

PUBLIC
HEARING #1
AND
New Business Item 1



City of Blanco

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

STAFF REPORT: 9/9/25

DESCRIPTION: Request from the owner of 906 and 915th 10th Street to rezone property from R-3 to R-5

ANALYSIS: Steven Poer of Hoops Property LLC is requesting that his property Lots 1 and 2, Block 1 of the partial Replat No. 1 of Traweek Addition (906 and 915 10th Street) be rezoned from R-3 (high density residential) to R-5 (mixed residential/commercial) so that he can operate an office for his HOA business.

The zoning across the street on Mesquite is also R-5 and has Croft funeral home. A block to the north has Blanco Elementary School so the area has some mixed use already. The business that is being planned on Lot 1 on the corner is an office that will have one or two people that deal with HOA management. It is a "low impact" business with very little outside traffic coming in and should not negatively impact surrounding properties.

There is R-5 on the other side of Mesquite so there is contiguous R-5 zoning and it appears to work with the surrounding neighborhood.

FISCAL IMPACT: NA

RECOMMENDATION: P&Z's recommends approval of the zoning request from R-3 to R-5 to City Council.

City of Blanco
PO Box 750
Blanco, Texas 78606

Rezone Permit Application

Date: 8-13-2025

Fee \$750.00 (due with application) Paid: CK# _____ CA _____ CC _____

Applicant's Information

Owner's Name: Hoops Property LLC PH# 512-667-4481

Owner's Address: 57 Augusta Drive, Wimberley 78676

Applicant's Name (If different from owner): Steven Poer

PH# 405-613-3930 Address: 420 Falling Oak, Blanco

Address of Area Requesting to be Rezoned: 906 & 915 10th Street, Blanco, 78606

Property Legal Description: Traweck Blk 1, Lot 1
Traweck Blk 1, Lot 2

Existing Zoning: R3 Special Use: _____

****I certify that I am the owner of the property described in this petition and am authorized to file this application.**

Signature: Steven Poer (buyer) Date: 08-13-2025

**Required to Initiate Process

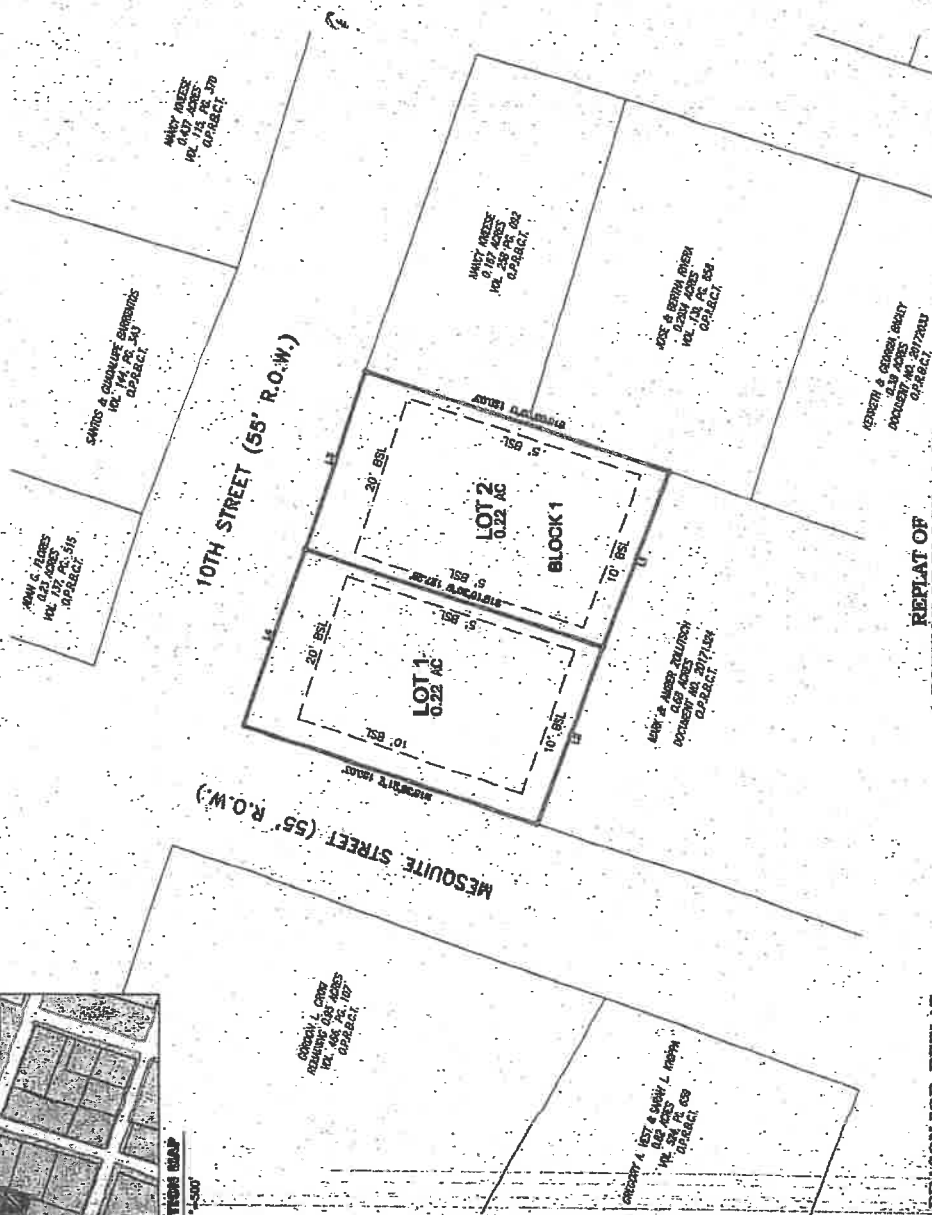
- 1) Filing Fee \$750.00 for requested change
- 2) Legal Description & plat of the site
- 3) Map clearly showing the site in relation to adjacent streets
- 4) Names/address of property owners within 200 feet of property

TRAWECK ADDITION PARTIAL REPLAT NO. 1
A 0.45 ACRE TRACT OF LAND IN THE H.
EGGLESTON SURVEY, ABSTRACT NO. 1 BEING A
PARTIAL REPLAT OF THE TRAWEEK ADDITION TO
THE CITY OF BLANCO, BLANCO COUNTY, TEXAS

[illegible]

REASON FOR REPLAT:
SUBDIVIDE ONE LOT INTO
TWO LOTS.

REPEAT OF
A PORTION OF BLOCK 10 OF
THE TRAWEEK ADDITION
TO THE CITY OF BLANCO
BLANCO COUNTY, TEXAS

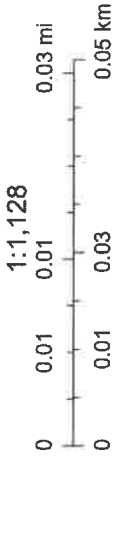
[illegible]

Blanco CAD Web Map



8/7/2025, 1:55:33 PM

-  Parcels
-  Abstracts



© OpenStreetMap (and) contributors, CC-BY-SA

Blanco County Appraisal District, BIS Consulting - www.bisconsulting.com
Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.





FOR SALE
Call or Text
830-873-4561
www.houma.com



906 10 ←

**PUBLIC
HEARING #2
AND
New Business Item 2**



City of Blanco

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

STAFF REPORT: 9/9/25

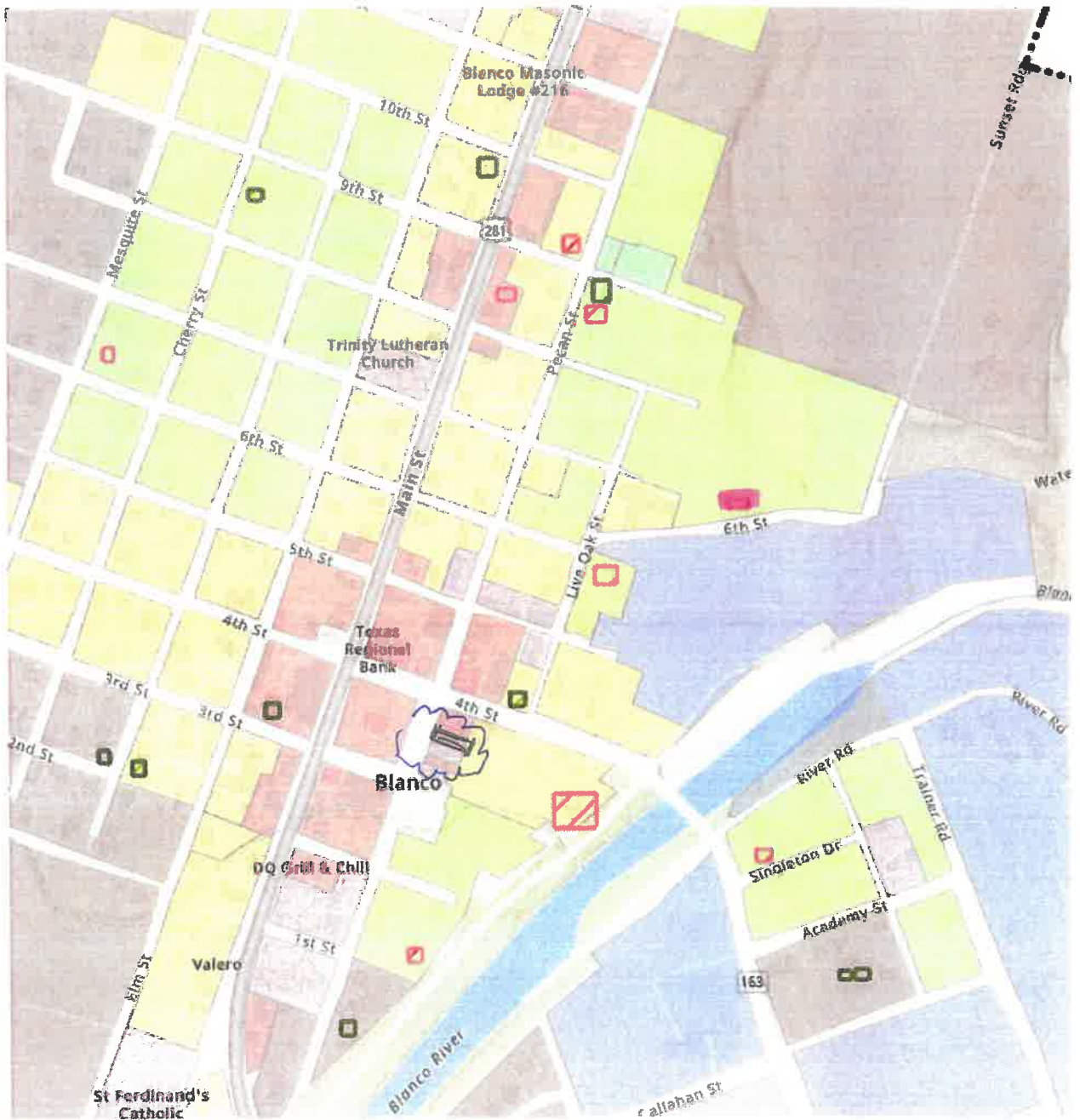
DESCRIPTION: A short term rental request at 316 Pecan Street in the Blanco Historic District which is zoned C-1

ANALYSIS: Blanco Historic Commission granted the Blanco Pharmacy located at 316 Pecan Street a Certificate of Appropriateness to allow a two story building behind the pharmacy. This separate building is intentioned in part to be a short term rental. The STR ordinance intention was to provide for the allowance of short term rentals in residential areas but does allow for them to be in a commercial district (C-1 zoning) if P&Z and City Council were specifically to approve an STR in the C-1 zoning district.

