later than in the first month following the third anniversary date of this Ordinance. Notwithstanding, the transportation user fees established by this Ordinance will remain unchanged until the first month following the third anniversary date of this Ordinance.

**SECTION 14. REPEALER.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 15. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or illegal, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared void; and that in lieu of each clause or provision of this Ordinance that is invalid, illegal, or unenforceable there be added by the Mayor as necessary with the approval of the City Attorney as to form, and as a part of the Ordinance a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

In accordance with Article VIII, Section 1 of the City Charter, Ordinance No. 2016-03 was introduced before the Taylor City Council on the 28<sup>th</sup> day of January, 2016.

**PASSED, APPROVED, and ADOPTED** on the 11th day of February, 2016.

Jesse Ancira, Jr., Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,  
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan L. Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2016-03, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Susan L. Brock  
City Clerk

## City of Taylor - Transportation User Fee

### ATTACHMENT A

#### TRIP FACTOR INDEX

Category	Units	Trip Factor	SubCategories
Building Materials	1,000 SF	4.49	Building Materials and Lumber Store, Hardware/Paint Store, Nursery
Convenience Market	1,000 SF	34.57	Convenience Market (no gas pumps), Convenience Market with Gas Pumps, Gasoline/Service Station
Medical Office	1,000 SF	3.57	Medical-Dental Office Building, Clinic, Veterinary Hospital/Veterinary Clinic
Restaurant	1,000 SF	11.15	Restaurant, Drinking Place
Fast Food	1,000 SF	26.15	Fast Food Restaurant w/out Drive-Thru Window, Fast Food Restaurant with Drive-Thru Window, Donut Place w/out Drive-Thru Window, Donut Place with Drive-Thru Window
Hospital/Nursing Home	1,000 SF	0.74	Hospital, Nursing Home
Indoor Recreation	1,000 SF	3.53	Bowling Alley, Movie Theater, Health Fitness Club
Lodging	Rooms	0.47	Hotel, Motel
Business Office	1,000 SF	1.29	General Office Building, Single Tenant Office Building, United States Post Office, Research and Development Center, Business Park
Bank	1,000 SF	12.13	Walk-In Bank, Drive-In Bank
Salon	1,000 SF	1.93	Hair Salon
General Retail	1,000 SF	3.71	Shopping Center, Apparel Store, Arts and Craft Store, DVD/Video Rental Store
Auto Part/Service/Wash	1,000 SF	4.46	Quick Lubrication Vehicle Shop, Self Service Car Wash, Automated Car Wash, Automobile Parts Sales, Automobile Parts and Service Center
Large School/Day Care	students	0.2	All schools w/greater than 50 students
Day Care	1,000 SF	12.46	Daycare Center (less than 50 students)
Supermarket/Pharmacy	1,000 SF	8.4	Supermarket, Pharmacy/Drugstore
Prison	1,000 SF	2.91	Prison
Superstore	1,000 SF	4.35	Free-Standing Discount Superstore
Outdoor Recreation	acres/campsites	0.3	Campground/RV Park, Golf Course, Arena
Car Sales	1,000 SF	2.62	New Car Sales
Warehousing	1,000 SF	0.32	Warehousing
Industrial	1,000 SF	0.73	General Light Industrial, General Heavy Industrial, Manufacturing, Utilities

#### TRANSPORTATION USER FEE SCHEDULE

	Monthly Base Trip Rate	Monthly Charge
<b>Nonresidential Tiers</b>		
Tier I*	0-8.99	\$25.00
Tier II	9.00-13.65	\$33.00
Tier III	13.66-27.30	\$50.00
Tier IV	27.31-53.99	\$67.00
Tier V	54.00-102.00	\$84.00
Tier VI	102.01+	\$133.00
<b>Residential</b>		
Single Family	flat rate	\$8.00
Multi-Family	flat rate	\$8.00

\*All churches will be placed in Tier I

**NEW BUSINESS**

**ITEM #6**



# City of Blanco

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

STAFF REPORT: 4/9/24

**DESCRIPTION:** Use HOT funds (about \$2,000) to hire a code enforcement officer to work on about 15 dark sky violations

**ANALYSIS:** Wayne Gosnell of our local Dark Sky community chapter has identified about 15 businesses that are in violation of our light ordinance. He has already drafted up letters that I've reviewed. City Staff would need a code enforcement officer to mail out the certified letters, keep good records, and work on getting positive responses. HOT funds can be used for projects that promote tourism and Dark Skies qualifies for use of HOT (Hotel Motel) funds.

