

# NOTICE OF A PUBLIC MEETING

Notice is hereby given that a meeting of the City of Blanco will be held on Tuesday, April 11, 2023 at the Byars Building, 308 Pecan Street, Blanco, TX for the purpose of considering and taking action on all matters on the agenda for the meeting, including approval of an agreement with the law firm of Linebarger Goggan Blair & Sampson, LLP as special counsel to perform all legal services necessary to collect delinquent municipal court fees and fines and authorizing the execution of such agreement.

The agreement to be considered is necessary for the delinquent court fees & fines owed to the City of Blanco to be collected in the most effective manner. The City of Blanco desires that such delinquent court fees and fines be collected as provided in the Texas Code of Criminal Procedure.

The Linebarger Goggan Blair & Sampson, LLP firm is fully qualified to provide this representation, being the largest collection law firm in the State of Texas, as well as the United States and having been engaged in this specialized legal service for more than 40 years. In addition, the Linebarger Goggan Blair and Sampson, LLP firm possesses infrastructure and technology, such as call center technology, that the City does not currently possess.

Linebarger Goggan Blair & Sampson, LLP has not previously represented the City of Blanco in the collection of delinquent municipal court fines and fees.

The specialized legal services required by this agreement cannot be adequately performed by the attorneys and supporting personnel of the City due to the high cost of implementing the appropriate infrastructure and technology and employing sufficient in-house attorneys and staff with the level of experience and competence necessary to perform these activities.

Linebarger will be compensated on a contingent fee basis as provided in the Texas Code of Criminal Procedure Article 103.0031. This Article specifically provides for an additional penalty on delinquent court fines and fees to compensate collection attorneys. A contract to pay inside or outside attorneys on an hourly basis would represent a significant additional cost to the City.

Entering into the proposed agreement is in the best interests of the residents of the City of Blanco because the delinquent taxes will be professionally and competently collected without the additional costs to the City of implementing infrastructure and technology, and employing in-house personnel or paying outside counsel on an hourly fee basis which would otherwise be required.

# **PROCLAMATION 1**

**PROCLAMATION  
OF THE CITY OF BLANCO  
DENIM DAY**

**WHEREAS**, the month of April is national Sexual Assault Awareness Month calling attention to the fact that sexual assault and harassment is widespread and harms our community; and

**WHEREAS**, every two minutes, someone in America, is sexually assaulted and approximately 1 in 5 women, and 1 in 33 men, are raped during their lifetime and, about 75% of harassment victims experience retaliation when they reported it; and

**WHEREAS**, the Denim Day movement is a worldwide effort that started as a grassroots protest against an Italian Supreme Court decision, in which a sexual assault conviction was overturned because the victim was wearing tight jeans at the time of the attack; and

**WHEREAS**, Denim Day encourages everyone to stand in solidarity with Survivors of sexual violence, and speak up when they hear comments that blame victims or make light of sexual harassment and assault; and

**WHEREAS**, together when we change how we think and talk about the issue, we can create a culture of respect, equality, and safety for our citizens; and

**WHEREAS**, with proper education on the matter and comprehensive prevention projects, sexual violence and its unfair and traumatizing effects are preventable; and

**WHEREAS**, The City of Blanco strongly supports the Highland Lakes Family Crisis Center and their efforts to heal victims, educate and train the community, and stop sexual violence before it starts,

**NOW, THEREFORE, BE IT RESOLVED** that The City of Blanco does hereby proclaim Wednesday, April 26, 2023, as Denim Day and urges the community members to wear jeans on Denim Day to help spread awareness about the physical and emotional trauma that accompanies sexual assault, and to show our support to survivors in our community.

**DENIM DAY 2023**

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Rachel Lumpee, Mayor

# **PROCLAMATION 2**

**PUBLIC SERVICE RECOGNITION WEEK  
PROCLAMATION**

In honor of the millions of public employees at the federal, state, county, and city levels:

**Whereas:** Americans are served every single day by public servants at the federal, state, county, and city levels. These unsung heroes do the work that keeps our nation working. Their tireless efforts are especially critical today during the COVID-19 pandemic;

**Whereas:** Public employees take not only jobs but oaths;

**Whereas:** Many public servants, including military personnel, police officers, firefighters, border patrol officers, embassy employees, health care professionals, and others, risk their lives each day in service to the people of the United States and around the world;

**Whereas:** Public servants include teachers, doctors, and scientists . . . train conductors and astronauts . . . nurses and safety inspectors . . . laborers, computer technicians and social workers . . . and countless other occupations. Day in and day out they provide the diverse services demanded by the American people of their government with efficiency and integrity; and

**Whereas:** Without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials;

**Therefore:** I, Mayor Rachel Lumpee of the City of Blanco, Texas do hereby announce and proclaim to all citizens and set seal hereto, that May 7-13, 2023, is Public Service Recognition Week. All citizens are encouraged to recognize the accomplishments and contributions of government employees at all levels — federal, state, county, and city.

Proclamation adopted by the City of Blanco on this \_\_\_\_\_ day of April 2023.

\_\_\_\_\_  
Rachel Lumpee, Mayor

**ATTEST:**

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

# **PROCLAMATION 3**

# NATIONAL HISTORIC PRESERVATION MONTH PROCLAMATION

**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 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 found within the city limits. Plus, In the National Register Districts, known as the "Square" as our local Historic Preservation District it matters to our citizens and visitors; and

**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 close family members and friends at the City's Square.

**NOW THEREFORE**, I, Rachel Lumpee, Mayor of the City of Blanco do proclaim May 2023 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 2023.

\_\_\_\_\_  
Rachel Lumpee, Mayor

**ATTEST:**

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

# **PROCLAMATION 4**



# OLDER AMERICANS' MONTH PROCLAMATION

*WHEREAS, the City of Blanco is home to citizens aged 60 years old or older whose experiences and wisdom connect us to the past and help us meet the challenges of the future; and*

*WHEREAS, the older citizens of the City of Blanco are representative of an unprecedented trend in the nation's demographic makeup; and*

*WHEREAS, older persons are diverse, respected citizens who continue to contribute to our nation's social and economic well-being as they live longer, healthier, and more productive lives, many even starting second careers; and*

*WHEREAS, as America grows older, each community must strive to understand and address the evolving challenges and needs of our older citizens and the people who care for them; and*

*Whereas, the opportunities and challenges that lie ahead require us to think differently about health and long term care, and work together to ensure that older Americans can age strong, long and with dignity; and.*

*WHEREAS, the City of Blanco wishes to join in the celebration to honor the Seniors of Blanco County and to encourage them to "Age Strong, Live Long";*

*NOW THEREFORE I, Rachel Lumpee, Mayor of the City of Blanco, do hereby proclaim the month of May 2023 as*

## ***Older Americans Month***

**IN WITNESS WHEREOF**, I have hereunto set my hand and have caused the Seal of the City of Blanco, Texas, to be affixed this 10<sup>th</sup> day of May 2023.

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Rachel Lumpee, Mayor

# PRESENTATION 1

Presentation from Chamber of Commerce  
HOT Funds Quarterly Report/  
Lavender Festival by Libbey Aly

# **PUBLIC HEARING**

Applicant/Owner First Baptist Church is requesting a Special Use Permit for an electronic sign in a GUI zone at 1200 4<sup>th</sup> Street, Property ID 17179, Abstract A0001, Survey 24 H. Eggleston.

NOTICE OF PUBLIC HEARING

**The Planning and Zoning Commission of the City of Blanco** will conduct a public hearing and regular meeting, for the purpose of considering the request on **April 3rd, 2023**, at 6:30 pm at the Byars Building, 308 Pecan Street, Blanco, Texas. **The City Council** will conduct a public hearing and regular meeting, for the purpose of considering the request for an electronic sign in a GUI zoning for on **April 11, 2023**, at 6:00 pm at the Byars Building, 308 Pecan, Blanco, Texas 78606.

<u>Property Owner</u>	<u>Property Description</u>	<u>Property Location</u>
FIRST BAPTIST CHURCH	TRACT OR PARCEL OF LAND CONTAINING 4 ACRES, LYING AND BEING SITUATED IN BLANO COUNTY, TEXAS, A PART OF LAND OUT OF THE H. EGGLESTON LEAGUE SURVEY NO. 24 WITHIN THE LIMITS OF THE CITY OF BLANCO, TX	1200 4 <sup>TH</sup> ST.



March 15, 2023

BENITO J & FELIPA P  
111 ROCKLEDGE  
BLANCO TX 78606

Dear Property Owner:

The City of Blanco has received a request from the owner of the following property requesting consideration for an electronic sign in a GUI zoning within the city limits of the City of Blanco.

**Property Owner:** First Baptist Church

**Property Location:** 1200 4<sup>th</sup> St- TRACT OR PARCEL OF LAND CONTAINING 4 ACRES, LYING AND BEING SITUATED IN BLANCO COUNTY, TEXAS, A PART OF LAND OUT OF THE H. EGGLESTON LEAGUE SURVEY NO. 24 WITHIN THE LIMITS OF THE CITY OF BLANCO, TX

**The Planning and Zoning Commission of the City of Blanco** will conduct a public hearing and regular meeting, for the purpose of considering the request on **April 3, 2023**, at 6:30 pm at the Byars Building, 308 Pecan Street, Blanco, Texas. **The City Council** will conduct a public hearing and regular meeting, for the purpose of considering the request on **April 11th, 2023**, at 6:00 pm at the Byars Building, 308 Pecan, Blanco, Texas 78606.