The City Council approved the Uptown Blanco Retreat House in the C-1 District at 514 3rd Street a couple of years ago so there is a precedent in approving an STR in the C-1. The application meets all other rules.

FISCAL IMPACT: Will help Increase HOT fund taxes

RECOMMENDATION: P&Z recommends approval of the STR application to City Council



☁ 316 Pecan

SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 6-20-25

Fee: See schedule below (due with application) Paid CK# 4983 CASH ~~000000~~
CC

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: Blanco Pharmacy	
HOME ADDRESS: 316 Pecan street	APT. NUMBER:
CITY, STATE: Blanco, Tx.	ZIP: 78606
PHONE NUMBER: 512-791-1310	
EMAIL ADDRESS: atchley.ut@gmail.com	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: Tory + Siobhan Atchley	
ADDRESS: 256 Twin Creeks Drive	APT. NUMBER:
CITY, STATE: Blanco, Tx.	ZIP: 78606
PHONE NUMBER: 512-791-1310	
EMAIL ADDRESS: atchley.ut@gmail.com	

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: <i>Trey Atchley</i>	
ADDRESS: <i>256 Twin Creeks Drive</i>	APT. NUMBER:
CITY, STATE: <i>Blanco, Tx.</i>	ZIP: <i>78606</i>
24-HOUR PHONE NUMBER: <i>512-791-1310</i>	
EMAIL ADDRESS: <i>atchley.ut@gmail.com</i>	

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: <i># Downtown Square Lodge</i>		
ADDRESS AND/OR LOCATION OF REQUEST <i>316 Pecan St.</i>		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN): <i>Blanco Commercial see permit on file at City Block 5, Lot 5 1/4 4</i>		
EXISTING ZONING: <i>C1</i>	NUMBER OF BEDROOMS: <i>1</i>	OCCUPANCY LIMIT: <i>4</i>
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: <i>none</i>		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant: *[Signature]* Date: *6-20-25*

FOR CITY USE ONLY PERMIT #: _____ <input type="checkbox"/> Update Short-Term Rental List/Map <input type="checkbox"/> Life Safety Inspection <input type="checkbox"/> Email Financial Dept. Information	FEES: \$300 per permit; to be paid annually
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PUBLIC
HEARING #3
AND
New Business Item 3



City of Blanco

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

STAFF REPORT: 9/9/25

DESCRIPTION: Short term application for a property located at 102 6th Street.

ANALYSIS: An existing a previously unregistered STR located at 102 6th Street in the R-3 district. On the same property there is a single family home but the home to the west is where the Spirit Oaks Container House is located and operated. Staff finds that there are no outstanding issues and no other STRs located on that block.

FISCAL IMPACT: Increase in HOT taxes

RECOMMENDATION: P&Z recommends that City Council approve the application and recommend approval to City Council.



SHORT-TERM RENTAL PERMIT APPLICATION

The Applicant is responsible to provide accurate and complete information and plans to comply with the requirements of Ordinance 2022-O-005 and all applicable laws and regulations. The City of Blanco is not responsible for the accuracy of information or plans provided to the City for its review or approval.

A determination of whether an application is complete will be made by the City Staff within fifteen (15) working days.

Date: 8-1-2025 **AUG 01 2025**
 Fee: See schedule below (due with application) Paid CK# 202 CASH _____
 CC _____

SECTION 1: OWNER/APPLICANT'S INFORMATION

OWNER'S NAME: <i>Kandis Klier Decker</i>	
HOME ADDRESS: <i>1026th Street</i>	APT. NUMBER:
CITY, STATE: <i>Blanco TX</i>	ZIP: <i>78606</i>
PHONE NUMBER: <i>rkeliite@yahoo.com</i>	
EMAIL ADDRESS: <i>817-703-8707</i>	

SECTION 2: OPERATOR'S INFORMATION

OPERATOR'S NAME: <i>Same as above</i>	
ADDRESS:	APT. NUMBER:
CITY, STATE:	ZIP:
PHONE NUMBER:	
EMAIL ADDRESS:	

SECTION 3: LOCAL CONTACT PERSON'S INFORMATION

LOCAL CONTACT PERSON'S NAME: <i>Same as above</i>	
ADDRESS:	APT. NUMBER:
CITY, STATE:	ZIP:
24-HOUR PHONE NUMBER:	
EMAIL ADDRESS:	

SECTION 4: PROPERTY INFORMATION

NAME OF SHORT-TERM RENTAL: <i>Spirit Oaks Container House</i>		
ADDRESS AND/OR LOCATION OF REQUEST <i>102 6th Street Blanco Tx 78606</i>		
PROPERTY LEGAL DESCRIPTION (ATTACH SITE PLAN AND FLOOR PLAN):		
EXISTING ZONING: <i>R3</i>	NUMBER OF BEDROOMS: <i>1</i>	OCCUPANCY LIMIT: <i>2</i>
GENERAL DESCRIPTION OF ANY FOOD SERVICE TO BE OFFERED TO GUESTS: <i>None</i>		

**I certify that I am the owner/or properly authorized representative of the property described in this petition and authorized to file this application.

Signature of Owner/Applicant: *Kandi Klein Decker* Date: *8/1/2025*

FOR CITY USE ONLY	
PERMIT #: _____	FEES:
<input type="checkbox"/> Update Short-Term Rental List/Map	\$300 per permit; to be paid annually
<input type="checkbox"/> Life Safety Inspection	
<input type="checkbox"/> Email Financial Dept. Information	

The Applicant/Owner must provide the following with this application:

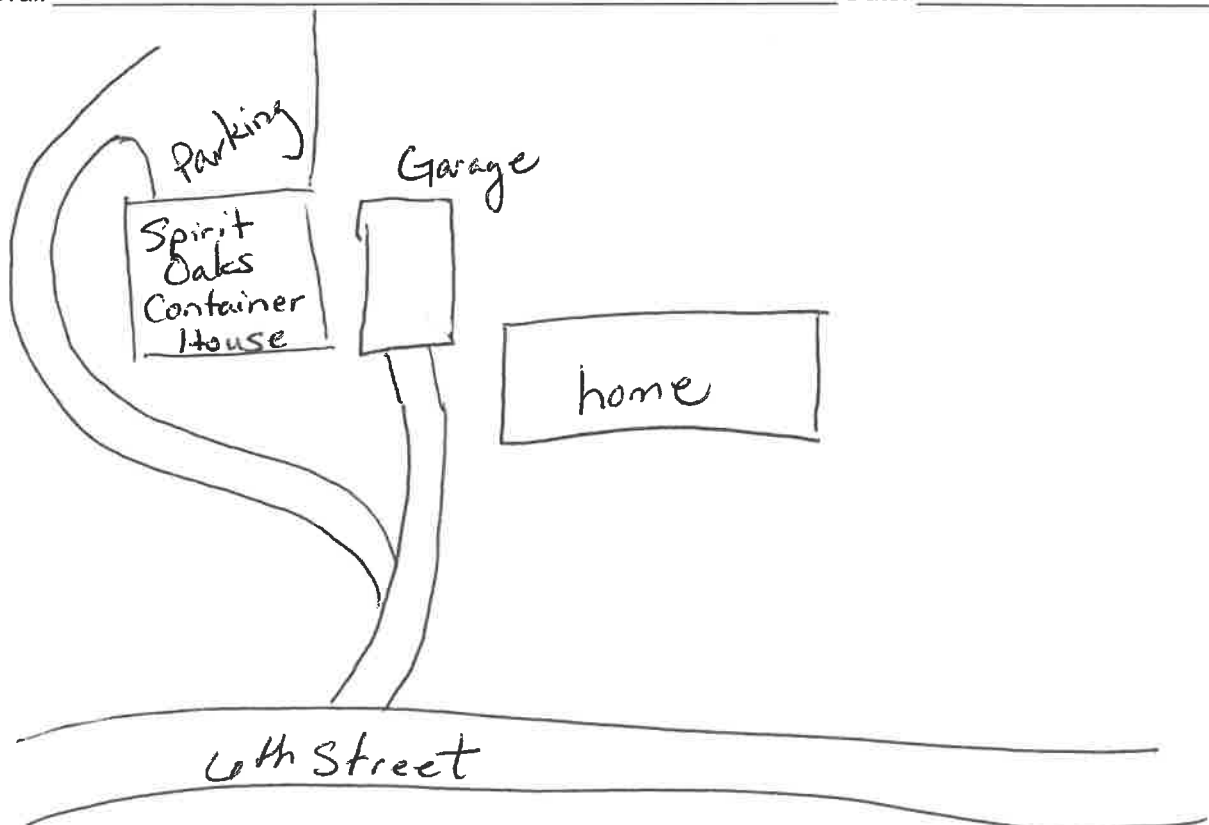
	A site plan showing the proposed layout of the property use and any on-site parking available for the short-term rental. The site plan shall also include any proposed spas, hot tubs, pools, fire pits, bars, cabanas, and any other proposed uses or structures.
	If the short-term rental was in operation prior to May 10, 2022, and the Applicant/Owner claims vested rights based upon this prior operation, attach documented evidence of such operation.

AFFIRMATION: I hereby certify that I have carefully read the application and that all the information contained therein is true and correct upon penalty of perjury. I understand that any false statement made by me on this application could cause the City to revoke the permit. I understand that I am required to abide by all rules and regulation of the City of Blanco Short-Term Rental Ordinance. Further, I authorize the City of Blanco to investigate and verify the facts claimed by me on this application.