I have a few signage issues (feather banners and outdated signs) that I will use regular general fund monies for (about 5 different projects at \$500). The cost is \$25 per hour with each project taking about 4 hours.

**FISCAL IMPACT:** About \$1500 HOT funds, \$500 general funds

**RECOMMENDATION:** Authorize City Administrator to use HOT funds to hire a code enforcement officer to work on Dark Sky violations and to use general fund monies for sign violations

**P. Wayne Gosnell**

1374 River Run, Blanco, Texas 78696  
(210) 557-6127; GosnellTexas@Gmail.com

March 15, 2024

City of Blanco  
Office of the City Administrator,  
Warren Escovy  
318 Pecan Street  
Blanco, Texas, 78606

Dear Warren:

Attached are eleven (11) letters of complaint about what I consider to be the major light polluters inside the city limits of Blanco. Each complaint is signed by me as an individual, not as a member of any particular organization. As a resident of and voter in the City of Blanco, I have standing to file these complaints. Each complaint documents obvious violations of Blanco's Outdoor Lighting Ordinance (OLO) made by a business operating inside the city limits.

**COMPLAINT AREAS.** The complaints cite how various outdoor lighting fixtures on businesses throughout the City:

1. allow light to escape above the horizontal plane to pollute the night sky and increase the sky glow above Blanco;
2. create light trespass onto neighboring properties and/or public rights-of-way to create glare that is uncomfortable and often dangerous for motorists and passersby;
3. have correlated color temperatures that are far in excess of the 2700 Kelvin maximum specified in Blanco's OLO;
4. in two cases, have nonconforming internally illuminated signage; and
5. in two cases, may exceed the maximum lumen cap per net acre mandated in the OLO to prevent chronic overlighting as is often seen in cities

**OLO VIOLATORS.** In addition to the 11 businesses about which complaints are being made, there are many other OLO violators in the City, some quite egregious. Ordinance violation complaints will be filed about those in due course. However, if the current 11 businesses can be persuaded to bring their outdoor lighting into compliance with the OLO, the light trespass and glare in Blanco will be considerably reduced and the sky glow above Blanco diminished, as is fitting an International Dark Sky Community.

**GRANDFATHERING.** Please note that Blanco's OLO addresses grandfathering of outdoor lighting fixtures. It has a "grandfathering with sunset" provision that expired on October 18, 2020, at which time all outdoor lighting in the city limits had to comply with the OLO provisions. There was an Amortization Extension provision that allowed a business to have 10 years of usage from a lighting fixture from date of purchase before it had to meet the OLO requirements, but the business had to request the extension from the City within the 24 month "sunset" period.

To my knowledge, no extension requests were ever received. Thus, since October 18, 2020, there has been no valid “grandfather defense” for any non-compliant lighting in the City.

**COLOR TEMPERATURE.** On January 31, 2023, the City Council unanimously voted to drop the maximum allowed color temperature of outdoor lighting in the city from the previously allowed 3000 Kelvin to 2700 Kelvin. Although not explicitly stated in the ordinance, one could argue that any lighting fixture with a color temperature of 3000 Kelvin on January 31, 2023 could be grandfathered for 10 years from time of purchase (if the business owner requested that and it was only the color temperature that was non-compliant). That is, however, a moot point for the 11 businesses cited in the complaints in that all of them have fixtures that exceed the prior maximum of 3000 Kelvin, usually by a great deal.

**OPPLE LIGHT METER.** The Kelvin temperatures noted in the complaints were measured with an Opplé light meter. This meter is recommended by DarkSky International (formerly the International Dark Sky Association/IDA). While one may question the precision of this little instrument vis a vis instruments that cost thousands of dollars, no one argues that it can easily spot glaring excesses in color temperature. Whether a given measure is 4000 Kelvin or 4500 Kelvin is irrelevant when the standard is 2700.