You are receiving this notice as required by the Texas Local Government Code because you have been identified from the tax rolls as owning property approximately 200 feet of the tract proposed for rezoning. If you wish to protest the proposed change, you must do so prior to the public hearing in writing, sign the protest, and return it to the Blanco Assistant City Secretary at Blanco City Hall, 300 Pecan Street in Blanco or mail it to City of Blanco, P.O. Box 750, Blanco, Texas 78606.

Sincerely,

Olga Gamez  
Assistant City Secretary

**STAFF**  
**CITY HALL**

**STAFF  
POLICE  
DEPARTMENT**





**INFRAMARK**




1

### Noteworthy Events

- ✓ Both lift stations have had all pumps replaced
- ✓ No injuries or OSHA recordables
- ✓ Increased WWTP process controls and sampling measures
- ✓ Established a CMMS to schedule and track preventative maintenance on all the city's assets
- ✓ Established a lab data interface to collect lab data, build trends, and effectively operate the WWTP
- ✓ Effectively worked through 3 major storm events, CLWSC challenges, and many equipment failures that resulted in limited interruptions
- ✓ Better evolved the City's Trash-Off event to provide a more effective solution
- ✓ Diligently working the irrigation fields to reduce discharge events to the river

2

- Limiting to 2 loads per customer created a better flow, and reduced the cleanup efforts for after the event
- 2 days provided enough time for citizens to reduce the clutter in their yards, and provided a safer environment for the Inframark staff
- Inframark will continue to work with City staff to evolve this year-after-year



## Trash-Off Key Takeaways

3

## Equipment and Facilities

- Inframark purchased John Deere Backhoe
- Inframark purchased a jet trailer for sewer blockages
- Multiple repairs and cleanup efforts have been accomplished to city facilities
- Over 200 PM work orders are generated monthly for cities assets

4

### Wastewater Operations YTD

Treated 46.469 MG of Wastewater

Weekly testing of all influent and effluent parameters

Discharged to the river from February 21 – March 21, 2023, due to limited pond storage

Capacity of WWTP is at 55%

### WWTP Monthly Operations

Month	Average Flow		BOD Average		TSS Average		NH3-N Average		Phosphorous Average			E. coli Average
	Influent	Effluent	Influent	Effluent	Influent	Effluent	Influent	Effluent	Influent	Effluent	Return	Effluent
	MGD	MGD	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)		(mg/L)
Mar-23	0.129	0.112	234.0	5.3	71.7	13.3	39	0.06	11.77	4.57	81%	1.7
Feb-23	0.137	0.102	185.5	3.0	114.0	7.3	39.8	0.06	10.28	3.65	64%	8.8
Jan-23	0.131	0.091	261.5	2.5	86.5	3.8	29.5	0.06	7.29	5.71	22%	1
Dec-22	0.129	0.109	242.0	2.5	127.0	2.0	39.7	0.06	7.61	5.53	27%	3.7
Nov-22	0.128	0.102	324.4	2.8	165.2	3.9	44.7	0.06	8.76	5.58	38%	25.6
Oct-22	0.128	0.100	269.8	2.8	135.5	1.3	47.4	0.05	8.76	5.4	38%	1
Sep-22	0.127	0.097	200.0	3.0	179	1.0	45.4	7.1	12.88	7.1	45%	1
Aug-22	0.120	0.109	198.7	1.0	117	1.0	47.5	0.06	9.86	7.0	28%	1
Jul-22	0.120	0.103	191.5	1.0	103.5	1.5	49.3	0.05	9.69	3.5	84%	
Jun-22	0.130	0.099	217.6	1.5	117.3	1.3	40.9	0.1	11.3	8.5	25%	
May-22	0.130	0.112	433.8	2.0	199.0	2.8	45.4	0.1	13.2	8.5	51%	
Apr-22	0.120	0.102	319.0	3.0	108.0	3.0	50.5	0.1		7.3		
Mar-22	0.120	0.097	174.0	6.0	316.0	8.0	37.8	0.1	14.5	5.0	65%	
Maximum	0.137	0.112	433.8	6.0	316.0	13.3	50.5	7.1	14.5	8.5	0.7	25.6
Average	0.127	0.103	253.1	2.8	141.4	3.8	42.8	0.8	10.5	5.8	0.4	5.5

5



## Water Operations


- ❖ Water Plant under construction
- ❖ CLWSC is current provider
- ❖ All Regulatory Reporting and samples required have been provided to TCEQ

6

6

## Collection and Distribution

- Estimated 247 leaks from March 2022 – March 2023
- Continuing to build better tracking methods for water loss, leak repairs, and other infrastructure needs



7

## Irrigation Operations

**Irrigated 18.46 MG**

**Current Pond Storage 28 days as of 4/7/2023**

**Replaced irrigation pump motor**

**Working with farmer to better manage crops, and potentially soil absorption that's more effective**

Month	WWTP Effluent	Field Application	Estimated Storage (If no land application)	Rain Total
	Total Flow MG	Total Flow MG	Days	Inches
Mar-23	3.47	1.312	30	0.95
Feb-23	2.86	0.966	18	0.95
Jan-23	2.82	0.793	20	1.5
Dec-22	3.40	0.527	20	0.75
Nov-22	3.05	0.544	20	2.37
Oct-22	3.09	1.87	45	1.5
Sep-22	2.92	2.54	50	0
Aug-22	3.11	1.87	47	4
Jul-22	3.11	3.52	50	0
Jun-22	2.97	2.05	40	0
May-22	3.47	1.25	24	3.25
Apr-22	3.05	1.14	21	0.8
Mar-22	3.00	0.0792	20	1.5

**INFRAMARK**

8

# Health and Safety

- No recordable incidents or injuries for the year
- Inframark continues to instill the safety culture, policies, and procedures with the team

PAUSE

## Before Each Task


**P**ause all physical activity

**A**ssess and identify all possible hazards

**U**nderstand the cause and effect of the hazards

**S**hare findings of the hazards

**E**xecute after all safety measures have been taken



9



## Community Involvement

INFRAMARK

INFRAMARK

- Participated with the City of Blanco for multiple parades
- Continue to build a lasting relationship that is not only beneficial to the City, but the community we serve.

10

**CONSENT**  
**ITEM #1**

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

**Meeting Minutes  
March 7, 2023**

A special meeting of the City Council, City of Blanco, Texas was held on March 7, 2023, at 4:30 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 4:30 pm by Mayor Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Barron, and Council Members McClellan, Smith, Thraikill, and Swinson.

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

Mayor Lumpee made the following announcements:

- The City of Blanco remains on Stage 2 water restrictions.
- Hill Country Holistic Health is having a ribbon cutting and open house on Friday, Mar. 31 from 3-5
- The next reading between the wines event is tomorrow March 8 from 5:30-7
- The Blanco State Park will be hosting a nature journaling program from 2-3:30 on March 14. Attendees will need to pay for a day pass but other than that all supplies will be provided.
- The first Blanco Market Day of the year will be held on March 18 from 9 - 4.
- Texas Healey Roundup 42 will be in Blanco from Mar. 24-26. Come out on the morning of Mar. 25 to see the beautiful Austin-Healeys on the square.
- Senior Services Expo will be held on March 31 from 10 a.m. to 1 p.m. at the CRC in JC.

**Public Comments:**

- Mike Arnold, 818 Pecan Street, spoke regarding big issues looming such as the 281 Overlay and Seven Oaks PDD. He requested that Council wait until after the May election when the new council is seated to approve these items.
- Wendy Smith, resident, spoke out against the reduction in size of the garden homes in the Los Altos PDD from 1400 to 1200 sq. ft.
- Gail McClellan, 1510 Greenlawn, spoke regarding the Los Altos PDD. She said this item was not tabled due to the upcoming election, rather it was tabled to gather more information. She also spoke regarding city ordinances being trashed for new ones and said Streetscape has also trashed our UDC. There are other ways to revise the UDC without trashing it.
- Julie Alexander, 301 4<sup>th</sup> Street, spoke in favor of the Los Altos PDD amendment. She said this item was not tabled due to the election. She also said a 1200 sq.ft. home should be allowed, and this would just be the minimum size, but the homes could be built larger. The smaller home size would reduce the cost not only for the builder but for the purchaser as well. She also spoke of the benefits of a smaller home.



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

1. Consideration, Discussion and Take Possible Action on Approval of Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants, Ltd., Phase 2). Warren Escovy, City Administrator shared the Los Altos PDD has already been approved. Only asking for a reduction in minimum home size from 1,440 sq ft to 1,200 sq. ft. Phase One plans have already been approved. Planning & Zoning recommended approval of this item. Council members discussed the need for smaller, more affordable homes for the residents. A smaller home also equals more green space surrounding it. A lot of variances were made to bring this development into Blanco, hate to see changes at this stage. Rick Montelongo, home builder, spoke about the size and layouts for the future homes. **A motion was made by Council Member Smith to not approve the Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos, seconded by Council Member McClellan, motion carried 3-2 with Mayor Pro Tem Barron and Council Member Swinson opposed.**

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

1. Consideration and Discussion Only (No Action) Regarding 281 Overlay Corridor Plan - Rezoning Methods and Next Step. Warren Escovy, City Administrator spoke about the process which began in late 2021 and is designed to protect the 281 corridor. Will be taking input from residents and will go back to Planning & Zoning Commission for their recommendation and then to City Council for final approval. Purpose is to ensure that all land uses, new development and redevelopment along the 281 corridor be constructed in a manner that is consistent with the public good. Council Members discussed the work still needed to integrate the overlay plan into the current UDC to ensure the clarity of the plan. Do not want any big box stores. Plan can be confusing if you don't understand codes. The plan is to promote new development while keeping same Blanco style lots with grid streets. Can no longer annex so need to look at land use and resources that support our City. Streets and building locations are permanent. Have received a lot of community input since the first meeting in February 2022. Committee members include business owner, resident, land owner, member from Historic Preservation Commission, Planning & Zoning Commission member, and City Council member. A survey was completed by 366 respondents, Town hall at Gem of the Hills last summer was well attended. Overall plan will help calm traffic on US Highway 281. There is some concern with how this overlay plan will affect the current UDC. Another concern is how the TxDOT bypass or relief route would affect the overlay plan. **No action taken.**

Closed regular meeting at 5:26 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 Section 551.071 (Consultation with City Attorney) and Section 1.05 Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding implementation of City of Blanco Ordinance 2023-O-001, providing for the Holding of a General Election on May 6, 2023.