AUTHORIZATION: This application must be signed by the applicant if the person is an individual; if the person applying is a partnership, by a general partner; if the person applying is a corporation, by an officer.

Signature of Applicant: Kandis Klier Decker Date: 8-1-2025

City Approval: _____ Date: _____





PUBLIC HEARING TAX RATE

Statements required in notice if the proposed tax rate exceeds the no-new-revenue tax rate but does not exceed the voter-approval tax rate, as prescribed by Tax Code §§26.06(b-2).

NOTICE OF PUBLIC HEARING ON TAX RATE

This notice only applies to a taxing unit other than a special taxing unit or municipality with a population of less than 30,000, regardless of whether it is a special taxing unit.

PROPOSED TAX RATE	\$ 0.4101	per \$100
NO-NEW-REVENUE TAX RATE	\$ 0.3986	per \$100
VOTER-APPROVAL TAX RATE	\$ 0.4101	per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Blanco from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval tax rate is the highest tax rate that City of Blanco may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Blanco is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 9, 2025 at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Blanco is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Blanco at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE TAX RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

(List names of all members of the governing body below, showing how each voted on the proposal to consider the tax increase or, if one or more were absent, indicating absences.)

FOR the proposal: _____
AGAINST the proposal: _____
PRESENT and not voting: _____
ABSENT: _____

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Blanco last year
(name of taxing unit)
to the taxes proposed to be imposed on the average residence homestead by City of Blanco this year.
(name of taxing unit)

	2024	2025	Change
Total tax rate (per \$100 of value)	0.4094	0.4101	0.17% Increase
Average homestead taxable value	\$275,544	\$298,066	8.1% Increase
Tax on average homestead	\$1,128.08	\$1,222.37	8.4% Increase
Total tax levy on all properties	\$1,483,385	\$1,533,758	3.4% Increase

(Include the following text if these no-new-revenue maintenance and operations rate adjustments apply for the taxing unit)

No-New-Revenue Maintenance and Operations Rate Adjustments

State Criminal Justice Mandate (counties)

The Blanco County Auditor certifies that Blanco County has spent \$ 0.00 in the previous 12 months for the maintenance and operations cost of keeping inmates sentenced to the Texas Department of Criminal Justice. Blanco County Sheriff has provided Blanco information on these costs, minus the state revenues received for the reimbursement of such costs.

This increased the no-new-revenue maintenance and operations rate by 0.00 /\$100.

Indigent Health Care Compensation Expenditures (counties)

The City of Blanco spent \$ 0 from July 1 0 to June 30 0 on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance. For current tax year, the amount of increase above last year's enhanced indigent health care expenditures is \$ 0. This increased the no-new-revenue maintenance and operations rate by 0.00 /\$100.

Indigent Defense Compensation Expenditures (counties)

The City of Blanco spent \$ 0 from July 1 0 to June 30 0 to provide appointed counsel for indigent individuals in criminal or civil proceedings in accordance with the schedule of fees adopted under Article 26.05, Code of Criminal Procedure, and to fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure, less the amount of any state grants received. For current tax year, the amount of increase above last year's enhanced indigent defense compensation expenditures is \$ 0. This increased the no-new-revenue maintenance and operations rate by 0.00 /\$100.

Eligible County Hospital Expenditures (cities and counties)

The City of Blanco spent \$ 0 from July 1 0 to June 30 0 on expenditures to maintain and operate an eligible county hospital. For current tax year, the amount of increase above last year's eligible county hospital expenditures is \$ 0. This increased the no-new-revenue maintenance and operations rate by 0.00 /\$100.

(If the tax assessor for the taxing unit maintains an internet website)

For assistance with tax calculations, please contact the tax assessor for City of Blanco at (830) 868-4013 or info@blancocad.com, or visit www.blancocad.com for more information.

(If the tax assessor for the taxing unit does not maintain an internet website)

For assistance with tax calculations, please contact the tax assessor for City of Blanco at (830) 868-4013 or info@blancocad.com.

Notice About 2025 Tax Rates

(current year)

Property Tax Rates in the City of Blanco

(taxing unit's name)

This notice concerns the 2025 property tax rates for the City of Blanco.

(current year)

(taxing unit's name)

This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

Taxing units preferring to list the rates can expand this section to include an explanation of how these tax rates were calculated.

This year's no-new-revenue tax rate \$ 0.3986 /\$100

This year's voter-approval tax rate \$ 0.4101 /\$100

To see the full calculations, please visit www.cityofblancotx.gov for a copy of the Tax Rate Calculation Worksheet.

(website address)

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
General Fund	\$ 838,474

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
Series 2015	\$ 245,000	\$ 11,831	\$	\$ 256,831
Series 2017A	100,000	35,221		135,221
Series 2020	15,000	50,096		65,096
Series 2023	200,000	47,197.50		247,197.50
Series 2024		89,873.50		89,873.50
Series 2024A		91,138.23		91,138.23

(expand as needed)

Total required for 2025 debt service..... \$ 885,357
(current year)

– Amount (if any) paid from funds listed in unencumbered funds \$ _____

– Amount (if any) paid from other resources \$ _____

– Excess collections last year \$ 57,085

= Total to be paid from taxes in 2025 \$ 828,272
(current year)

+ Amount added in anticipation that the taxing unit will collect

only 97 % of its taxes in 2025 \$ 25,616
(collection rate) (current year)

= Total Debt Levy \$ 853,888

Voter-Approval Tax Rate Adjustments

State Criminal Justice Mandate

The Blanco County Auditor certifies that Blanco County has spent \$ 0 (minus any amount
(county name) (county name) (amount)
 received from state revenue for such costs) in the previous 12 months for the maintenance and operations cost of keeping inmates sentenced to the Texas Department of Criminal Justice. Blanco County Sheriff has provided Blanco County information on these costs,
(county name) (county name)
 minus the state revenues received for the reimbursement of such costs. This increased the voter-approval tax rate by \$ 0.0000 /\$100.
(amount of increase)

Indigent Health Care Compensation Expenditures

The Blanco County spent \$ 0 from July 1 2024 to Jun 30 2025
(county name) (amount) (prior year) (current year)
 on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance. For the current tax year, the amount of increase above last year's enhanced indigent health care expenditures is \$ 0. This increased the voter-approval tax rate by \$ 0.0000 /\$100.

Indigent Defense Compensation Expenditures

The Blanco County spent \$ 0 from July 1 2024 to June 30 2025
(county name) (amount) (prior year) (current year)
 to provide appointed counsel for indigent individuals, less the amount of state grants received by the county. In the preceding year, the county spent \$ 0 for indigent defense compensation expenditures. The amount of increase above last year's indigent defense expenditures is
(amount)
 \$ 0. This increased the voter-approval rate by \$ 0.0000 /\$100 to recoup the increased expenditures.
(amount of increase) (amount of increase) (use one phrase to complete sentence: the increased expenditures, or 5% more than the preceding year's expenditures)

Eligible County Hospital Expenditures

The Blanco County spent \$ 0 from July 1, 2024 to June 30, 2025
(name of taxing unit) (amount) (prior year) (current year)

on expenditures to maintain and operate an eligible county hospital. In the preceding year, the Blanco County
(taxing unit name)

spent \$ 0 for county hospital expenditures. For the current tax year, the amount of increase above last year's expenditures is

\$ 0. This increased the voter-approval tax rate by 0.0000 /\$100 to recoup the increased expenditures.
(amount of increase) (use one phrase to complete sentence: the increased expenditures, or 8% more than the preceding year's expenditures)

This notice contains a summary of the no-new-revenue and voter-approval calculations as

certified by Candice Fry, Chief Appraiser, 07/31/2025
(designated individual's name and position) (date)

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

PROCLAMATION #1

**A PROCLAMATION AUTHORIZING RECOGNITION
OF SEPTEMBER 22-26, 2025
AS FALLS PREVENTION AWARENESS WEEK**

WHEREAS, the ten-county Capital Area Council of Governments (CAPCOG) region is home to more than 399,000 citizens aged 60 years or older who may be at risk of falls; and

WHEREAS, falls are the leading cause of fatal and nonfatal injuries among older adults; and

WHEREAS, falls are the most common cause of traumatic brain injuries; and can lead to depression, loss of mobility, and loss of functional independence; and

WHEREAS, the financial toll for older adult falls is expected to increase as the population ages and may reach \$101 billion nationally by 2030; and

WHEREAS, the fear of falling can cause many older adults to limit their activity level, which leads to reduced mobility and loss of physical fitness, and in turn increases their risk of falling; and

WHEREAS, comprehensive clinical assessments, exercise programs to improve balance and health, management of medications, correction of vision, and reduction of home hazards all help to reduce the occurrence and severity of falls; and

WHEREAS, the Capital Area Council of Governments and the City of Blanco City Council in its efforts to increase awareness and promote multidisciplinary strategies to prevent falls encourages older adults in the region to take steps to protect those who are at increased risk of falling to participate in evidence-based programs such as Matter of Balance; and reduce falls by utilizing strategies such as exercise programs to improve balance and strength, medication management, vision improvement, reduction of home hazards, in partnership with the Area Agency on Aging.

THEREFORE, be it resolved that the City of Blanco City Council declares the week of September 22-26, 2025, to be Falls Prevention Awareness Week in the CAPCOG region to support awareness of falls and encourages our citizens to commend its observance.

This Proclamation is adopted by the City of Blanco City Council on this _____ day of September 2025.

Candy Cargill
Mayor

Haylee Hartman
Deputy City Secretary

PROCLAMATION #2

A PROCLAMATION AUTHORIZING RECOGNITION OF SEPTEMBER 2025 AS SENIOR CENTER AWARENESS MONTH

WHEREAS the ten-county Capital Area Council of Governments (CAPCOG) region is home to more than 399,967 citizens aged 60 years or older who may be at risk of social isolation and nutrition insecurity; and

WHEREAS the surgeon General has identified loneliness as a national epidemic; and

WHEREAS senior centers are places where people gather, support one another, and build community; and

WHEREAS continued funding authorized by the Older American Act of 1965 for the Senior Centers in the region support services and benefits for older adults, caregivers, family members, and the community at large; and

WHEREAS the Capital Area Council of Governments and the City of Blanco City Council in its efforts to increase awareness and promote strategies to increase senior participation, to increase the number of senior centers throughout the region, and in support of efforts to reduce loneliness in the aging population, in partnership with the Area Agency on Aging.