**USE IT OR LOSE IT.** In April 2022, the Blanco community celebrated the City’s official certification by DarkSky as a recognized International Dark Sky Community (IDSC), now one of only 46 worldwide. As stated in each of the complaints:

*“Blanco’s IDSC designation is not permanent. Periodic reports must be made to DarkSky to substantiate the City’s ongoing efforts to mitigate light pollution within the City Limits and, to the degree it can, within its Exterritorial Jurisdiction (ETJ). A key element in this is the enforcement of Blanco’s DarkSky-approved Outdoor Lighting Ordinance. An ordinance without enforcement is no ordinance.”*

Simply put, DarkSky wants to see a steady reduction in aberrant light in the IDSCs. To receive the designation, a community must have a solid Outdoor Lighting Ordinance. To keep the designation, that ordinance must be enforced.

**ENFORCEMENT RESOURCES.** One option to consider for enforcing the OLO is to task rectification of these complaints to one of the City’s reserve deputies or another person of your choosing. The City can use its authority granted by the Texas Legislature to pay for this with Hotel Occupancy Tax (HOT) funds. Protecting Blanco’s status as an International Dark Sky Community through enforcement of its Outdoor Lighting Ordinance is well within the intent of the legislation.

**EXEMPLARY BUSINESSES.** Please note that the Blanco Chamber of Commerce’s “Night Sky Friendly Business Recognition Program” will soon renew its efforts. To date, the program has recognized some 30 Blanco businesses as having exemplary outdoor lighting. Eighteen (18) additional businesses are being evaluated to receive this honor. These businesses support

Blanco's status as an International Dark Sky Community. It is my hope that the 11 businesses against which I am filing complaints will soon be eligible for such recognition.

Thank you, Warren, for considering these complaints and for enforcing our ordinance. Please contact me if I can be of assistance.

VRY,

Wayne

**11 Enclosures (Complaints):**

1. Aguave Mexican Restaurant
2. Blanco Ice House/Shell Service Station
3. Blanco River Hotel
4. Dollar General
5. Ingram Ready Mix
6. NAPA Auto Parts
7. Security State Bank and Trust
8. Sonic Drive-In
9. Surelock Storage
10. Texas Regional Bank
11. 7-11/Exxon Service Station



**NEW BUSINESS**

**ITEM #7**



# City of Blanco

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

**STAFF REPORT: 4/9/24**

**DESCRIPTION: City of Blanco to accept utilities on Los Altos Phase 1**

**ANALYSIS:** Los Altos Subdivision Phase I is the first section in Planned Development District. The plat was recorded, plans approved, and all utilities have been installed over a year ago. Utility acceptance into the city system usually happens a year after the subdivision has been completed. Those lines will now be city operated after this acceptance. Walk through was completed and approved by the City Engineer. 12<sup>th</sup> Street was widened to 20', leveled up and repaved.

**FISCAL IMPACT:** Will allow project to move forward as part of the city system

**RECOMMENDATION:** City Engineer and City Administrator recommend acceptance of water and sewer lines for Los Altos Subdivision, Phase I.



March 6, 2024

Warren Escovy  
City Administrator  
City of Blanco  
300 Pecan Street  
Blanco, Texas 78606

RE: Los Altos Subdivision Phase 1  
Letter of Final Acceptance – Water and Wastewater Lines

Dear Mr. Escovy,

I completed the one-year warranty walk through and visual inspection for the Los Altos Subdivision Phase 1 with you, the contractor – 4E Construction Services LLC., and the engineer of record – Cuatro Consultants, LTD. There were no visual deficiencies within the subdivision associated with the water and wastewater lines; therefore, I recommend acceptance of the water and wastewater lines for the Los Altos Subdivision Phase 1.

If you have any questions, please feel free to contact me at 210.822.2232.