Closed executive session at 6:28 pm and convened into regular meeting.

**Items 1-2: No Action Taken**

**Adjournment:**

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

**The meeting was adjourned at 6:29 pm.**

Respectfully submitted,

\_\_\_\_\_  
Rachel Lumpee, Mayor

ATTEST:

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

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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

**Meeting Minutes  
March 14, 2023**

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

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

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

Mayor Lumpee made the following announcements:

- Happy Spring Break!
- The City of Blanco remains on Stage 2 water restrictions.
- We currently have a vacancy on the Planning and Zoning commission. Interested parties should fill out an application which can be found on our website and submit this to the City Secretary.
- The Back 40 at Old 300 will have live music tomorrow night, March 15 from 6-8.
- The first Blanco Market Day of the year will be held on March 18 from 9 - 4.
- Senior Services Expo will be held on March 31 from 10 a.m. to 1 p.m. at the CRC in JC.
- Keep Blanco Beautiful 23rd annual Trash-Off and 16th annual Blanco River Cleanup event will be held on April 1 from 9 to noon.
- The City's Trash-Off event will be held in conjunction with KBB's event. The City Yard will be open on Friday, Mar. 31, from 9 to 4 and on Sat. April 1 from 9 to 2. A voucher will be needed for entry and can be picked up at City Hall during business hours. The City's event is only open to City residents. The county will have its annual household waste collection day on the 4th Saturday of April.
- Music in the Park at Yett Park will be on April 15 from 6-10, gates open at 5.
- Lastly, the Lavender Festival will be June 9-11.

**Public Comments:**

- None

**Proclamations:**

- Mayor Lumpee read the National Public Safety Telecommunicator Week (April 9-15) Proclamation.
- Mayor Lumpee read the Child Abuse Prevention Month (April) Proclamation.

**Opened Public Hearings at 6:08 pm**

**Public Hearings:**

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

- Bruce Peele, resident at 1468 River Run spoke against the proposed short-term rental. It goes against the 10% rule. It also goes against the neighborhood deed restrictions.
  - Jeff Holmes, resident at 1200 Fulcher Street, spoke out against the proposed short-term rental.
  - Martha Gosnell, resident at 1374 River Run spoke out against the proposed short-term rental, the increased traffic would not be sustainable. Issue of who to call if there is a problem. Living on County Road with home in the City.
  - Chris Curbow, 18 year resident at 1104 Fulcher street, spoke out against the short term rental. The guideline would set the STR over 10% rule.
  - Karen Timmons, 11 year resident at 1240 River Run spoke against the STR. The park doesn't hold that many people, many visit flat rock and walk up and down the street. This would create noise, traffic, litter and potential mischief.
  - Carl Reeves, resident at 1204 Fulcher since 2012, purchased the land in 2010. He spoke against the STR which is in direct violation of the deed restrictions, property use for single-family residential purposes only.
  - Wayne Gosnell, resident on 1374 River Run for 27 plus years, spoke out against the STR for all the reasons that have been shared tonight. Does not conform with city ordinance, Planning & Zoning Commission denied approval with a vote of 4-1, the owner has not shown up at the meetings to discuss. He encouraged council to deny approval.
2. Approval of Proposed Amendment to the Planned Development District (PDD) Ordinance Providing for the Seven Oaks Planned Development District (Owner: M and M Development LLC).
- Dan Murrah, 1008 9<sup>th</sup> Street spoke asking Council to slow down and be patient, could potentially be a new council in the next few months, there is no rush to get ahead of yourself.
  - Jack Twilley, 1940 Logans Way, spoke in support of the new development. Provides 3 acres to city at no charge and much needed development of affordable housing and increased revenue for city, highly recommends
  - Gail McClellan, 1510 Greenlawn Parkway, spoke against the Seven Oaks development saying she disagrees with Mr. Twilley, there is no such thing as affordable housing. Property is currently zoned R2 which allows for 64 homes (proposed to be 33 homes, 72 apartments, 18-20 townhomes adds up to 120 plus residences), that's a lot of people. Questioning whether there is enough water? We need to be careful and protect the citizens who are already living here.
  - Rick Montelongo, resident on Elm Street lives next door to project and spoke in favor of the development. He has listened to meetings, concerns, questions, and gathered information on the project. This development would fulfill the need for a variety of different housing options and allow for a park all while planning for future growth.

- Mike Arnold, spoke and thanked council for their service. He echoed what Dan Murrah said, slow down on decision making. The comprehensive master plan has not been updated for 18 years. This should be our vision and without it brings conflict. We can come together with a shared vision. Answer these questions, what is our vision as a community as all the growth comes this way. Update comprehensive master plan and then when these developments come forward we will have the answers and have something we can be proud of. Get buy in from all residents of the community.
  - Ryan Moses, resident and contractor spoke against the project and is not in favor of the density. Concerned with water and sewer plant. Other residents that were annexed years ago would also like to be hooked up to city services. Infrastructure is tough, plans possibly viable for the future but needs work, wait on project.
  - Susan Moore, spoke against the development, feels it would put much stress on the water system. Roads are in terrible shape, only have funds to patch, not repair them. Would need to rezone this. Entry and exit would create severe traffic problems and create stress on all our resources and don't want our city to become Austin. Project will have long term consequences. Suggest waiting for full council to make decision, bring back to Planning & Zoning, do more study on this before making final decision.
  - Sharon Cox, 43 Main Street, spoke saying development is right in her back yard. Land has been in her family many years, was grandmothers. Water is a big concern. Streets are in disrepair, no clear access. Traffic and safety concerns as well. Request keeping property zoned R-2 with no commercial or municipal sites.
3. Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3<sup>rd</sup> Street (Owner: Uptown Blanco, Ltd.).
  4. Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett).
  5. Approval of New Short-Term Rental, Aqua Blu at 413 9<sup>th</sup> Street (Owner: Roi Biton).
  6. Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd).
  7. Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton)

### **Closed Public Hearings at 6:48 pm.**

#### **Presentation:**

1. Presentation from Belt Harris Pechacek, LLLP for fiscal year 2021-2022 Audit, by Darla Dear. (reviewed/overviewed pages 1, 25, and 61).

#### **Staff Presentations:**

- City Hall, Warren Escovy, City Administrator discussed last month's ice storm, had bulk trash pick-up, 281 overlay, hot topic, going back to Planning & Zoning and City Council in April, Mayor Lumpee and Council Member Swinson spoke to TxDOT regarding the relief route, pavement restoration is underway and 1/3 of quantities have been completed, 11<sup>th</sup> street milled, 6<sup>th</sup> Street sawcut to fill, 7<sup>th</sup> Street sawcut as well. You will be seeing combination of milling and saw cutting at 8<sup>th</sup> Street and 9<sup>th</sup> Street, Mesquite and Elm Streets will be last to be completed. Should be complete in about a month.

Seven Oaks development, going back to Planning & Zoning Commission and City Council in April, hearing citizen comments, development process. Will be looking a traffic and different options. Quarterly report posted online, investments have improved, 21-2022 audit complete.

- 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 7, 2023, Special Meeting.
2. Approval of Minutes from the February 14, 2023, Regular Meeting and Public Hearing.

**A motion was made by Council Member Smith to approve the consent agenda items 1-2 as presented, seconded by Council Member McClellan, 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 Annual Financial Audit Report and Single Audit Reports for Fiscal Year Ending September 30, 2022, by Belt Harris Pechacek, LLLP. **Council Member Smith made a motion to approve the annual financial audit report and single audit reports by Belt Harris Pechacek, LLLP, seconded by Council Member Thraikill, all in favor, motion carried unanimously.**
2. **Item 10 MOVED TO Item #2:** Consideration, Discussion and Take Possible Action on Approval of Contract between the City of Blanco and Linebarger, LLP for Court Collection Services. **A motion was made by Council Member Thraikill to approve the contract between the City of Blanco and Linebarger, LLP, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
3. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau). Warren Escovy, City Administrator said the owner requested a building permit. Home is currently under construction, has not received a certificate of occupancy as of this date. Planning & Zoning Commission recommended denial of permit. 10% rule is suggestion only, not council's job to police deed restrictions, but Council appreciates the public input from the neighbors. This particular short-term rental should not be approved. Impediment to community. **Council Member McClellan made a motion to deny approval of short-term rental permit at 1240 River Run, seconded by Council Member Smith, all in favor, motion carried unanimously.**
4. Consideration and Discussion Only (No Action) on Approval of Proposed Amendment to Planned Development District (PDD) No. 2023-O-001 Project: Seven Oaks (Owner: M and M Seven Oaks Development LLC). Planning and Zoning Commission recommended to table this item and gather more information and them come back to P&Z. Warren Escovy spoke, no presentation tonight, will be listening to residents. Try to lighten the impact, make some improvements to the plan, ad valorem and sales taxes are needed.
  - Matt Herden spoke saying he appreciates the residents' comments. They have lived here 38 years. Wants to offer the city the park and city hall, work with spot zoning, growth is coming, city is losing out on additional taxes putting burden on existing residents.