THEREFORE, be it resolved that the City of Blanco City Council declares the month of September 2025, to be Senior Center Awareness Month in the CAPCOG region to support awareness of the positive impact Senior Centers have within the communities throughout the CAPCOG region and to promote the 2025 theme, ***Powering Possibilities: Flip the Script***, which invites us to challenge outdated perceptions of aging and senior centers. It celebrates the dynamic role that centers play in fostering creativity, connection, purpose, and resilience in later life.

This Proclamation is adopted by the City of Blanco City Council on this _____ day of September 2025.

Candy Cargill
Mayor

Haylee Hartman
Deputy City Secretary

STAFF CITY HALL



City Administration Report

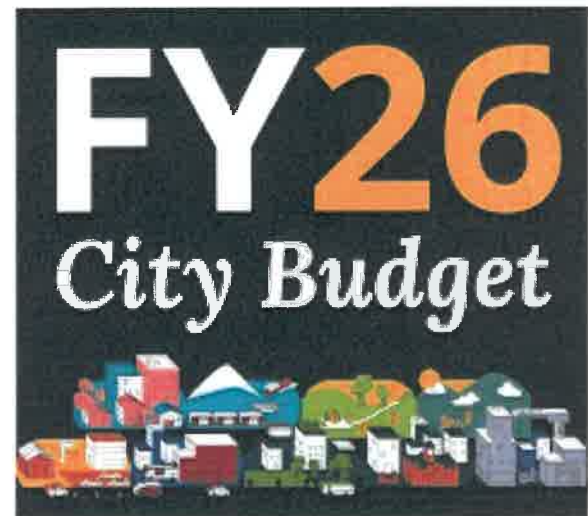
WARREN ESCOVY

SEPT 25

BLANCO CITY COUNCIL

26' budget

- Balanced budget with over \$60,000 in rainy day fund for General fund
- Voter approved rate for ad valorem taxes
- No cuts in services or staff



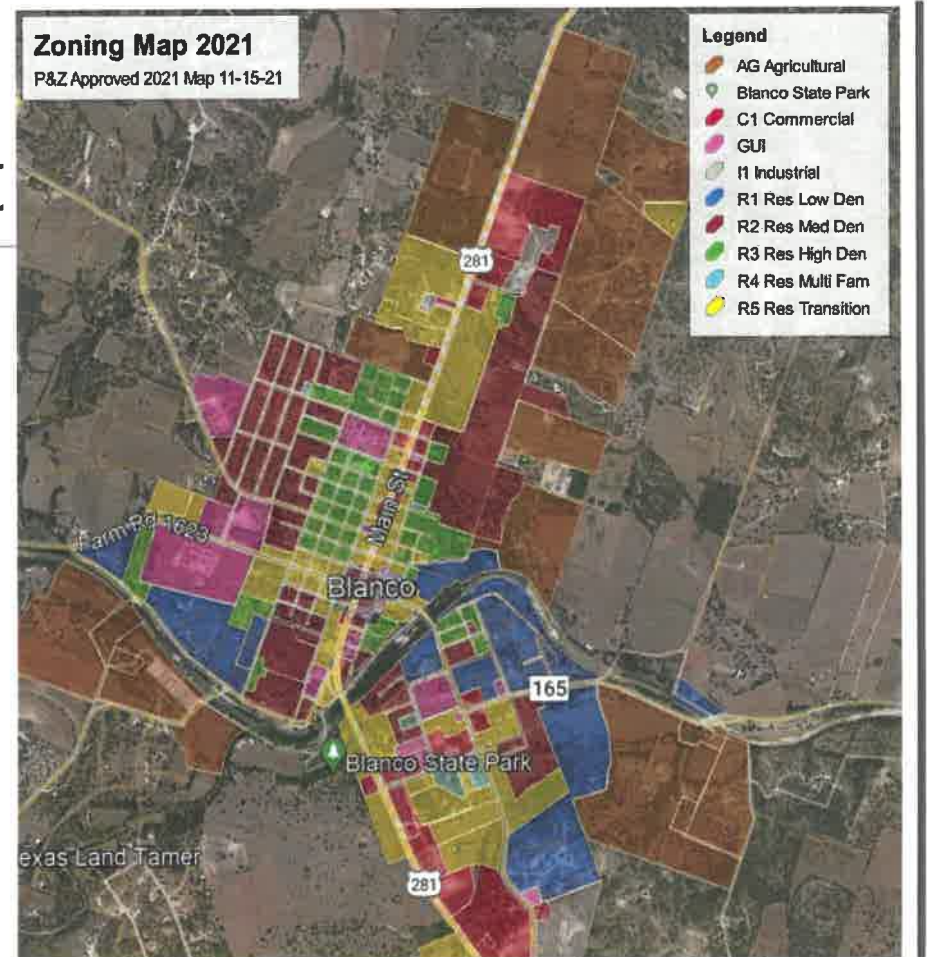
Blanco Comprehensive Plan Update

\$300,000 Resilient Communities grant awarded
to the City of Blanco
UDC plan



Uniform Development

- Re-write of the plan
- Look at the current zoning map



Sewer line update

- 60% plans
- Neighbors Market CLOMR
- Feb 2026 Completion date sewer





Thank you

WARREN ESCOVY

SEPTEMBER 25

BLANCO CITY COUNCIL



STAFF FINANCE

**STAFF
POLICE
DEPARTMENT**



City of Blanco Police Department Chief's Monthly Report August 2025

Jerry Thornhill,
Chief of Police

Disclosure

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



BLANCO POLICE DEPARTMENT



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

437 Blanco Avenue
Blanco, Texas 78606

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

Chief's Monthly Report — August 2025

Department News

On August 10, 2025, an officer of the Blanco Police Department responded to an assist-agency call in southern Blanco County. Upon arrival, the officer and other responding personnel discovered an unconscious and unresponsive female subject inside a vehicle parked along U.S. Highway 281.

Through preliminary investigation, the officer determined that the subject had ingested more than twenty prescription medications of varying types. The officer immediately conducted a rapid medical assessment and observed clear indications consistent with an opioid overdose. The officer promptly administered Naloxone (commonly known as Narcan), a life-saving medication designed to rapidly reverse the effects of opioid overdose by binding to opioid receptors and restoring normal respiration.

The swift actions taken by this officer resulted in the stabilization of the subject until further medical assistance could be provided.

It is with great pride and honor that the administrative staff and city officials of the City of Blanco formally recognize this officer with the Life-Saving Award. This commendation is presented in acknowledgment of the officer's courageous actions, sound judgment, and timely response during a critical medical emergency. Through his decisive intervention and professional skill, the officer directly contributed to preserving the life of a community member, exemplifying the highest traditions of public service, dedication, and commitment to duty.

Community Events & Involvement

Aug. 28th, 2025 - Officers from the Blanco Police Department recently participated in a community outreach event hosted by the First Baptist Church of Blanco. During the event, officers engaged with home-schooled children from Blanco and the surrounding area, providing an opportunity for positive interaction, education, and relationship-building. This event was truly a success and reflects the department's ongoing commitment to strengthening partnerships with local families and fostering trust within the community.

Administrative Operations

○ Chief Activities




In addition to fulfilling his regular responsibilities, Chief Thornhill has devoted considerable time and effort to strengthening interagency collaboration. He has been actively engaged in establishing, cultivating, and maintaining stronger working relationships with federal, state, and local law enforcement partners.

○ Records Requests







The Police Department received and fulfilled a total of 8 records requests in August 2025.

Department Statistics

Patrol Operations

Total Calls for Service	April 2025	+/- Previous Month
-In city	662	 11.6% Increase
-Out of city	4	 55.5% Decrease
Agency Assist	4	 20% Decrease





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

Traffic Stops	April 2025	+/- Previous Month
Total Vehicles Stopped	347	 16.1% Increase
Resulting Citations	128	 21.9% Increase
Resulting Warnings	219	 19.0% Increase
Arrests	April 2025	+/- Previous Month
On view	0	 No Increase / Decrease
Warrants	1	 No Increase / Decrease
Motor Vehicle Collisions	5	 25.0% Increase

Fleet Updates

Fleet IN COMMISSION	7	
Fleet IN REPAIR	0	
Fleet OUT OF COMMISSION	2	171 & 181

Criminal Investigations Division

Number of Reports Taken	Total	+/- Previous Month
-resulting in offense report	8	 11.1% Decrease
-resulting in informational/other report	22	 10.0% Increase
Offenses Filed		
-felony	2	 100% Increase
-misdemeanor	5	 400% Decrease

Detailed Statistics

Total Traffic Stops: 347

Total Violations: 408

Traffic Violations by Type	Resulting in Citation	Resulting in Warning
Moving Violation	128	219
Non-Traffic Violation	0	1
School Zone Violation	27	18

**Some traffic stops resulted in multiple citations/warnings if the officer addressed more than one violation.*

Arrests Made by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Adult	2	1	1	7	4	3	2	1				
Juvenile	0	0	0	0	0	0	0	0				
Total	2	1	1	7	4	3	2	1				

Calls for Service by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	258	249	238	398	486	577	593	662				

Offenses by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	4	4	7	14	9	8	9	8				

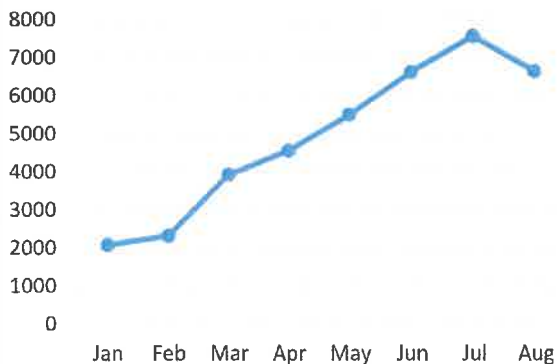
Motor Vehicle Collisions by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	6	6	2	7	2	5	4	5				

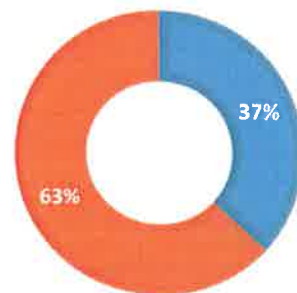
Miles Patrolled by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	2079	2326	3925	4561	5505	6624	7580	6652				

Monthly Mileage Statistics



CITATIONS VS. WARNINGS



Monthly Report of Incident by Incident Type

Call Type	No. of Calls
Unclassified	8
911 Accidental Dial	4
911 Hang Up	2
911 Open Line	2
Alarm - Business	14
Alarm - Residential	1
Animal Complaint	8
ASSAULT	1
Assist Other Agency	1
Assist Public	11
Breathing Problems / Respiratory Distress	1
Burglary	1
Business Check	47
Cardiac Problems	1
Choking	1
Civil	2
CP	117
Criminal Mischief	1
Disabled Vehicle	1
Disturbance - Physical	1
Disturbance - Verbal	1
Domestic Non-Violent	2
Domestic Violent	1
Follow Up	5
Fraud	2
Funeral Escort	2
Harassment	2
ILLEGAL DUMPING	1
Impersonation	1
Informational	4
Loose Livestock	1
Missing Person	1
Motorist Assist	6
MVA - Non Injury	3
MVA - Unknown Injury	2
Overdose	1
Pursuit	1
Reckless Driver	13
Sick Person	1
Special Assignment	2
Stolen Vehicle	2
Structure Fire - Residential	1
Suicidal Person	5
Suspicious Circumstance	8
Suspicious Person	1

Suspicious Vehicle	9
Theft	3
Traffic Hazard	3
Traffic Stop	349
Traumatic Injury	1
Trespass	2
Unconscious	1
Warrant Service	1
Welfare Check	7
Totals	662

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

Summary

The month of August highlighted both the operational demands and the professionalism of the Blanco Police Department. Officers responded to 662 calls for service, representing an 11.6% increase from July, and conducted 347 traffic stops - resulting in 128 citations and 219 warnings. Motor vehicle collisions rose slightly to five, while criminal investigations recorded eight offense reports and 22 informational reports. These statistics reflect a consistent level of police activity as the community continues to grow and rely on police services.