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

Byron Sanderfer, P.E., CFM  
Public Works Practice Director – Central Region

V-4 161

# LOS ALTOS SUBDIVISION: PHASE 1

1.94 ACRES  
CITY OF BLANCO, BLANCO COUNTY, TEXAS

BEARING OF  
RE-PLAT OF LOTS 2 AND 3 OF  
BECKMANN SUBDIVISION  
BOOK 1, PAGE 230

AND  
BLOCK L3 AND L4 OF  
CAGE AND BOON ADDITION  
VOLUME 9, PAGE 376



1" = 1,000'

OFF-LOT  
DRAINAGE FACILITY  
18" DIA. S.P.  
11.88'

DATE: 11-14-2018  
TEXAS LANDMET. CORP.  
CENTRAL ZONE, NAD 83  
ELEVATION = 1377.38'

**LEGEND**

- DEPOTS BENCHMARK
- DEPOTS 1/2" IRON ROD ROUND
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BLOOD NUMBER
- PROPERTY LINE
- LOT LINE
- OFF-LOT EASEMENT LINE
- OFF-LOT EASEMENT LINE
- OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS

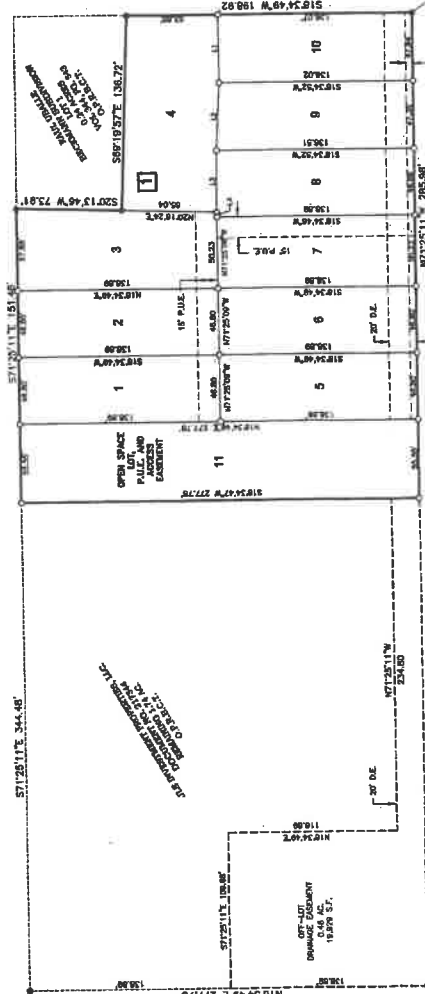


12th STREET (55.55' R.O.W.)

11th STREET (55.55' R.O.W.)

MESQUITE STREET (55.55' R.O.W.)

GREENLAWN PARKWAY (50' R.O.W.)



**AREA TABLE**

Lot #	Area
1	4,500 SF
2	4,500 SF
3	4,500 SF
4	4,500 SF
5	4,500 SF
6	4,500 SF
7	4,500 SF
8	4,500 SF
9	4,500 SF
10	4,500 SF
11	18,471 SF

**LINE TABLE**

LINE #	START	DIRECTION	END
L1	11.88'	N 77° 25' 11" W	344.48'
L2	11.88'	N 77° 25' 11" W	344.48'
L3	11.88'	N 77° 25' 11" W	344.48'
L4	11.88'	N 77° 25' 11" W	344.48'

V-4 PG-2

# LOS ALTOS SUBDIVISION: PHASE 1

1.94 ACRES  
CITY OF BLANCO, BLANCO COUNTY, TEXAS  
BEING A  
RE-PLAT OF LOTS 2 AND 3 OF  
BECKMANN SUBDIVISION  
BOOK 1, PAGE 230  
AND  
BLOCK L3 AND L4 OF  
CAGE AND BOON ADDITION  
VOLUME 9, PAGE 376

WE HEREBY CERTIFY THAT THIS PLAN OF LOS ALTOS SUBDIVISION, PHASE 1, HAS BEEN APPROVED BY THE CITY AND/OR CONSULTING ENGINEER AND IS APPROVED FOR RECORDING.  
DATED THIS 21 DAY OF November, 2022

*Rachel Lumpel*  
RACHEL LUMPEL, CLERK

*Laura Walla*  
LAURA WALLA, COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BLANCO  
I, Laura Walla, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAN OF LOS ALTOS SUBDIVISION, PHASE 1, HAS BEEN APPROVED FOR RECORDING.  
FILED BY Rachel Lumpel  
RECORDED IN PUBLIC RECORDS OF BLANCO COUNTY, TEXAS  
DATE: 11/23/2022 10:28:29 AM  
IN THE PUBLIC RECORDS  
Book Number: 2022-22882  
Number of Pages: 2  
Serial Number: 20221123000003  
BY: Laura Walla A.D.