Council discussed plan which can currently house 64 homes. The city will have the legal right to provide services to these residents. The capacity is there, if we didn't, we could do a moratorium on new developments. City has exclusive rights to provide services. Does our current water system support, yes. Zoning changes would include request for C1, R3 and R5. A traffic study would be required at the time of PDD approval. Current homes on the property will remain in place. The mixture of different housing options would be of more value to residents.

5. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3<sup>rd</sup> Street (Owner: Uptown Blanco, Ltd.). Warren Escovy said they meet all requirements and are usually located in residential district; this one is in commercial district. **A motion was made by Council Member Thraikill to approve short-term rental permit for Uptown Blanco Retreat House, seconded by Council Member Smith, all in favor, motion carried unanimously.**
6. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett). This is the location that would work well as a short-term rental. **A motion was made by Council Member Thraikill to approve short term rental permit at 1333 Sunset Ridge, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
7. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Aqua Blu at 413 9<sup>th</sup> Street (Owner: Roi Biton). Warren Escovy spoke of this application, Owner provided misinformation and did not provide a site plan. This is a duplex which is not allowed as a short-term rental if it is not owner occupied. Planning & Zoning recommended approval, will be changed to denied. Apologize for the late notice. **A motion was made by Council Member McClellan to deny approval of the short-term rental permit at 419 9<sup>th</sup> street, seconded by Council Member Smith, all in favor, motion carried unanimously.**
8. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd). Planning & Zoning recommended approval of this STR. 10% goes off block, no negative feedback, mostly residential area, David Byrd, owner said home has belonged to family for many years. He has spent much time renovating the home. Needs a fresh coat of paint, inside has been refurbished. 4 split mini ac units, plumbing. He has deep roots in the city, wants home to represent Blanco. **A motion was made by Council Member Thraikill to approve the short-term rental permit at 202 Hackberry, seconded by Council Member Smith, all in favor, motion carried unanimously.**
9. Consideration Discussion and Take Possible Action on Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton). Planning & Zoning Commission recommended to table item for more information and come back to P&Z for approval. Council asked if C1 is current zone, yes. **Council Member Thraikill motioned to table item for Planning & Zoning Commission to review and provide more input, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
10. Consideration, Discussion and Take Possible Action on Approval of Supplemental Environmental Project (SEP) with TCEQ. Warren Escovy said staff recommendation is for Council to accept Supplemental Environmental Project (SEP) in lieu of paying fee of \$97,313.00 to the TCEQ as requested. He is just giving an update and asking for item to be tabled. Violations occurred between 2014-2019.



**Council Member Thrailkill made a motion to table item, seconded by Council Member Smith, all in favor, motion carried unanimously.**

11. Consideration, Discussion and Take Possible Action on Approval of Moving Court Fund to General Fund where Court will be Classified as a Department in General Fund. Sasha Ricks, Finance Director spoke regarding clean-up Fundview general ledger, moving to correct fund account. **A motion was made by Council Member Smith to move the court fund to be classified as a department in the general fund, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
12. Consideration, Discussion and Take Possible Action on Approval of Budget Adjustment to Sewer Debt Interest to Move to Correct Fund. Sasha Ricks, Finance Director said this is a budget adjustment to sewer debt interest, move to correct fund. **Council Member Smith made a motion to approve the budget adjustment to sewer debt interest to move to correct fund, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
13. Consideration, Discussion and Take Possible Action on Approval of Utility Billing Process, (Sasha Ricks, Finance Director). Third party servicer is out of San Antonio, cannot switch back to in-house printing. Trying to tighten number of processing days. Save 10,000 to go paperless. The drawback would be having to pay for portal \$2,400 per year. This is an email/text notification only, does not send you the bill. Customer would have to log in to portal to access their bill. Could shave off 3 days in-house to have bills go out more efficiently. **A motion was made by Council Member Smith to stay with USIO and make in-house procedures more efficient, by 3 days, to compensate for delayed mail service, seconded by Council Member Thrailkill, all in favor motion carried unanimously.**
14. Consideration Discussion and Take Possible Action on Approval of Six Month Extension on the Gem of the Hills Contract in the Amount of \$1,200.00 (April-September 2023). Warren Escovy spoke saying cost is \$200 per meeting for rental of building. Added time to meeting for executive session and lastly Inframark helps us with set up and we can do ourselves at the Byars building. Asking Council to consider going back to Byars Building. Council discussed pros and cons. Gem of the Hills has more space but may be able to make better accommodations at the Byars Building which is a very central location. Inframark could make the Byars building more user friendly. Could use Gem of the Hills on an as-needed basis. **Council Member Smith made a motion that the City not renew the rental contract with Gem of the Hills. Look into capacity at Byars Building, with option to use Gem of the Hills for future meetings as needed, seconded by Council Member McClellan, all in favor, motion carried unanimously.**

Closed regular meeting at 8:13 pm and convened into executive session.

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

1. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award, and Notice to Proceed.
3. Texas Government Code Section 551.071 (Consultation with City Attorney), and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Water and Wastewater Treatment Plant Operation and Maintenance Agreement between the City of Blanco and Inframark LLC, and related issues.
4. Texas Government Code Section 551.071 (Consultation with City Attorney), and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding TCEQ TPDES Permit and related issues.

Closed executive session at 8:55 pm and convened into regular meeting.

**Items 1-4: No Action Taken**

**Adjournment:**

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

**The meeting was adjourned at 8:56 pm.**

Respectfully submitted,

\_\_\_\_\_  
Rachel Lumpee, Mayor

ATTEST:

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

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

## RESOLUTION NO. 2023-R-0\_\_\_\_

### RESOLUTION DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND AUTHORIZING SALE

WHEREAS, the City of Blanco Texas is a Type A General Law Texas municipality and as such is authorized to hold, purchase, lease or convey property pursuant to Chapter 51.015 of the Texas Local Government Code;

WHEREAS, the City of Blanco is currently in possession of certain personal property that is not required for city use, or required for foreseeable needs;

WHEREAS, the Mayor and City Council have been asked to declare the property surplus as defined in Chapter 263.151(2) of the Texas Local Government Code;

WHEREAS, the Mayor and City Council agree that the subject property is not needed by the City and should be disposed of in accordance with applicable state law.

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

**1. Surplus Property:** The following property is hereby declared to be surplus and not currently needed by the City of Blanco is not required for foreseeable needs and possesses some usefulness for the purposes it was intended:

- 1) Blue 2015 Chevrolet Tahoe SUV, VIN #1GNSK3KC7FR511194**
- 2) Blue 2015 Chevrolet Tahoe SUV, VIN #1GNSK3KC0FR604963**
- 3) Black 2018 Chevrolet Tahoe SUV, VIN #1GNLCDEC9JR120804**
- 4) White 2015 Chevrolet Tahoe SUV, VIN #1GNLC2EC7FR699478**
- 5) Various / Assorted In-car Laptop Mounting Equipment (i.e.: stands, base mounts, etc.)**
- 6) Various / Assorted prisoner & K-9 partitions, cages, equipment, parts and accessories.**

- 7) Various / Assorted metal vehicle storage lockers, cargo boxes. equipment, parts and accessories.
- 8) Various outdated emergency lighting equipment, parts and accessories.
- 9) Various outdated In-car video recording equipment, parts and accessories.
- 10) Various Misc. Police vehicle equipment, parts and accessories.
- 11) Nine (9x) various new adult and children's bicycles.

2. The intent is to use an on-line auction process. Items that are not bid on during the auction process will either be sold as scrap or disposed of.

RESOLVED AND ADOPTED This \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Rachel Lumpee, Mayor

ATTEST:

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

**CONSENT**

**ITEM #4**



# City of Blanco

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

Consent

## Request to be placed on City Council Agenda:

I, Sasha Ricks request to be placed on the Agenda of the City Council Regular Meeting of April 11<sup>th</sup> 2023 (insert date of meeting).

### Agenda Topic/Concern:

Texas Regional Bank gave us an interest of 3.15% on our accounts until the end of the year and would like us to sign a contract.

### Introduction/Background:

Currently we were not receiving a good interest rate, but I negotiated and got us 3.15% until the end of the year

### Policy Analysis/Benefit(s) To Citizens:

We are getting a great rate on interest for 3.15% until the end of the year.

### Long Term Financial & Budget Impact:

We will receive 3.15% over the next 10 months on our accounts in Texas Regional.

### Recommendation/Proposed Motion:

I recommend we sign the contract with Texas Regional to help get more money from interest in our accounts.

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



TEXAS REGIONAL BANK

**DEPOSITORY CONTRACT**

WHEREAS, **Texas Regional Bank** (BANK) has submitted its application to the **City of Blanco** (CITY) to serve as DEPOSITORY and CITY wishes and desires BANK to serve as its DEPOSITORY.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, each of the Parties hereto, for and in consideration of the mutual covenants herein by each of said Parties to be performed, hereby agree as follows:

**I. GENERAL OBLIGATIONS**

1.01 BANK shall act as CITY'S DEPOSITORY beginning January 3, 2020 ("Commencement Date") Until December 31,2023 Upon request to CITY, the BANK may allow CITY the option to extend this Depository Contract for three (3) additional one (1) year term, and thereafter, until such time as either party at its sole discretion desires to terminate this Depository Contract. CITY shall give BANK written notice of the CITY'S desire to exercise such option to extend this Depository Contract no later than sixty (60) days prior to what would otherwise be the expiration of this Depository Contract. The BANK will respond to the CITY'S request within 5 business days.