Beyond the numbers, the month was marked by a life-saving event that demonstrated the dedication and readiness of our officers. A swift response to an assist-agency call resulted in the successful administration of Naloxone to an unconscious subject suffering from an potential opioid overdose. The officer's quick thinking and decisive actions directly saved a life and earned the well-deserved Life-Saving Award, reinforcing the department's commitment to preserving the safety and well-being of all residents.

Community outreach also remained a cornerstone of departmental operations. Officers participated in a well-received event hosted by the First Baptist Church of Blanco, where they connected with local home-schooled children through education and positive engagement. This event underscored the importance of building trust and strengthening relationships with families throughout Blanco and the surrounding area.

Finally, the department continues to focus on maintaining efficiency in administrative and operational areas. Chief Thornhill has prioritized inter-agency cooperation, ensuring strong partnerships with federal, state, and local counterparts. Fleet readiness remains high, with seven vehicles in commission, and all records requests for the month were processed in a timely manner. Taken together, August reflects the department's ongoing balance of public safety response, proactive community engagement, and professional service delivery to the citizens of Blanco.

INFRAMARK

DANNY MALDONADO

CONSENT AGENDA

ITEM #1

**BUDGET WORKSHOP
OF THE GOVERNING BODY OF
THE CITY OF BLANCO**

**Meeting Minutes
July 8, 2025**

A budget workshop of the City Council, City of Blanco, Texas was held on July 8, 2025, 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 Cargill, followed by roll call announcing a quorum was present. The Pledge of Allegiance was led by Lt. Christopher Griffin. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Thrailkill, Behrends, and Moses.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Jose Martinez, Finance Director, and Lt. Chris Griffin.

Mayor Cargill had no announcements.

Public Comments:

- Retta Martin, City of Blanco resident, spoke regarding Live Oak Street which feeds into Bindseil Park. She is requesting cones be placed on a Bindseil Park sign, paid for by the City. Really need two metal signs, one to replace an old wooden sign off 3rd and Pecan and new one off Live Oak Street.

Budget Workshop

1. Budget Discussion Workshop #1– No Action Taken

Warren Escovy gave an overview of the three main budget accounts including the General Fund, Enterprise Fund, and I&S Debt Services Fund.

Council Member Mack-McClung discussed a revenue source from City Sales Tax Revenue by Tax Overlay District and considering a Special Election to repeal, Ordinance 271 and/or 271A.

The Council reviewed and discussed the proposed General Fund, Enterprise Fund, and I&S Fund budget for FY 2025-2026.

To discuss at the council meeting later tonight, do we want to do upgrades to our website and/or TMRS adjustments.

Next Budget Workshop is set for August 12, 2025.

Adjournment:

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

The meeting was adjourned at 5:02 pm.

Respectfully submitted,

Candy Cargill, Mayor

ATTEST:

Laurie Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #2

**BUDGET WORKSHOP
OF THE GOVERNING BODY OF
THE CITY OF BLANCO**

**Meeting Minutes
August 12, 2025**

A budget workshop of the City Council, City of Blanco, Texas was held on August 12, 2025, 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 Cargill, followed by roll call announcing a quorum was present. The Pledge of Allegiance was led by Mike Barnes. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Thrailkill, and Moses. Council Member Behrends was absent (excused by the Mayor).

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

Mayor Cargill had no announcements.

Public Comments:

- None

Budget Workshop

1. Budget Discussion Workshop #3— No Action Taken

The Council discussed the FY 2025-2026 proposed budget. Police Overtime, down two officers. Fuel was cut \$6,000. Contingency Fund: \$20,000 (not spent) adding \$5,000 this year.

Libbey Aly, Blanco Chamber gave a Chamber budget overview. Justin will be here August 27 for a HOT Funds Training. Brandon Carlson spoke and presented request for Christmas lights, not to exceed \$25,000.

Council took a 5 minute break. Restarted at 4:22 pm.

The Council discussed the Enterprise Fund

Next Budget Workshop (#4) is set for Thursday, August 28, 2025, at 3:00 pm.

Adjournment:

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

The meeting was adjourned at 4:54 pm.

Respectfully submitted,

Candy Cargill, Mayor

ATTEST:

Laurie Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #3

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

**Meeting Minutes
August 12, 2025**

A regular meeting of the City Council, City of Blanco, Texas was held on August 12, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:00 pm by Mayor Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Pastor Carlos Cloyd, Blanco Methodist Church. The Pledge of Allegiance was led by Laurie Cassidy, City Secretary. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Thrailkill, Behrends, and Moses.

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

Mayor Cargill made the following announcement:

- Take note of the Blanco Water Stages, posted at city hall and the library

Public Comments:

- Martha Herden, City of Blanco resident and former Mayor, spoke regarding Laurie Cassidy, saying her bright smile and laughter light up the room. Her heart is with this community and when people speak of keeping Blanco, Blanco, she has been the leader doing this. She said Laurie will be missed, please come back to visit. She then asked everyone to give her a round of applause and closed saying it was her honor to work with Laurie.
- Jacob Arnold spoke regarding his concerns with the contractor registration form. He doesn't understand the process and the need for copies of insurance. Would like to talk through it more and see an easier process.
- Tojo Chorath, owner of CJ's convenience store since 2008. He is happy to see the respectable council members under Mayor Cargill's leadership. He spoke regarding the need for a better understanding of the plans for the US 281 relief route. He also spoke of the ongoing water issues and asked for a better notification system to the business owners.
- Randall Pawlik, spoke for his parents which could not be at the meeting tonight. They have been the owner of 99 acres, where the proposed US 281 relief route may directly intersect, stripping away the property value and they are voicing their opposition to this relief route. Asking the Council to take a stronger stand and clearly state they do not accept a bypass within the City limits or the ETJ.
- Ken Welch, Blanco County resident, spoke regarding the ½ penny sales tax, thoroughly need to understand the issue and how this looks for the future. Need to better educate the residents and need a plan for use of the funds. He suggested tabling this item and further discussing how it will impact the public.
- Mayor Cargill read letters from herself, Senator Donna Campbell and Representative Ellen Troxclair, thanking Laurie Cassidy for her service to the City. She then presented Laurie with a dozen pink roses in a beautiful vase. Laurie spoke and thanked everyone telling them it has truly been a pleasure to work with the residents, staff and the Council for the past five and half years.

- Peter Kelly, City of Blanco resident, spoke regarding three issues he is having. First one is with the smelly manhole cover, concrete is cracking. Secondly, is the commercial dumpster near his residence at 13th Street and Greenlawn. It is unsightly and smelly. He would like for the Council to pass an ordinance requiring these types of dumpsters be enclosed. Thirdly the light pollution from the corner lights shine and are against the dark sky ordinance. Granddaughter looking at sky with telescope. Selina as City Hall was awesome.

PRESENTATION:

1. Retta Martin and Katy Comal showed off the Community Achievement Award received from the Office of the Governor and Keep Texas Beautiful (KTB).

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator shared the following: the Council met earlier today to discuss the FY 25-26 budget and will hold another meeting on August 28 at 3:00 pm., the staff and committee are working on updating the Comprehensive Master Plan and rewriting of the UDC. Lastly working towards the Capital Improvement Plan (CIP) final draft of 5-year plan.
2. Police Department, Chief Thornhill presented the July 2025 monthly report.
3. Danny Maldonado with Inframark gave a brief update. The crew has cleared the area by the damn. The repairs to the manhole cover is on the to-do list. They are working on leak repairs and have fixed 21 leaks this past month. Also, driving the City to review and continue road patches and working on installation of new taps. Stallion Facility generator has been installed and is ready to use. Next is the installation of generators at the Church Tank and Elevated storage tank. Also working to update SCADA alarms and alert calls. Surface water treatment plant, one pump is installed and working, with the transfer pump to be installed sometime next week. Wastewater facility is working great, no need to discharge. Also, currently working through a few TCEQ violations. Discharge permit public meeting is set for September 11, 2025 at Gem of the Hills.

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 July 8, 2025, Regular Meeting.
2. Approval of Minutes from the July 29, 2025, Special Meeting/Budget Workshop #2.

Council Member Moses asked the Mayor to pull Consent agenda Item 3 and move to New Business Item 1.

A motion was made by Council Member Moses to approve consent agenda items one and two as presented, seconded by Council Member Thrailkill all in favor, motion carried unanimously.