### PLAT NOTES:

- NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF A 100 YEAR FLOODPLAIN AS INDICATED ON THE NATIONAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 4802C 0110C DATED FEBRUARY 6, 1991, BLANCO COUNTY, TEXAS.
- THIS SUBDIVISION LIES WITHIN THE BLANCO INDEPENDENT SCHOOL DISTRICT BOUNDARY.
- RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- THE FOLLOWING EASEMENTS ARE HEREBY DEPARTMENTED: FRONT - 15' PALE OR AS SHOWN ON PLAN.
- RESIDUAL SERVICE LINES SHALL COMPLY WITH THE PUD ZONING DISTRICT REQUIREMENTS.
- MIN: 20' TO 10' FEET  
MAX: 0' TO 6' FEET
- THE FULLY RECYCLED, CONCENTRATED STORM WATER RUNOFF FOR THE 100 YEAR STORM AND THE 100 YEAR REGULATORY FLOODPLAIN SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS.
- UTILITY PROVIDERS:  
WATER: CITY OF BLANCO  
SEWER: CITY OF BLANCO  
ELECTRICITY: FRONTIER ELECTRIC COOPERATIVE  
TELEPHONE: FRONTIER TELEPHONE, INC.
- THIS PROPERTY IS SUBJECT TO DRAINAGE PUD-2020-0-011-001, LOS ALTOS SUBDIVISION, AS APPROVED BY THE BLANCO CITY COUNCIL ON JUNE 9, 2020.
- ALL DRAINAGE IMPROVEMENTS WITHIN THE OFF-LOT DRAINAGE EASEMENT SHALL BE FINELY MAINTAINED.
- LOT 11 IS HEREBY DEPARTMENTED AS AN OPEN SPACE USE WITH CERTAIN LIMITS AS DESCRIBED IN THE PUD DRAINAGE 2020-0-011-001. ALL IMPROVEMENTS/ADJUSTMENTS IN OPEN SPACE LOT SHALL BE FINELY MAINTAINED.
- ALL STRUCTURES/OBJECTS ARE PROHIBITED IN THE DRAINAGE EASEMENTS.
- THIS SUBDIVISION IS SUBJECT TO DEPARTMENTATION OF COORDINATION WITH RESPECT TO THE PUBLIC RECORDS OF BLANCO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BLANCO  
I, Hugo Elizondo, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF LOS ALTOS SUBDIVISION, PHASE 1, HAS BEEN APPROVED FOR RECORDING.  
FILED BY Hugo Elizondo  
RECORDED IN PUBLIC RECORDS OF BLANCO COUNTY, TEXAS  
DATE: 11/23/2022 10:28:29 AM  
IN THE PUBLIC RECORDS  
Book Number: 2022-22882  
Number of Pages: 2  
Serial Number: 20221123000003  
BY: Hugo Elizondo A.D.

*Hugo Elizondo*  
HUGO ELIZONDO, REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BLANCO  
I, Hugo Elizondo, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF LOS ALTOS SUBDIVISION, PHASE 1, HAS BEEN APPROVED FOR RECORDING.  
FILED BY Hugo Elizondo  
RECORDED IN PUBLIC RECORDS OF BLANCO COUNTY, TEXAS  
DATE: 11/23/2022 10:28:29 AM  
IN THE PUBLIC RECORDS  
Book Number: 2022-22882  
Number of Pages: 2  
Serial Number: 20221123000003  
BY: Hugo Elizondo A.D.



STATE OF TEXAS  
COUNTY OF BLANCO  
I, George E. Lucas, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF LOS ALTOS SUBDIVISION, PHASE 1, HAS BEEN APPROVED FOR RECORDING.  
FILED BY George E. Lucas  
RECORDED IN PUBLIC RECORDS OF BLANCO COUNTY, TEXAS  
DATE: 11/23/2022 10:28:29 AM  
IN THE PUBLIC RECORDS  
Book Number: 2022-22882  
Number of Pages: 2  
Serial Number: 20221123000003  
BY: George E. Lucas A.D.