1.02 BANK agrees to act as CITY DEPOSITORY and to keep and disburse all funds coming into its hands as such DEPOSITORY and to faithfully perform its duties thereunder and as required by law for such DEPOSITORY.

1.03 CITY hereby obligates itself during the period of this Contract, or any extensions hereof, to deposit with BANK transaction account funds and monies of the CITY, held by CITY to the extent such funds are guaranteed by the Federal Deposit Insurance Corporation or are secured by BANK in accordance with Paragraph (2.01) hereof. CITY reserves the right to deposit its funds in such amounts as it sees fit in either demand accounts or time accounts. CITY further reserves the right to invest the proceeds of any CITY monies from tax levy or federal funds during the term hereof in any banking facility of BANK or account offered by BANK as determined in the sole discretion of CITY.

**II. SECURITY FOR DEPOSITS**

2.01 All deposits made by CITY in BANK except to the extent said deposits are guaranteed by the Federal Deposit Insurance Corporation, shall be secured and guaranteed by a pledge to CITY of the securities authorized and, in the manner, required therein and according to the Resolution adopted by CITY approving this Contract and with a market value equal to one hundred (102%) of the amount of such deposits, plus accrued interest thereon as follows:



- (A) Direct obligations of the US Treasury:
- (B) Government sponsored agency securities or obligations, such as FNMA, FHLB, FHLMC, FFCB, or SLMA, or
- (C) General or special obligations issued by a public agency (approved by the Attorney General of Texas) or a political subdivision; and payable from taxes, revenue or both; provided however, any such obligation shall have an "A" rating or better as issued by Moody's Investment Services, Inc. or an equivalent rating equal to or better from Standard and Poor's Rating Service.
- (D) Federal Home Loan Bank of Dallas Letter of Credit (LOC) for public entity deposit, pledged and acceptable to CITY.

2.02 The Pledge Securities and/or LOC are pledged against deposits plus interest accrued at BANK and ownership shall be retained by BANK unless and until the following events occur:

- (A) The Banking Commissioner for the State of Texas declares BANK to be insolvent or otherwise to be in default so as to prevent CITY from withdrawing any or all of its deposits.
- (B) The Administrator of the Federal Deposit Insurance Corporation or his duly authorized representative declares formal action against BANK declaring such BANK insolvent or otherwise under default so as to prevent CITY from withdrawing any or all of its deposits.

Upon either of such events, the securities shall become property of CITY without further action in the amounts equal to such deposits plus accrued interest only. The securities shall be deposited at a Federal Reserve Bank, a Federal Home Loan Bank or BANK's correspondent bank as evidenced by joint safekeeping receipt.

If the Bank shall desire to sell or otherwise dispose of any one or more of said securities so deposited with the BANK's current Safekeeping Agent, Federal Home Loan Bank, Dallas, with the advance written approval of the CITY it may substitute for any one or more of such securities other securities of the same market value and of the character authorized herein. Such right of substitution shall remain in full force and may be exercised by the BANK as often as it may desire; provided however, that the aggregate market value of all collateral pledged hereunder, shall be at least equal to the amount of collateral required hereunder. BANK will be responsible for maintaining the collateral and the required margin at all times and will provide monthly report to CITY of the collateral including security description, par amount, CUSIP, and market value.

2.03 CITY and BANK agree to comply with the provisions of TEXAS GOVERNMENT CODE Chapters 2256 and 2257. This Contract and the payment of interest as herein provided shall be subject to the rules and regulations promulgated by the Board of Governors of the Federal Reserve System and the Board of Directors of the Federal Deposit Insurance Corporation, as now in existence or may hereinafter be amended or supplemented.

### III. Accounts

3.01 Transaction Accounts. BANK will maintain custody of CITY designated funds in Transaction (Checking) Accounts on behalf of CITY. The type of Transaction Account available is Regular Business Checking Account. At the CITY'S sole discretion, the number of accounts required may change throughout the term of the contract. Temporary overdrafts of less than **24** hours, or one business day, in individual accounts may occur without penalty or service charge to CITY as long as the aggregate funds in all other non-restricted accounts are in amounts sufficient to meet the overdraft and BANK's minimum compensating balance. Any overdrafts beyond existing non-restricted balances will be billed monthly at the per item fee amount.

**Texas Regional Bank will pay an interest equal to 3.15% Fixed on all interest bearing accounts.**

3.02 Money Market Accounts. BANK will maintain custody of CITY designated Funds in Money Market Accounts on behalf of CITY and agrees to abide by the Transaction Restrictions imposed by Federal Regulations on these types of Accounts. The interest rate to be paid by BANK to CITY will be as follows:

Money Market Accounts earn a rate of interest based upon account average daily balance. The prevailing rate of interest offered by BANK to all public funds customers utilizing this type of account will be offered to CITY. The rate of interest is bank managed and is subject to change without notice. Interest will be paid monthly.

3.03 Certificates of Deposit. Subject to the foregoing conditions, limitations, statutes, and regulations, BANK agrees to pay interest at maturity or quarterly on Certificates of Deposits as follows:

At the prevailing rate of interest offered by BANK to all public funds customers who utilize this type of account. Jumbo CD's, with a balance of \$100,000 or more, usually earn a higher rate of interest. Interest on certificates of deposits will compound quarterly or be payable quarterly by direct deposit to bank account designated by CITY.

### IV. SERVICES

4.01 Service Charges and Fees. Texas Regional Bank will provide the bank services, listed below, to the (CITY) at the negotiated charge beginning on the commencement date of Agreement.

**Bank will provide bank supplies to the City of up to \$1,000.00 per year over the term of the contract.**

BANK reserves the right to adjust the monthly base charge should the required minimum aggregate balance not be maintained.

- Account Maintenance
- Business On-Line Banking
- Bank Statements (in image format)
- Deposit Services
- Remote Deposit Capture (RDC) (equipment and software provided for RDC will remain the property of the Bank)
- Return Items
- Bill Pay (Disbursement Services) via Business Online Banking
- Electronic Funds Transfers
- Wire Transfers
- ACH Transactions
- ACH Debit Blocking
- Stop Payments
- Check Cashing (for the CITY) (Additionally, employees will not be charged a fee for cashing CITY checks drawn on Bank.)
- Collateral/Security Pledges and releases
- Overdrafts (CITY accounts will not be considered in an “overdraft” status as long as there are collected funds in other CITY deposit accounts, other than the CITY Payroll Account, sufficient enough to cover the account balance deficit.)
- Direct Deposit
- Night Depository Services

4.02 Other Services. Other Services listed below, and not previously referenced, will be provided at no cost: Deposits/Credits Posted, Items Deposited, Debits/Checks Paid, Cash Deposit Processing, Coin Counting, Mail Advices, Transfers between accounts, Insufficient Funds Items, CPA confirmations, Cashier’s Checks, FDIC Insurance, Research/Reproduction services, Collateral Fee, Collateral Report, Safekeeping, Telebank (24 hr. voice response system)

4.03 Merchant Card Services. Merchant Card Services (Credit & Debit card processing), Stored Value Cards (payroll, gift cards, etc.), account reconciliation, positive pay. Fees for these services will be negotiated separately.

4.04 Checks, Deposit Slips and Endorsement Stamps. Bank will provide endorsement stamps associated with checking accounts at no charge. Costs associated with the purchase of Checks and Deposit books through Bank’s vendor will be provided on request.

## **V. LOANS**

5.01 Loans Texas Regional Bank provides secured, unsecured and collateral required loans. CITY must meet the Bank’s requirements for credit approval. There may be charges, costs, fees and interest cost related to credit transactions.

## **VI. GENERAL**

6.01 This contract sets out the term and conditions and represents the entire agreement by and between the parties except as otherwise provided in this contract. In no event shall this contract

or any part thereof be changed without written agreement of the two parties. Other services or items not mentioned in this contract will be negotiated as needed.

6.02 By the execution hereof, BANK acknowledges receipt of the Resolution of the CITY authorizing the execution of this Contract by CITY.

6.03 The depository agreement shall be subject to the statutes of the State of Texas, and of the United States of America, the rules, and regulations promulgated by the Comptroller of the Currency of the United States of America, the Board of Governors of the Federal Reserve System, and the Board of Directors of the Federal Insurance Corporation as now in existence or as may be amended.

6.04 Any and all notices or other communications required or permitted to be given pursuant to this agreement shall be in writing and shall be considered as properly given if sent by hand delivery or mailed through U.S Postal Service Certified Mail Return Receipt Requested and addressed to name and address set forth below:

(CITY) City of Blanco  
Attn: Mayor Rachel Lumpee  
300 Pecan St  
Blanco, Tx 78606

(Bank) Texas Regional Bank  
Attn: Lincoln Talbert, CFO  
1801 S. McColl Rd.  
McAllen, TX 78503

6.05 Exclusive venue and jurisdiction for any action arising hereunder or in connection herewith shall allow mediation prior to litigation in state courts located in Hidalgo County, Texas.

Texas Regional Bank  
Name of Bank

City of Blanco  
Name of City

Authorized Representative Signature:

Authorized Representative Signature:

\_\_\_\_\_

\_\_\_\_\_

Name: Lincoln Talbert  
Title: CFO

Name: Rachel Lumpee  
Title: Mayor

Date: \_\_\_\_\_

Date: \_\_\_\_\_



TEXAS REGIONAL BANK

**CERTIFICATION**

This certification is executed on behalf of **City of Blanco** (CITY/Depositor) and **Texas Regional Bank** (Bank/CITY Depository) pursuant to the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act") in connection with investing transactions conducted between the CITY and the BANK.