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

1. Approval to Revert back to Original Contract, with the addition to reduced fee at 30 hours, between the City of Blanco and Tim Tuggey Law. The Council discussed. **A motion was made by Council Member Moses to approve reverting back to original contract with Tim Tuggey Law, seconded by Mayor Pro-Tem Moore, all in favor, motion carried unanimously.**

2. Consideration, Discussion and Take Possible Action on Approval of two parking spaces at 310 Pecan for ADA Compliance. Warren Escovy discussed request from business owner and approval of two ADA compliant parking spaces. They will be going to Historic Preservation Commission with a Certificate of Appropriateness (COA) request. Rebecca Lightfoot O'Shea, RLO Realty, LLC spoke. Edward Jones is only asking for one space. Staff recommends that the Council approve the request for two parking spaces to create an ADA accessible parking space. **A motion was made by Council Member Mack-McClung to approve two ADA compliant parking spaces with van access, seconded by Mayor Pro-Tem Moore, all in favor, motion carried unanimously.**
3. Consideration, Discussion and Take Possible Action on Sales Tax Collection and Related Issues, including the Possibility of Calling a Future Special Election to Repeal and Repurpose a Current One-half Penny Sales Tax Collection for a Period of Four (4) Years. Tim Tuggey, Attorney recognized Laurie Cassidy's service to the city. He then spoke and said he is not recommending the Council vote tonight regarding the holding of a November election. He explained the tax collection and related issues. The Council discussed bringing the issue back during a workshop to better educate the residents. **No Action Taken.**
4. Consideration, Discussion and Take Possible Action on status update of water pumps at the Water Treatment Plant. Warren Escovy undated the Council on the status of the pumps stating pump one is ready now and pump two will be ready next week. **No Action Taken.**
5. Consideration, Discussion and Take Possible Action on Approval of Resolution 2025-R-0XX, Supporting Innovative One Water Strategies. The Mayor and Warren Escovy discussed the One Water Strategies and the benefits to adopting the Resolution prior to the upcoming September 11 discharge permit public meeting. **A motion was made by Council Member Mack McClung to approve Resolution 2025-R-0XX, Supporting Innovative One Water Strategies, seconded by Mayor Pro-Tem Moore, all in favor, motion carried unanimously.**
6. Consideration, Discussion, and Take Possible Action on Approval of Budget Amendment to Fiscal Year 2024-2025, Professional Fees to Pay for Sign Pole, Budgeting Software and Website in an amount not to exceed \$20,000. Warren Escovy spoke and the Council discussed. The staff recommends making a budget amendment from unused funds from professional fees, account 100-02-5633 in the 2024 fiscal year budget to cover cost of sign pole, budgeting software, and website in an amount not to exceed \$18,000. **A motion was made by Mayor Pro-Tem Moore to approve the budget amendments as recommended by the Staff, seconded by Council Member Thrailkill, all in favor, motion carried unanimously.**

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

1. Consideration, Discussion and Take Possible Action on Certificate of Obligation Series 2024A Update on Use of Funds to include Action on Rock Wall Issue and on the Sewer Lines. Warren Escovy asked the Council to table this item. **No Action Taken.**
2. Consideration, Discussion, and Take Possible Action to Revise the City's Water Conservation Plan and Drought Contingency Plan. The current plan was approved under Ordinance 2024-O-006. Jerry Hendricks with SPI discussed with the Council. **No Action Taken.**
3. Consideration, Discussion, and Take Possible Action on Approval of Contract Extension between the City of Blanco and the Harbison's. Tim Tuggey discussed the current contract. Tonight the request is for a one-year contract extension. Still need to assess the value of the easement versus the value of the effluent.

A motion was made by Council Member Mack-McClung to exercise the option to extend approval of contract extension between the City of Blanco and the Harbison's, seconded by Council Member Thrailkill, all in favor, motion carried unanimously.

4. Consideration, Discussion and Take Possible Action on City Communications with TXDOT on Planning for Highway 281 Relief Route. Warren Escovy discussed with the Council and Mr. Jay Palmer shared his presentation with the Council. He asked the Council to express their intent in one unanimous voice to TxDOT regarding the US 281 relief route. **No Action Taken.**

Closed regular meeting 9:01 pm and convened into executive session.

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

1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Sewer Line Extension(s).
3. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Inframark Contract.

Closed executive session at 10:28 pm and convened into regular meeting.:

Adjournment:

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

The meeting was adjourned at 10:29 pm.

Candy Cargill, Mayor

ATTEST:

Laurie Cassidy, TRMC, CMC
City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #4

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

**Meeting Minutes
August 28, 2025**

A special meeting and budget workshop of the City Council, City of Blanco, Texas was held on August 28, 2025, at 3:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 3:02 pm by Mayor Candy Cargill, followed by roll call announcing a quorum was present. The Pledge of Allegiance was led by Mayor Candy Cargill. The Council members present: Mayor Candy Cargill, and Council Members Bobby Mack-McClung, Rodney Thrailkill, and Ryan Moses. Mayor Pro Tem Dennis Moore, Jr, was absent.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Haylee Hartman, Deputy City Secretary, Jose Martinez, Finance Director, Chief Thornhill, Lt Chris Griffin.

Mayor Cargill led the Council in prayer.

Public Comments:

- None

PUBLIC HEARING OPENED AT 3:05 PM

1. Public Hearing on the Adoption of the proposed Fiscal Year 2025-2026 Municipal Budget. This budget will raise more revenue from property taxes than last year's budget by an amount of \$64,176, which is a 4% increase in revenue from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$14,605.

PUBLIC HEARING CLOSED AT 3:05 PM

PRESENTATION:

Jerri Conrado with Langford Community Management Services, Inc made a presentation regarding General Land Office (GLO-CDBG-MIT) Resilient Communities Program (RCP) Grant – Comprehensive Master Plan (CMP) Update—Jerri gave an update on the portal.

CONSENT AGENDA: *The following items may be acted upon in one motion.* No separate discussion or action is necessary unless requested by the Mayor or a Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from July 8, 2025, Special Meeting/Budget Workshop. —**Mayor Cargill moved this item to September 9, 2025, City Council Meeting.**

Budget Workshop

1. Budget Discussion Workshop #4.
The Council discussed.

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

1. Consideration, Discussion and Take Action on approval of **proposed** tax rate for the 2025-2026 ad valorem tax rate and levy at the proposed rate of \$0.4101 cents per one hundred dollars of assessed valuation of all taxable property within the corporate city limits of the City of Blanco, Texas.

A motion was made by Council Member Thrailkill to approve the proposed tax rate for the 2025-2026 ad valorem tax rate and levy at the proposed rate of \$0.4101 cents per one hundred dollars of assessed valuation of all taxable property within the corporate city limits of the City of Blanco, Texas, seconded by Council Member Mack-McClung.

a. Roll Call Vote

Mayor Cargill

Mayor Pro Tem Moore, Jr.

_____ *for* _____ *against* _____ *abstain* X *absent*

Council Member Mack-McClung

 X *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Thrailkill

 X *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Behrends, Jr.

 X *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Moses

_____ *for* X *against* _____ *abstain* _____ *absent*

Closed regular meeting 4:38 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) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Economic Development Project.
2. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 551.072 (Real Estate), and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Pending Legal Matters.

Closed executive session at 6:12 pm and convened into regular meeting.:

Adjournment:

A motion was made by Council Member Behrends, Jr to adjourn the meeting, seconded by Council Member Thrailkill, all in favor.

The meeting was adjourned at 6:13 pm.

Respectfully submitted,

Candy Cargill, Mayor

ATTEST:

Haylee Hartman, Deputy City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #5



City of Blanco

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

2026 Holiday Schedule

New Year's Day	Jan. 1, 2026
MLK, Jr. Day	Jan. 19, 2026
Presidents' Day	Feb. 16, 2026
Good Friday	April 3, 2026
Memorial Day	May 25, 2026
Lavender Fest	June 5, 2026
Emancipation Day	June 19, 2026
Independence Day	July 3, 2026
Labor Day	Sept. 7, 2026
Columbus Day	Oct. 12, 2026
Veterans' Day	Nov. 11, 2026
Thanksgiving Day	Nov. 26, 2026
Day After Thanksgiving	Nov. 27, 2026
Christmas Eve	Dec. 24, 2026
Christmas Day	Dec. 25, 2026
Personal Day (1)	Any Day of the Year (must be pre-approved by Dept Head)

CONSENT AGENDA

ITEM #6

Citizens of Blanco

Mayor & Council

**City Administrator
Warren Escovy**

**City Attorney:
Tim Tuggey**

**Engineer:
Schaumburg & Polk**

City Secretary:

**Public Works:
Inframark**

**Police
Department**

**Finance Director:
Jose Martinez**

**Court/Deputy City
Secretary/Utilities:
Haylee Hartman**

**Permits:
Selina Segovia**



New Business

Item 4



City of Blanco

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

STAFF REPORT: 9/9/25

DESCRIPTION: Variance request to NOT require a sidewalk Hackberry due to public safety reasons (CITY REQUEST due to PUBLIC safety concerns)

ANALYSIS: In September of 2024 City Council denied a request to not put in sidewalks for a project of 8 single family lots because both Council and P&Z wanted connectivity to other neighborhoods. Staff's recommendation had been to require sidewalks on Elm Street and 7th Street because of nearby sidewalks but to NOT require sidewalks on 6th and Hackberry due to the size of the paved portions of the roadway.

The subdivision plat was later approved at seven lots. The project proceeded with the seven lots to take access from both Hackberry and Elm Street due to the longer length of the block on those two roads. Although the subdivision plat dedicated a 10' sidewalk easement the paved portion of the road encroaches on the owner's property by 4.'

Hackberry paving is 17' wide with a 20' ROW. In September of 2024 we believed the ROW to be 55's as provided by the applicant's engineer. The Surveyor has now proven that the ROW is 20'.

1. Paving is 17' and if the sidewalks were installed the roadway would be 13' wide.
2. A ditch on the west side makes improving the ROW or paving very difficult
3. A Ford F-150 is almost 7' wide with a mirror on one side. My Ford Ranger and an F-250 type truck had to pull in the ditch to avoid each other when I drove on Hackberry.
4. The plans show 4 homes will take access from Hackberry. The driveways won't work on 13'
5. City plans to do some filing in with cold mix to make the road safer.

P&Z discussed asking the applicant to dedicate the 4' of property where Hackberry pavement exists (so the property owner doesn't own the portion of the road) and to have the City mill the road, place caliche on the existing paved surface and 4' of additional paving on the west side for 21' of surface.