STATE OF TEXAS  
COUNTY OF BLANCO  
I, Hugo Elizondo, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN OF LOS ALTOS SUBDIVISION, PHASE 1, HAS BEEN APPROVED FOR RECORDING.  
FILED BY Hugo Elizondo  
RECORDED IN PUBLIC RECORDS OF BLANCO COUNTY, TEXAS  
DATE: 11/23/2022 10:28:29 AM  
IN THE PUBLIC RECORDS  
Book Number: 2022-22882  
Number of Pages: 2  
Serial Number: 20221123000003  
BY: Hugo Elizondo A.D.



**NEW BUSINESS**

**ITEM #8**



# City of Blanco

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

STAFF REPORT: 4/9/24

DESCRIPTION: Discussion about whether newly improved 12<sup>th</sup> Street needs traffic calming to decrease speed.

ANALYSIS: 12th Street has been widened to 20', was reconstructed west of Cedar and has been repaved with asphalt. There is concern from residents that the new roadway will allow for increased speeds. The easiest traffic calming device would be to have a stop sign at both ends of 12<sup>th</sup>.

FISCAL IMPACT:

RECOMMENDATION: Give staff guidance on what Council would like.

V-4 181

# LOS ALTOS SUBDIVISION: PHASE 1

1.94 ACRES  
CITY OF BLANCO, BLANCO COUNTY, TEXAS  
BEING A  
RE-PLAT OF LOTS 2 AND 3 OF  
BECKMANN SUBDIVISION  
BOOK 1, PAGE 230  
AND  
BLOCK 13 AND L4 OF  
CAGE AND BOON ADDITION  
VOLUME 9, PAGE 376



(BM 1) - 3" ICSA ALUMINUM DISC W/ CONCRETE  
STAMPED "WGA" LOCATED AT  
30°06'36.97"N LATITUDE 98°24'53.85"W  
ELEVATION = 1377.36'

DATUM - NAD 83  
ELEVATION - 1377.36'

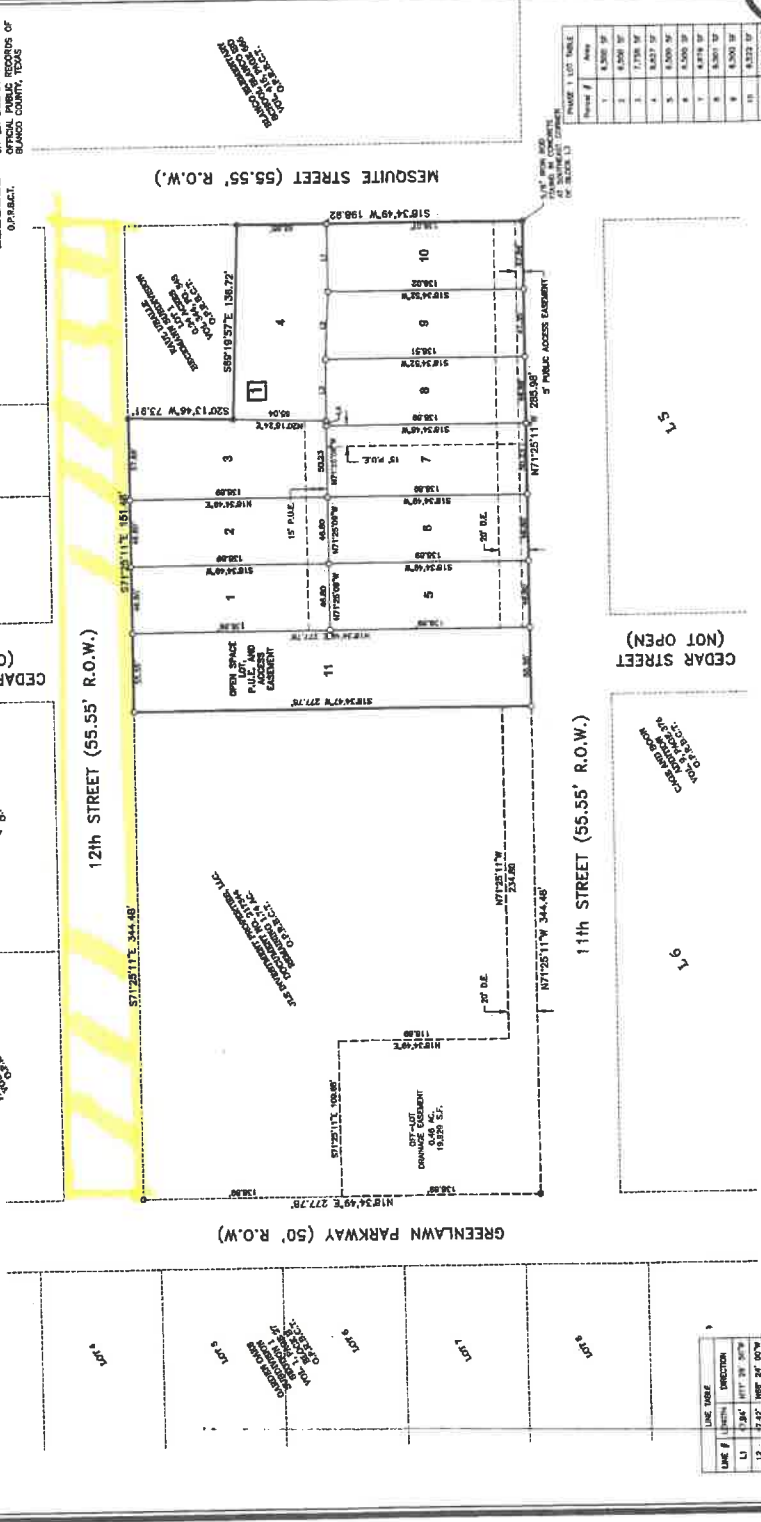
TEXAS LAND SURVEY BOARD  
GENERAL SURVEY NO. 73