1. The undersigned is a Qualified Representative of the Bank offering to enter into an investment transaction with the CITY as such terms are used in the Act and
2. The Qualified Representative of the Bank has implemented reasonable procedures and controls to fulfill those objectives and conditions in connection with investing transactions conducted between CITY and BANK described in Depository Contract, Paragraph 2.01. Transactions between our BANK and the CITY will be directed towards precluding imprudent investment activities and protecting the CITY from credit or market risk.
3. The BANK will pledge due diligence in informing the CITY of any foreseeable risk associated with financial transactions connected to the BANK.

**Texas Regional Bank**

\_\_\_\_\_  
BANK

\_\_\_\_\_  
Authorized Representative Signature

Lincoln Talbert, CFO  
\_\_\_\_\_  
Name and Title

\_\_\_\_\_  
Date

**OLD BUSINESS**

**ITEM #1**



# City of Blanco

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

STAFF REPORT: 4/6/23 SUP request

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

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

On March 6<sup>th</sup> Commission meeting P&Z requested a revised site plan showing surrounding uses, ingress and egress on US 281, where sale cars would be displayed, and visitor parking. Project was tabled on March 6<sup>th</sup> and City staff has requested the information from the applicant twice by email. Information has not been received.

FISCAL IMPACT:

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

RECOMMENDATION: Staff's recommendation is to disapprove request because revised information has not been received.

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

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

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

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



23-00048-01

City of Blanco

Application for Variance Request/Special Use permit

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

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

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

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

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

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

4. Additional Information Required Of Business Entities Only:

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

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

Not Applicable. The Company is serving as the Applicant.

5. Owner's / Applicant's Certification

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

Signature: [Signature]

Date: 2-15-23

Printed Name: Roi Biton

**Property Information**

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

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

**3. Type of Variance being requested**

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

**All Applicants Complete the Following:**

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

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

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

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

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

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

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

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

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

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

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

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

**Owner's/ Applicant's Certification:**

I hereby certify and agree to the following:

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

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date \_\_\_\_\_

**Required Documents for Variance Submittal**

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

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

**NEW BUSINESS**

**ITEM #1**



# City of Blanco

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

**STAFF REPORT:** April 3, 2023

**DESCRIPTION:** Variance from 9.03.131 (4) electric sign Prohibited and 5.12.008 electronic changeable copy

**ANALYSIS:** First Baptist Church is requesting an electronic sign at their location near the high school on 4<sup>th</sup> Street. Electronic signs are not allowed because of Dark Sky concerns and what the community has adopted. A business concern and one of church is different. First Baptist Church requests to be allowed to have a changeable electronic sign to provide information to it's members and other people driving by.

The reason to allow this variance is that the concern of lighting into the sky can be mitigated by establishing hours that the sign can be lit and/or by requiring a certain brightness (dim the lights). As a church the hours needed for the electronic sign can be assigned to hours where it is already light.

**FISCAL IMPACT:** NA

**RECOMMENDATION:** Recommend approval of an electronic sign with the condition that the sign only be lit between day hours (example 7AM to 8PM)

City of Blanco

GUI

Application for Variance Request/Special Use permit

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

Property owner's full legal name: <u>First Baptist Church Blanco (Eric Carr)</u>		
Property owner's mailing Address: <u>1200 4th St.</u>		
City: <u>Blanco</u>	State: <u>TX</u>	Zip Code: <u>78606</u>
Home Phone: <u>432-425-8582</u>	Work Phone:	Cell:
Email Address: <u>eric_carr49@hotmail.com</u>		

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

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

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

<input type="checkbox"/>	Same as Owner (skip to section 4)	<input type="checkbox"/>	Same as applicant (skip to Section 4)
Contact name: <u>Eric Carr</u>			
Contact mailing address: <u>233 Lynx Cv</u>			
City: <u>Blanco</u>	State: <u>TX</u>	Zip Code: <u>78606</u>	
Home Phone:	Work Phone:	Cell Phone: <u>432-425-8582</u>	

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: 

Date: 3-9-23

Printed Name: Eric K. Carr

### Property Information

<b>1. Owner Information:</b>
Property Owner's Full Legal Name: <u>First Baptist Church of Blanco, Texas</u>

<b>2. Property Information (the property or tract for which this application has been submitted.)</b>				
911 street address of property (if established) <u>1200 4th St., Blanco TX 78606</u>				
Legal Description:				
Lot:	Block:	Subdivision:	Sec:	Phase:
If not located in Subdivision: Survey:				
Abstract:			Recorded (Vol/Page)	

<b>3. Type of Variance being requested</b>
--

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

<b>All Applicants Complete the Following:</b>
---

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
5.12.008 1) b. iv	electronic changeable copy prohibited	allow electronic changeable copy

<b>Hardship Findings (attach additional sheets if necessary):</b>
Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:



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

*this would allow us to change the message on the sign electronically and remotely. It will prevent wind disturbance of plastic letters;*

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:

*we will use stationary messages only - no scrolling messages, so as not to distract drivers on FM-1623.*

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 manual-letters sign we have now is old and worn out. The plastic letters are difficult to change, and they sometimes get blown away.*

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

*The new sign will have a newer, cleaner appearance, and it will help keep our community updated on church events and some community events held at our church.*

**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:**

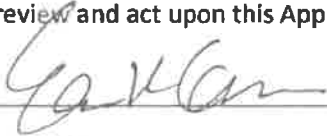
1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_

**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: \_\_\_\_\_



Print Name: \_\_\_\_\_

Eric K. Carr

Date \_\_\_\_\_

3-9-23

**Required Documents for Variance Submittal**

1. Legal description and plat of subject site.  
Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper, not letterhead, or the subdivision name with lot and block number).
2. Map, clearly showing the site in relation to the adjacent streets and distance to the nearest thoroughfare.
3. Names and addresses of legal property owners within 200 feet of the block or parcel (this can be obtained at the Blanco County Appraisal District located at 615 Nugent Ave. Johnson City, TX 78636. (830) 868-4013.)
4. A completed application.
5. A filing fee of \$750.00 plus \$7.85 per property owner within 200 feet.

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

## HOW THE PROCESS WORKS

Once a complete application is submitted to City Hall it is reviewed by staff for completeness. If all required documents are submitted a public notice is mailed to all affected property owners within 200 feet of the parcel in question. A public hearing is then scheduled for the regularly scheduled meeting of the City of Blanco's Planning and Zoning Commission which is held on the first Monday of every month.

The Planning and Zoning Commission will review the application, have a public hearing and take comments from the applicant and affected property owners and decide by vote to approve or disapprove the rezoning. **This is a recommendation and not final approval.**

The Planning and Zoning recommendation is then sent to the City Council. The City Council meetings are scheduled for the 2<sup>nd</sup> Tuesday of every month. The City Council will again have a public hearing and take comments from the applicant and affected property owners and decide by vote to either approve or disapprove the request.

Once a decision has been rendered a letter will be sent to the application informing them of the decision.

**IT IS HIGHLY RECOMMENDED THAT YOU AS THE APPLICANT ATTEND BOTH MEETINGS TO ANSWER ANY QUESTIONS THAT MAY ARISE.**

The next regularly scheduled meeting of the Planning and Zoning Commission is:

\_\_\_\_\_ at \_\_\_\_\_ p.m. at the Byars Building  
located at 308 Pecan Street, Blanco TX.

The next regularly scheduled meeting of the City Council Meeting is:

\_\_\_\_\_ at \_\_\_\_\_ p.m. at the Byars Building  
located at 308 Pecan Street, Blanco TX.

If you have any further questions or concerns, please contact City Hall (830)833-4525.

## FIRST BAPTIST CHURCH of Blanco, Texas

of the County of Blanco

, State of Texas

all that certain

tract or parcel of land containing 4 acres, lying and being situated in Blanco County, Texas, a part of and out of the H. Eggleston League Survey No. 24, within the limits of the City of Blanco, Texas, a part of and out of Tracts 1 and 2, described in a deed from Robert L. Fulcher, Jr., and wife Angeline Fulcher to G. E. Greebon and wife Lorene Greebon; said deed is dated January 5, 1968, and is shown of record in Volume 75, Pages 521-525, Deed Records of Blanco County, Texas.

The land hereby conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin at the Southeast corner of a 0.252 acre tract described in Vol. 71, Pages 149-151;

THENCE S 21 degrees 28' 00" W. 792.50 ft. with fence along West side of a 50 ft. wide public road to an iron pin in North Right-of-way line of FM 1623, whence an iron pin at Southwest corner of a 13.10 acre school tract bears S 69 degrees 20' 30" E. 50.12 ft.;

THENCE N 69 degrees 20' 30" W. 249.36 ft. with the North Right-of-way line of FM 1623 to an iron pin;

THENCE N 21 degrees 28' 00" E. 644.65 ft. to an iron pin in fence line;

THENCE S 70 degrees 02' 30" E. 168.06 ft. with fence line to an iron pin in concrete monument;

THENCE N 21 degrees 27' 00" E. 152.00 ft. with fence line to an iron pin at Southwest corner of a 0.252 acre tract described in Vol. 71, Pages 149-151;

THENCE S 61 degrees 29' 00" E. 82.00 ft. with the South line of the 0.252 acre tract to the place of beginning.