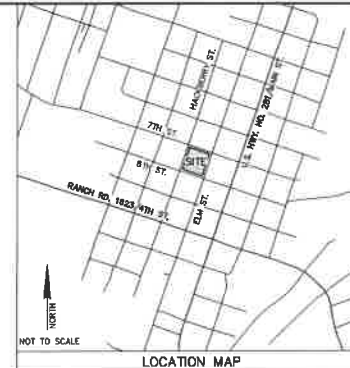
FISCAL IMPACT: 7 homes on ad valorem

RECOMMENDATION: P&Z chose to table the item









BUILDING SETBACK LINE PER CITY OF BLANCO R3 ZONING
 10' FRONT BUILDING SETBACK LINE
 10' BACK BUILDING SETBACK LINE
 5' SIDE BUILDING SETBACK LINE

DWYER'S ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF BLANCO

WE, THE UNDERSIGNED, JOHN WAYNE LARSON, JR. AND KATHRYN JEAN LARSON OWNERS OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF BLOCK 2, HARRISON HEIRS ADDITION, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOHN WAYNE LARSON, JR.
212 TURF COVE
AUSTIN, TX 78748

KATHRYN JEWEL LARSON
212 TURF COVE
AUSTIN, TX 78748

STATE OF TEXAS
COUNTY OF BLANCO
BEFORE ME, the undersigned authority, on this day personally appeared, JOHN WAYNE
LEE and KATHRYN JEWEL LARSON, known to me to be the persons whose names are
subscribed to the foregoing instrument, and acknowledged to me that they executed the
same for the purpose and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

WE HEREBY CERTIFY THAT THIS REPEAT OF BLOCK 2, HARRISON HEIRS ADDITION HAS BEEN APPROVED.
DATED THIS _____ DAY OF _____, 20____

**MIKE A
MAYOR**

LAURIE CASSIDY
CITY SECRETARY

STATE OF TEXAS
COUNTY OF BLANCO

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

CHRISTOPHER LIPKA R01 S 06344

I, LAURA WALLS, COUNTY CLERK OF BLAND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M., IN THE PLAT _____ RECORDS OF BLAND COUNTY, TEXAS, IN BOOK _____ PAGE _____

RECEIVED BY NAME AND RANK OR OFFICE THE	DAY OF	A.D. 20
---	--------	---------

LAURA WALLA COUNTY CLERK BRANCO COUNTY TEXAS

GENERAL SURVEY NOTES

- 1) HORIZONTAL DATA: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83
- 2) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE, ALL SERVICED, EASEMENTS, COVENANTS, ENCUMBRANCES, ZONING OR LAND USE RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEY DOES NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) NOT ALL IMPROVEMENTS SHOWN HEREON NOR WERE LOCATED BY THIS SURVEY.
- 4) THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY.
- 5) CONTIGUOUS (2011 TEXAS NATURAL RESOURCES INFORMATION SYSTEM) SHOWIN HEREON ARE FOR GRAPHICAL/CARTOGRAPHIC PURPOSES ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.
- 6) STATE PLANE COORDINATES SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
- 7) 1/2" IRON RODS WITH A YELLOW "N" PLASTIC CAP SET AT ALL LOT CORNERS.
- 8) SYMBOLS SHOWN HEREON MAY BE EXAGGERATED AND ARE FOR GRAPHICAL PURPOSES ONLY.

LEGEND

- SET 1/2" IRON ROD W/ A YELLOW "WCR" PLASTIC CAP
- SET COTTON SPINDLE W/ A YELLOW "WCR" PLASTIC WASHER
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ② FOUND 3/4" IRON PIPE
- ② FOUND COTTON SPINDLE
- ② FOUND IRON ROD W/ AN ORANGE "CUPLN" PLASTIC CAP
- ② FOUND IRON ROD W/ A YELLOW "WCR" PLASTIC CAP

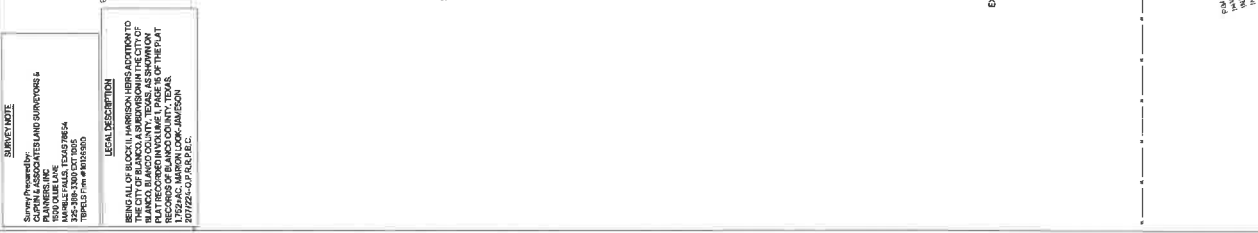
WCR
LAND SURVEYING
P.O. BOX 481 BLANCO, TX 78606
830-833-3010 INFO@WCRLANDSURVEYING.COM
TIREN@S.FIRM.410104135

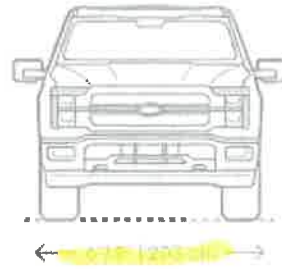
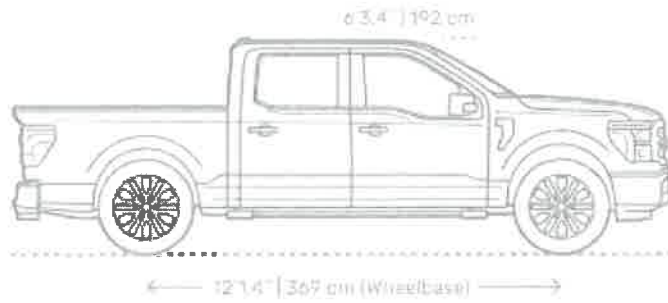
JOB NO - 2434-24

DRAWN BY: CJJ

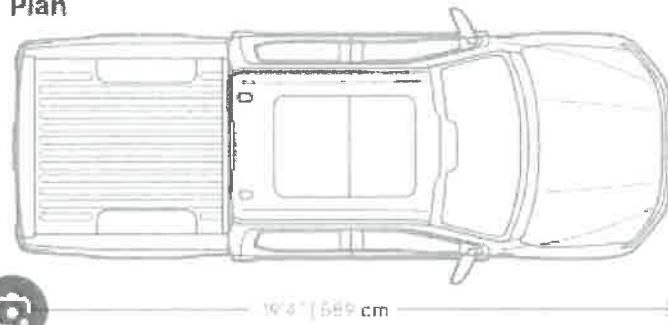
CHECKED BY: C.H.

CHECKED BY: GWS





Plan



6' 8 inches
without mirror

Ford F-150 (SuperCrew, Short Bed) (P702 - 14th Gen)

Visit >

...





City of Blanco

P.O. Box 750 Blanco, Texas 78606

Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 1/9/25

DESCRIPTION: Request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments

ANALYSIS: A 1.752 acre tract being an entire City block near the City core more specifically bounded by Elm Street, 6th, 7th, and Hackberry Street. The development would normally require sidewalks on all areas where ROW abuts the lots. The applicant is proposing 8 single family lots on this city block in the R-3 zoning district which would allow for this type of density.

P&Z needs to establish a hardship whether it be topography or not enough ROW, drainage or some other issue that pushes the City to grant a variance. The applicants explain that there is an expense to sidewalks (4'). The City's comprehensive plan discusses pedestrian pathways and our newest subdivision Los Altos has them on the sides that has no drainage ditch. A large drainage ditch is usually the reason given for not providing a sidewalk but some kind of pathway can be provided instead. Connectivity to other sidewalks is also very important.

The north side of Seventh Street has sidewalks that mostly connect to both the Middle School and is across the street from High school ball fields. Elm Street has some sidewalks mostly near Uptown Blanco.

FISCAL IMPACT: 8 single family lots would provide substantial ad valorem to the city while providing additional single family home options in the City.

RECOMMENDATION: Require sidewalks on 7th Street and Elm Street to promote connectivity and to NOT require sidewalks on 6th and Hackberry as there are no sidewalks near those streets.

Property Information

1. Owner Information:			
Property Owner's Full Legal Name: <u>John Larson and Kathryn Larson</u>			
2. Property Information (the property or tract for which this application has been submitted.)			
911 street address of property (if established) <u>603 Elm, Blanco, TX 78606</u>			
Legal Description: <u>Harrison Heirs</u>			
Lot:	Block: <u>02</u>	Subdivision: <u>SB0009</u>	Sec: Phase:
If not located in Subdivision: Survey:			
Abstract: <u>SB0009</u>		Recorded (Vol/Page)	

3. Type of Variance being requested

1. Sign
2. Building setback
3. Administrative
4. Special Use
5. Other (please Explain) relief from sidewalk requirement

All Applicants Complete the Following:

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
9A, Ch 7, 7.2	All developments shall provide for streets and sidewalks to serve said development in accordance with the requirements and design standards of the City's thoroughfare plan as may be adopted by the City Council, etc.	We are requesting a variance to be exempt from sidewalk requirements for our property at 603 Elm, where we plan to build residential single-family, residential homes.

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:



City of Blanco

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

STAFF REPORT: 1/9/24 5

DESCRIPTION: Request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments

ANALYSIS: A 1.752 acre tract being an entire City block near the City core more specifically bounded by Elm Street, 6th, 7th, and Hackberry Street. The development would normally require sidewalks on all areas where ROW abuts the lots. The applicant is proposing 8 single family lots on this city block in the R-3 zoning district which would allow for this type of density.

P&Z needs to establish a hardship whether it be topography or not enough ROW, drainage or some other issue that pushes the City to grant a variance. The applicants explain that there is an expense to sidewalks (4'). The City's comprehensive plan discusses pedestrian pathways and our newest subdivision Los Altos has them on the sides that has no drainage ditch. A large drainage ditch is usually the reason given for not providing a sidewalk but some kind of pathway can be provided instead. Connectivity to other sidewalks is also very important.

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FISCAL IMPACT: 8 single family lots would provide substantial ad valorem to the city while providing additional single family home options in the City.

RECOMMENDATION: Require sidewalks on 7th Street and Elm Street to promote connectivity and to NOT require sidewalks on 6th and Hackberry as there are no sidewalks near those streets.

SCANNED

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: John Larson and Kathryn Larson		
Property owner's mailing Address: 212 Turf Cove		
City: Austin	State: TX	Zip Code: 78748
Home Phone: n/a	(Katy) Work Phone: 512-680-4130	Cell: (John) 512-744-8001
Email Address: kathy@larsonhomesllc.com, john@larsonhomesllc.com		

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)		
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: Ross Corder		
Contact mailing address: 1042 Northpark Ridge		
City: New Braunfels	State: TX	Zip Code: 78130
Home Phone:	Work Phone: 210 378 4953	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: K Larson

Date: 8/8/24

Printed Name: Kathryn Larson

City of Blanco Application for a Variance Request

The newly developed codes, which mandate the inclusion of sidewalks along new properties, will increase construction costs. This escalation in expenses could adversely impact the feasibility of maintaining affordable housing prices.