APPROXIMATE

APPROXIMATE

**LEGEND**

- DEVIANTS BENCHMARK
- DOTS 1/2" HIGH 1/2" DIA
- 1/2" HIGH 1/2" DIA
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- P.U.E.
- D.L.E.
- BLACK NUMBER
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- APPROXIMATE
- OFFICIAL PUBLIC RECORDS OF  
BLANCO COUNTY, TEXAS



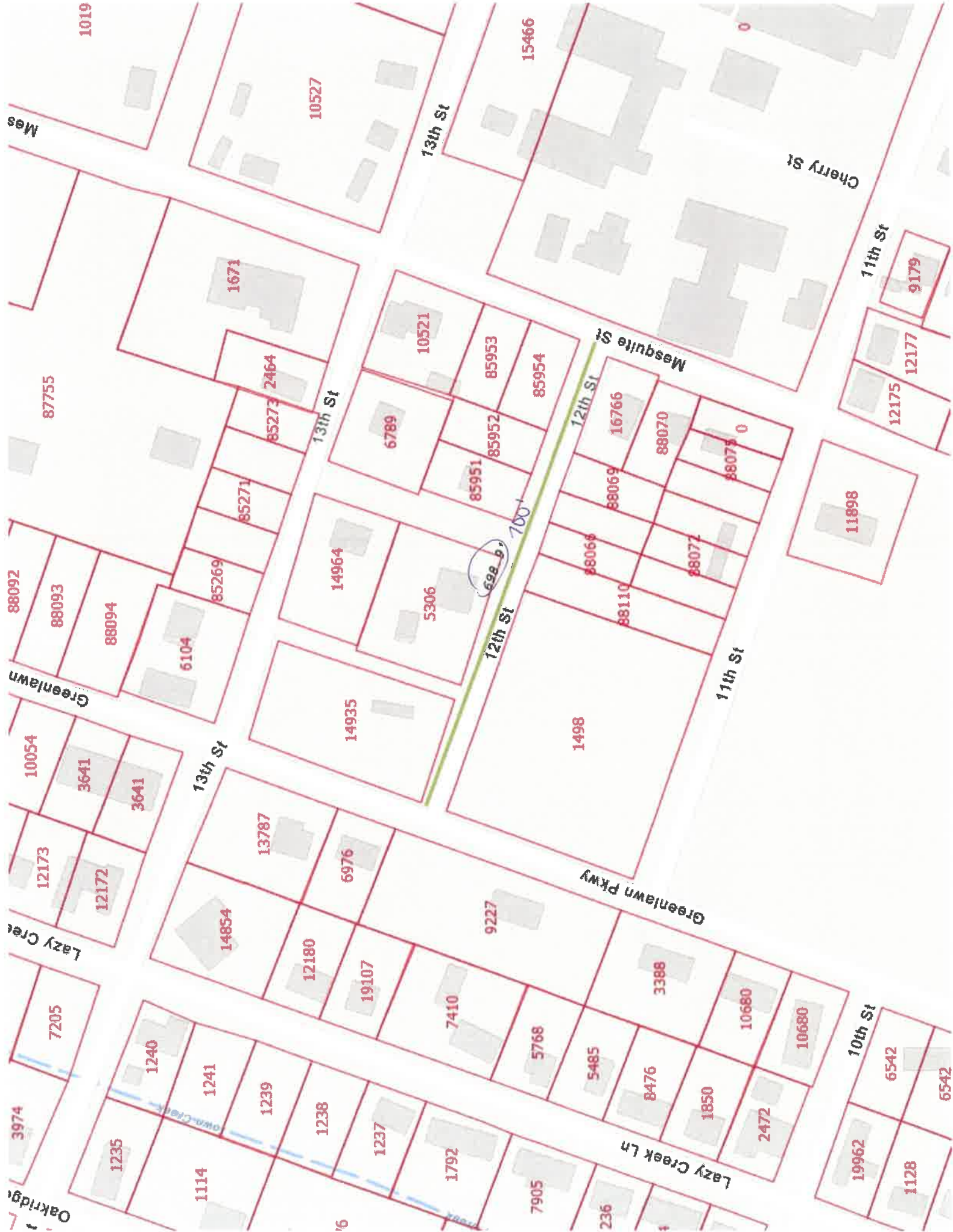
PHASE 1 LOT TABLE

Lot #	Area
1	6,800 SF
2	6,800 SF
3	7,736 SF
4	8,817 SF
5	6,800 SF
6	6,800 SF
7	6,800 SF
8	6,800 SF
9	6,800 SF
10	6,800 SF
11	15,611 SF

LINE NOISE

LINE #	DIRECTION	DIRECTION
L1	181° 11' 25" W	181° 11' 25" W
L2	181° 11' 25" W	181° 11' 25" W
L3	181° 11' 25" W	181° 11' 25" W
L4	181° 11' 25" W	181° 11' 25" W





**NEW BUSINESS**

**ITEM #9**

**OLD BUSINESS**

**ITEM #1**

**OLD BUSINESS**

**ITEM #2**



October 2, 2023

Warren Escovy  
City Administrator  
City of Blanco  
300 Pecan Street  
Blanco, Texas 78606

Re: Proposal for Engineering Services  
Brewer Sewer Connection

Dear Mr. Escovy,

Ardurra is pleased to submit this not to exceed lump sum proposal for engineering services to the City of Blanco for the above referenced project.

The scope of the project will include the installation of approximately 700-linear feet of wastewater improvements across HWY 281 and tie into an existing manhole within TxDOT ROW. The tasks will include coordination with TxDOT, design, bidding, and construction phase services for the wastewater improvements. The fee does not include any environmental studies, permitting, utility adjustments, easement documents, permit fees, publishing fees, or oil and gas coordination.

Per the Professional Services Agreement between the City of Blanco and Ardurra approved on April 12, 2022, Attachment "C", Section A: Ardurra Group, Inc. Rate Schedule. Ardurra is proposing to provide the engineering services for a lump sum fee of \$27,980. Attached is a breakdown of the fee.

We look forward to working with you on this important project. If you have any questions or comments, please feel free to contact me at 210-822-2232.

Sincerely,  
Ardurra Group, Inc  
TBPE Firm No. 10053

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

Byron Sanderfer, P.E., CFM  
Regional Public Works Practice Director

Approved:

\_\_\_\_\_  
City of Blanco

\_\_\_\_\_  
Date

Attachment: Fee Breakdown







2

5

5