Containing 4.000 acres, more or less, and having no apparent easements.

EXHIBIT A

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law  
STATE OF TEXAS  
COUNTY OF BLANCO  
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

OCT 12 1999



*Patricia Uecker*  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

FIRST BAPTIST CHURCH of Blanco, Texas

of the County of Blanco

, State of TEXAS

all that certain

tract or parcel of land containing 4 acres, lying and being situated in Blanco County, Texas, a part of and out of the H. Eggleston League Survey No. 24, within the limits of the City of Blanco, Texas, a part of and out of Tracts 1 and 2, described in a deed from Robert L. Fulcher, Jr., and wife Angeline Fulcher to G. E. Greebon and wife Lorene Greebon; said deed is dated January 5, 1968, and is shown of record in Volume 75, Pages 521-525, Deed Records of Blanco County, Texas.

The land hereby conveyed is described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin at the Southeast corner of a 0.252 acre tract described in Vol. 71, Pages 149-151;

THENCE S 21 degrees 28' 00" W. 792.50 ft. with fence along West side of a 50 ft. wide public road to an iron pin in North Right-of-way line of FM 1623, whence an iron pin at Southwest corner of a 13.10 acre school tract bears S 69 degrees 20' 30" E. 50.12 ft.;

THENCE N 69 degrees 20' 30" W. 249.36 ft. with the North Right-of-way line of FM 1623 to an iron pin;

THENCE N 21 degrees 28' 00" E. 649.65 ft. to an iron pin in fence line;

THENCE S 70 degrees 02' 30" E. 168.06 ft. with fence line to an iron pin in concrete monument;

THENCE N 21 degrees 27' 00" E. 152.00 ft. with fence line to an iron pin at Southwest corner of a 0.252 acre tract described in Vol. 71, Pages 149-151;

THENCE S 61 degrees 29' 00" E. 82.00 ft. with the South line of the 0.252 acre tract to the place of beginning.

Containing 4.000 acres, more or less, and having no apparent easements.

EXHIBIT A

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal law STATE OF TEXAS COUNTY OF BLANCO I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped herein by me and was duly RECORDED in Official Public records of Real Property of Blanco County, Texas on

OCT 12 1999



Barthley Uecker

BLANCO COUNTY TEXAS

**984531-1f-s Vector Graphic**  
 Flat Surface Dimensions: 24.125" x 91.875"  
 With Bleed: 24.625" x 92.375"



**StewartSigns**  
 ONE SIGN. ONE COMPANY  
 1-800-237-3928 [stewartsigns.com](http://stewartsigns.com)

**TekStar Color 10mm 64x224**  
 Cabinet Size: 5'x8' **OPAQUE HEADER**  
**BLACK DRAFT**  
 Sk: 984531-1f-s Cust: 1305721  
 3/9/2023 CW/gWinch SOLD  
 Scale: 5/8"=1' Cabinet Color: Almond  
 Vinyl or Cowling Color: Black 5" Copy

Signature \_\_\_\_\_

Date \_\_\_\_\_



This custom artwork is not intended to provide an exact match for ink, vinyl, paint, or LED color. Signs are designed for an illuminated graphic and art is based off of this premise. Non-illumination during daylight hours may result in graphics of varying appearance. Brickwork and masonry are not included in the proposal with the exception of Cornerstone products. Measurements shown are approximations. final product dimensions may vary. LED images shown are simulated to replicate optimum viewing distance. *Original design, do not duplicate*

## TECHNICAL SPECIFICATIONS FOR THE

# TekStar Series

Available Pixel Pitches				
Physical pixel pitch	8mm	10mm	16mm	20mm
Module pixels (H) x (W)	40 x 40	32 x 32	20 x 20	16 x 16, 8 x 16
Full color LEDs per pixel	1 SMD	1R / 1B / 1G	1R / 1B / 1G	1R / 1B / 1G
Monochrome LEDs per pixel	n/a	n/a	2	2
Minimum character height	2.2"	2.8"	4.4"	5.5"
Maximum NIT rating	Up to 7,400 nits	Up to 10,000 nits	Up to 10,000 nits	Up to 10,000 nits

Features	
Full color	281 quadrillion colors*
Monochrome red	6.5 million shades
Video formats	AVI, MOV, MP4, MPG, WMV
Still image formats	JPG, BMP, PNG, TIF, GIF
Refresh rate	Up to 1,200 Hz
Frame rate	Up to 60 frames-per-second
Control type	On-board SignCommand media player
Storage capacity	32 gigabyte solid-state drive
Communication options	Cell Connect, Direct Connect, Wireless, USB
Dimming	100 levels - automatic, scheduled or manual
Air circulation	Continually running fans
Cabinet construction	All aluminum with mitered, wire-welded corners
Service access	Front serviceable - hinged cabinet lid
Product warranty	5-year LED parts warranty, lifetime sign face and structure parts warranty**
Tech support	Unlimited from our in-house Stewart technical support team
Graphics capability	Text, animation, images and pre-recorded video clips
Voltage	120VAC, 208VAC or 240VAC, size specific
Average LED life	100,000 hours
Certification	UL Listed #E50724
Viewing angle	140° horizontal
Software	SignCommand.com, our proprietary cloud-based LED software
Built-in graphics library	Over 1,500 pieces optimized for use on LED displays



**Energy  
Verified**

\*A healthy human eye can interpret about 10 million colors.

\*\* Refer to the sign quote for specific warranty information for your product.

### FCC Notice

All components have been tested and found to comply with the limits for a Class A digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference when the equipment is operated in a commercial environment. This equipment generates, uses, and can radiate radio frequency energy and, if not installed and used in accordance with the instruction manual, may cause harmful interference to radio communications. The user is cautioned that any changes or modifications not expressly approved by the party responsible for FCC compliance could void the user's authority to operate the equipment.



TekStarTechnical-SS220601

1.800.237.3928  
stewartsigns.com





## **Brightness Control for LED Signs Running SignCommand.com**

All Stewart LED signs running the SignCommand.com cloud-based software are capable of brightening and dimming the LED display with 100 levels of brightness. Signs have three modes of operation for display brightness control:

### **Automatic**

An ambient light sensor attached to the sign controls the brightness of the LED display. For bright conditions, the display brightness is increased; for dim or nighttime conditions the display's brightness is decreased. The factory settings are made for typical environmental conditions, but can be adjusted through a support-provided configuration file.

### **Scheduled**

A brightness schedule can be set by the user to follow a daily routine. Times and their corresponding brightness values of 1% to 100% are set and run daily.

### **Manual**

The display brightness can be set by the user to a static value that does not change. The value is set from 1% to 100% of the sign's brightness.

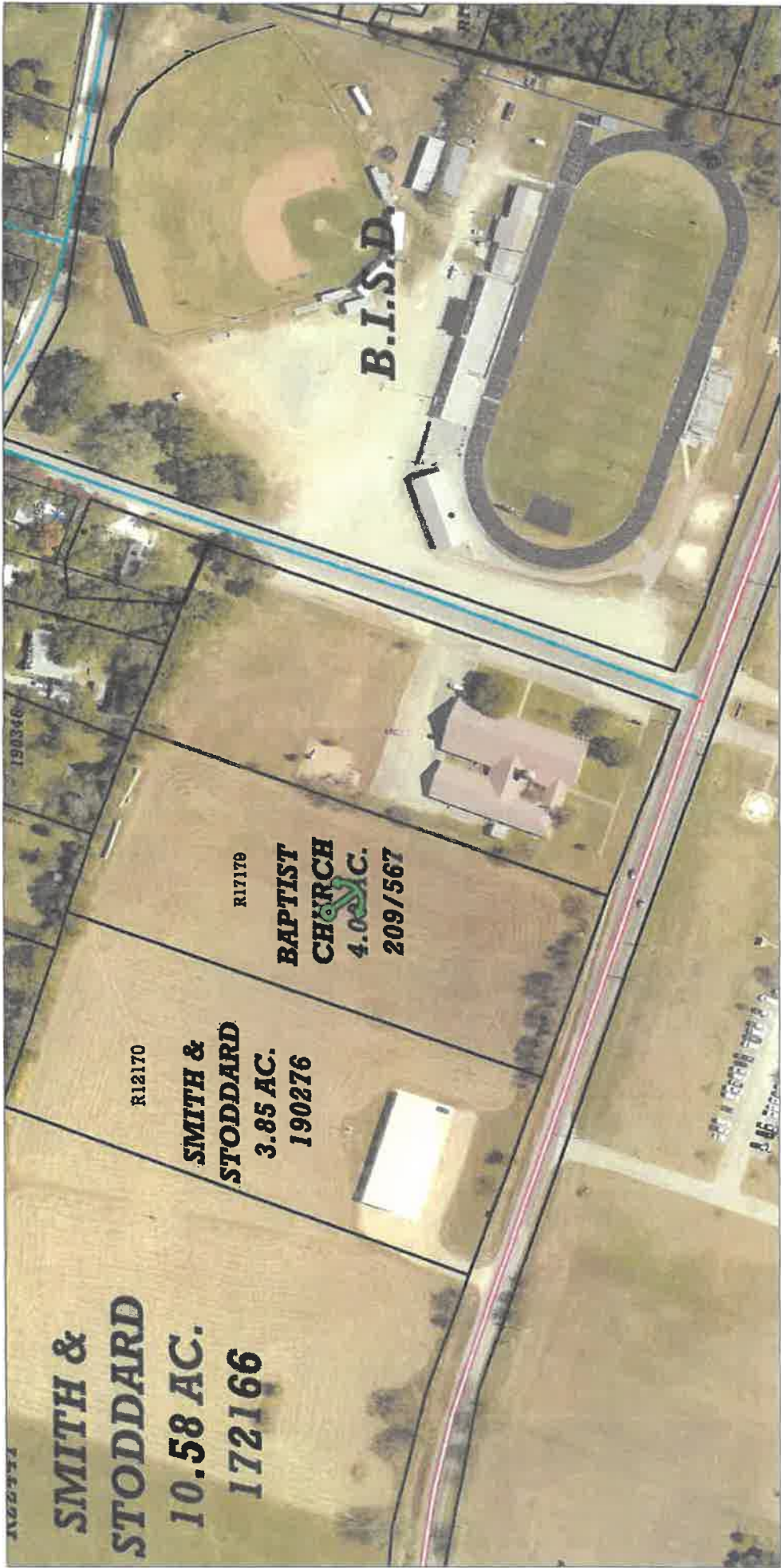
In addition to brightness settings, the display can be turned on and off using a separate play schedule. Video tutorials demonstrating the brightness control and play schedule are located here:

<https://www.signcommand.com/support/videos/a3-brightness-settings/>

<https://www.signcommand.com/support/videos/a4-play-schedule/>







172166

**SMITH &  
STODDARD  
10.58 AC.  
172166**

R12170  
**SMITH &  
STODDARD  
3.85 AC.  
190276**

R11176  
**BAPTIST  
CHURCH  
4.00 AC.  
209/567**



**B.I.S.D.**

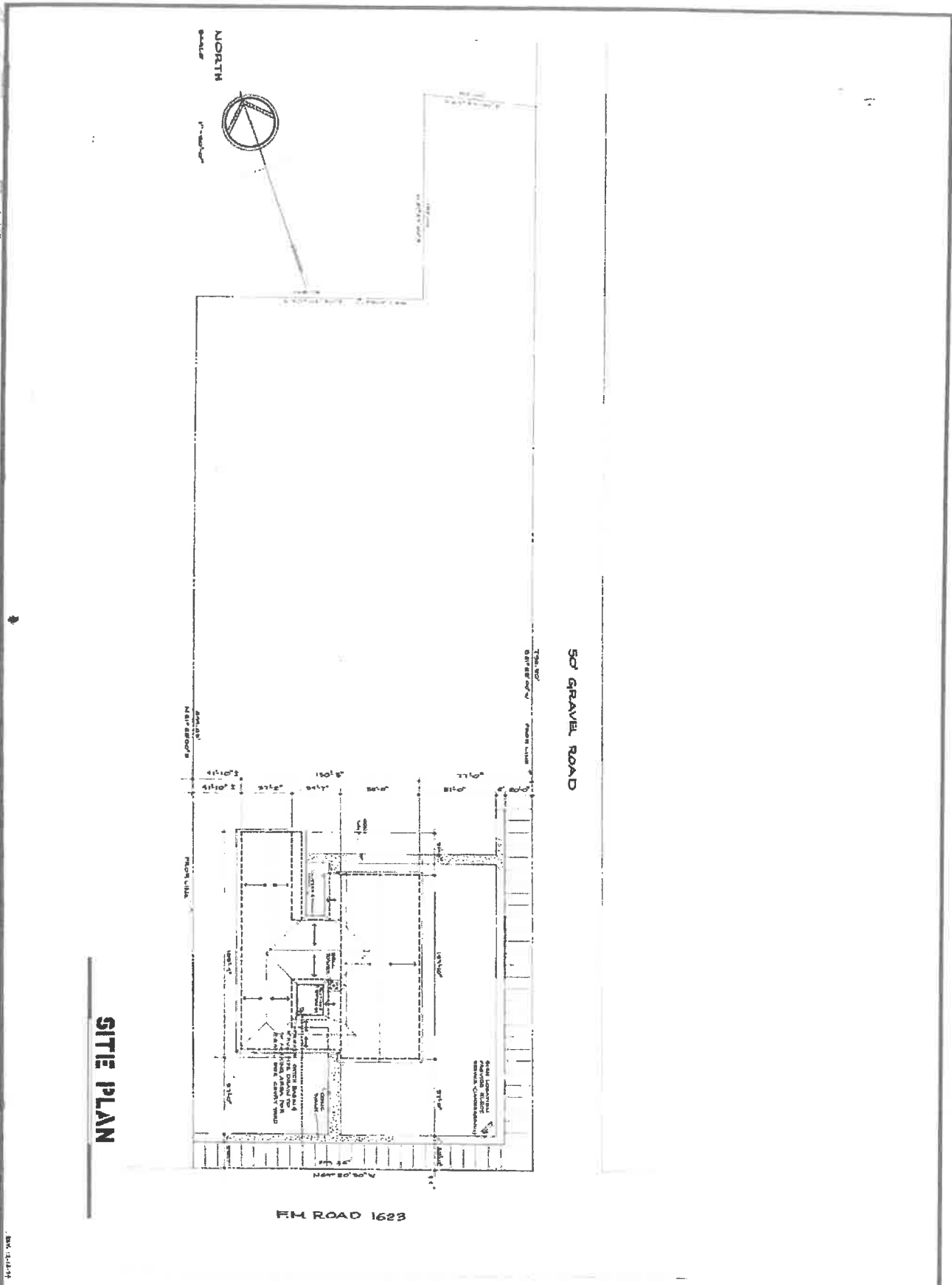


190348

ST. PAUL

47

56



**SITE PLAN**



**DAVID G. MAKAR, A ARCHITECT**  
 2818 WANNIX DR.  
 SAN ANTONIO, TEXAS  
 TEL. 512-381-6177  
 ZIP 78201

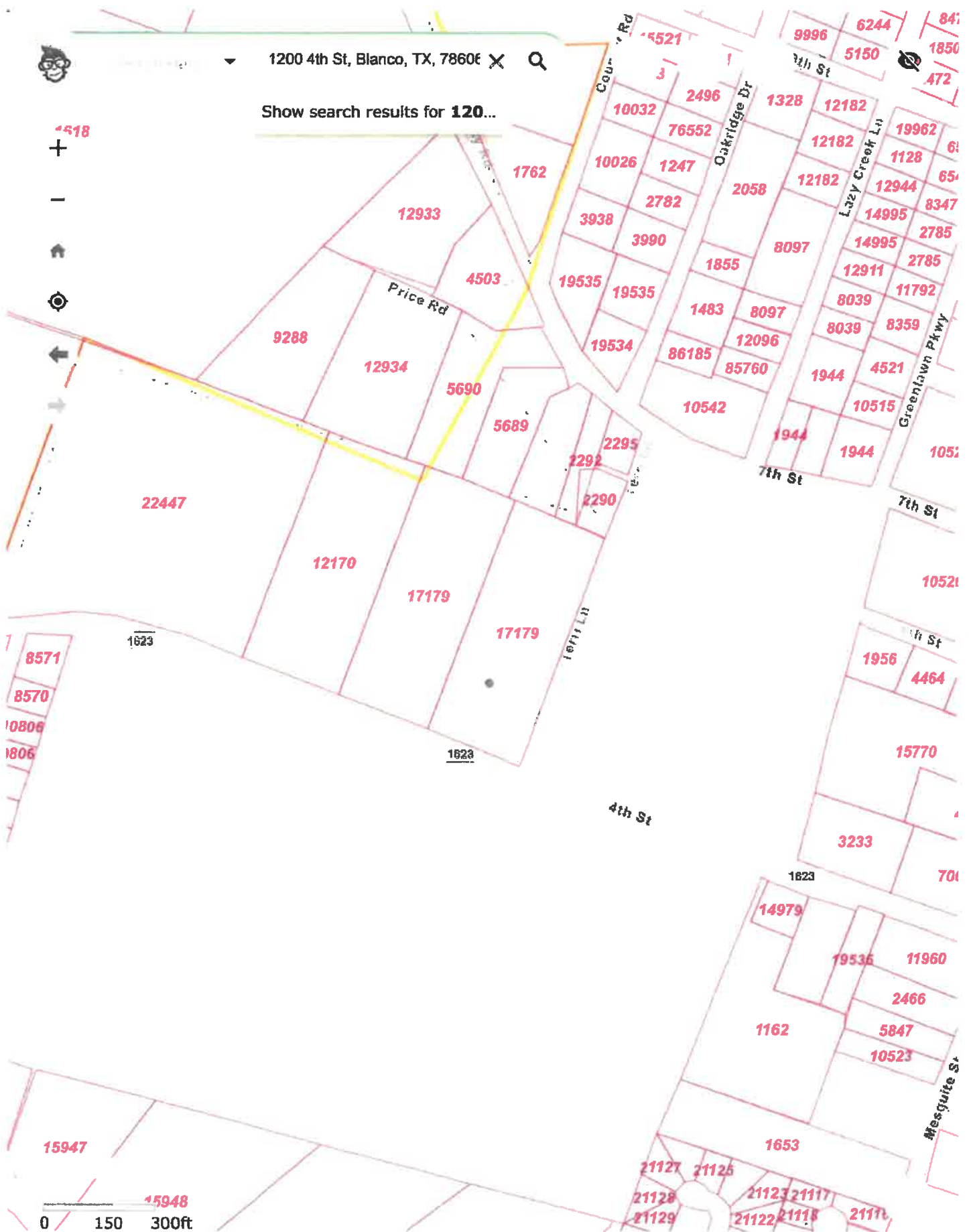




1200 4th St, Blanco, TX, 78606 X Q

Show search results for 120...

+518



0 150 300ft