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:

There are no sidewalks present on the surrounding city blocks.

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:

Given the absence of sidewalks on the surrounding city blocks, which prevents any connections to existing pedestrian pathways, granting this variance will not adversely affect public health, safety, or welfare.

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)

This request for a variance is not the result of the applicant's actions or a relief from economic hardship, but a city requirement for sidewalks which as stated previously are not feasible given there are no other sidewalks and may increase runoff to other streets.

Describe how the variance will improve the functionality of the property: surrounding streets.

This variance will prevent the increase of ~~impervious cover~~ drainage issues which would result from an increase in impervious cover.

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. Survey that includes the legal description of the subject site
2. Aerial view of the site plan
3. Google Map showing closest thoroughfare
4. Stapled printouts of names & addresses of property owners within 200 ft of site
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: _____

K Larson

Print Name: _____

Kathryn Larson

Date _____

8/8/24

Required Documents for Variance Submittal

1. Legal description and plat of subject site.
One copy 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 \$8.10 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.

Old Business #3, moved up on the Agenda by Mayor Arnold:

1. Consideration, Discussion and Take Possible Action on New Membership and Direction for the Transportation Planning and Advisory Committee (TPAC). By default, all Council Members are members of the committee. Mayor Arnold appointed Council Member Moore as the Chair. Council Member Moore thanked the current members. He reviewed all the applications and said as an ad-hoc committee he wishes to nominate all applicants (current members as well as new) be approved as committee members. These members include Ken Welch, Libbey Aly, Brandon Carlson, Jo Nell Haas, Wendy Cambridge, Robin Dallenbach, Lowell Choate, Grady Achilles, Scott Rubin, and Daniel King. Three initiatives: 1) expand focus 281 bypass, 2) analysis parking within the city, and 3) annexation discussions. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the slate of applicants as presented and appoint Council Member Moore as committee Chair, seconded by Council Member Moses, motion tied 2-2 with Council Members Swinson and Cargill opposed and Council Member Moore abstained from the vote. The Mayor voted in favor of the motion, making the vote 3-2, motion carried.**

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

1. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow variance to sidewalk requirements at 603 Elm Street (Harrison Heirs, Blk 02), 1.748 acres, Blanco, Texas 78606, (Property Owner: Larson, John and Kathryn). Warren discussed request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments. Planning & Zoning Commission recommended denial of request. The Council discussed in detail. Owner spoke regarding the cost of sidewalks. **A motion was made by Council Member Swinson to deny the variance request, seconded by Council Member Moore, motion carried 4-1 with Council Member Moses opposed.**
2. Consideration, Discussion, and Take Possible Action Approval of Short-Term Rental Permit Application at 20 Mesquite Street (Blanco River Addition, 0.26 acres, Blanco, Texas 78606, (Property Owner: Villalon, Xavier and Leticia). **A motion was made by Council Member Cargill to approve the Short-Term Rental permit, seconded by Council Member Moore, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Le Domaine at Riviere Blanc Subdivision, Final Plat, 382.99 Acre Tract (ETJ), Blanco, Texas 78606 (Property Owner: Riviere Blanc Investments, LLC). The Planning & Zoning Commission recommended approval of final plat on condition of approval of drainage plans. The council can either 1) not approve final plat until plans are approved or 2) approve subject to final plat approval. 30 days from last Thursday, P&Z meeting. **A motion was made by Council Member Moses to approve the final plat for LeDomaine at Riviere Blanc Subdivision on the condition that all Ardurra's conditions are met and give Warren the authority to approve, if Warren were to deny approval of final plat, bring back to the Council at that time, seconded by Council Member Cargill, motion carried unanimously.**

Closed regular meeting at 9:05 pm to take a short break. At 9:16 pm reconvened into regular meeting.

4. Consideration, Discussion, and Take Possible Action on Approval of Amendment to Inframark Contract. Inframark's offer is as follows: Mowing of city parks, right-of-ways, and rear easements identified in Schedule 5 and perform limb trimming in said city parks, right-of-ways, and rear easements. Inframark is willing to decrease the cap overage admin fee from 15% to 5% (estimated to be about \$21,000 of savings to the City).

NEW BUSINESS

ITEM #5

CITY OF BLANCO
ORDINANCE NO. 2025-O-005

Budget for Fiscal Year 2025-2026

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, ENACTING THE MUNICIPAL BUDGET FOR FISCAL YEAR 2025-2026; FUNDING MUNICIPAL PURPOSES; AUTHORIZING EXPENDITURES; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; FILING OF BUDGET; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

WHEREAS, the City Council of the City of Blanco (“City Council”) seeks to enact and otherwise approve the City’s budget for Fiscal Year 2025-2026; and

WHEREAS, the new fiscal year commences for the City of Blanco (“City”) on October 1, 2025; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and is in compliance with Texas Local Government Code Chapter 102; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code Section 101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that is necessary and proper for the good government, peace, or order of the City of Blanco to adopt an ordinance establishing a budget for the upcoming fiscal year; and

WHEREAS, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget.

NOW, THEREFORE, BE IT ORDAINED by the Blanco City Council:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The City’s budget for Fiscal Year 2025-2026 shall read in accordance with *Attachment “A”*, which is attached hereto and incorporated into this Ordinance for all purposes.

3. REPEALER

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. FILING THE BUDGET

The City Secretary is hereby directed to file the budget on the website of the City and in the City's official records.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also proved as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of September 2025 by the following City Council of Blanco roll call vote:

Mayor Cargill

Mayor Pro Tem Moore, Jr.

_____ *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Mack-McClung

_____ *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Thrailkill

_____ *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Behrends, Jr.

_____ *for* _____ *against* _____ *abstain* _____ *absent*

Council Member Moses

_____ *for* _____ *against* _____ *abstain* _____ *absent*

CITY OF BLANCO:

Candy Cargill, Mayor

ATTEST:

Haylee Hartman, Deputy City Secretary

Attachment “A”

***Fiscal Year 2025-2026
Municipal Budget***

NEW BUSINESS

ITEM #6

CITY OF BLANCO
RESOLUTION NO. 2025-R-011

Ratification of Fiscal Year 2025-2026 Budget

A RESOLUTION OF THE CITY OF BLANCO, TEXAS,
RATIFYING THE MUNICIPAL BUDGET FOR FISCAL YEAR
2025-2026; FUNDING MUNICIPAL PURPOSES;
AUTHORIZING EXPENDITURES; FILING OF BUDGET;
REPEALER; SEVERABILITY; EFFECTIVE DATE; AND
PROPER NOTICE

WHEREAS, the City of Blanco City Council “City Council”) seeks to enact and otherwise approve the City of Blanco’ (“City”) budget for Fiscal Year 2025-2026; and

WHEREAS, the new fiscal year commences for the City on October 1, 2025; and

WHEREAS, this budget will raise more revenue from property taxes than last year’s budget by an amount of \$64,176 which is a 4% increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$14,605; and

WHEREAS, Local Government Code §102.007 requires the City ratify the Budget by a separate vote; and

WHEREAS, the City Council finds that the proposed Budget is for legitimate municipal purposes, and complies with Texas Local Government Code Chapter 102; and

WHEREAS, pursuant to Texas Local Government Code §51.001 the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code §101.002, the City Council may manage and control the finances of the municipality; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace or order of the City to adopt an ordinance establishing a budget for the upcoming fiscal year; and

WHEREAS, the City has satisfied all statutory requirements for public notices and public hearings regarding the attached budget (*Attachment “A”*).

NOW, THEREFORE, BE IT by the City Council of the City of Blanco, Texas, that:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Resolution by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

The City's budget for Fiscal Year 2025-2026 shall read in accordance with *Attachment "A"*, which is attached hereto and incorporated into this Resolution for all intents and purposes.

3. REPEALER

To the extent reasonably possible, resolutions and ordinances are to be read together in harmony. However, all resolutions and ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of these clauses, sentences, paragraphs, sections or parts of this Resolution be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Resolution.

5. FILING OF THE BUDGET

The City Secretary is hereby directed to file the budget on the website of the City and in the City's official records.

6. EFFECTIVE DATE

This Resolution shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

COUNCIL MEMBER _____ MOTIONED TO APPROVE THIS RESOLUTION, WHICH WAS SECONDED BY COUNCIL MEMBER _____. THE MOTION TO APPROVE RESOLUTION NO. 2025-R-011 CARRIED RECEIVING THE VOTE: _____ (AYES), _____ (NAYS), AND _____ (ABSTENTIONS).

PASSED & APPROVED, this the _____ day of September 2025, by the following roll call vote of the City Council of Blanco, Texas.

Mayor Cargill

Mayor Pro Tem Moore, Jr.	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Mack-McClung	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Thrailkill	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Behrends, Jr.	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>
Council Member Moses	_____ <i>for</i>	_____ <i>against</i>	_____ <i>abstain</i>	_____ <i>absent</i>

CITY OF BLANCO:

Candy Cargill

ATTEST:

Haylee Hartman, Deputy City Secretary

Attachment “A”

**Adopted Budget
Fiscal Year 2025-2026**

NEW BUSINESS

ITEM #7

NEW BUSINESS

ITEM #8

NEW BUSINESS

ITEM #9

CITY OF BLANCO
ORDINANCE NO. 2025-O-006

2025 Tax Levy Ordinance

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, APPROVING THE 2025 AD VALOREM TAX RATE AND LEVYING A TAX OF \$0.1834 FOR MAINTENANCE AND OPERATIONS AND \$0.2267 FOR THE INTEREST AND SINKING FUND FOR A TOTAL TAX RATE OF \$0.4101 PER ONE HUNDRED DOLLARS (\$100.00) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE CITY LIMITS OF THE CITY; PROVIDING FOR PENALTIES AND INTEREST; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; SEVERABILITY; SAVINGS CLAUSE; PUBLICATION AND EFFECTIVE DATE.

WHEREAS, it is necessary to impose a tax of \$0.1834 for maintenance and operation shall be levied on all persons and property, real and personal within the City; and

WHEREAS, it is also necessary to impose a tax of \$0.2267 for the interest and sinking fund shall be levied on all persons and property, real and personal within the City; and

WHEREAS, in connection with said taxes, a total tax rate of \$0.4101 shall be levied on all property situated in the City of Blanco, shall be subject to taxation on the first day of January 2026; and

WHEREAS, a budget appropriating revenue generated for the use and support of the municipal government of the City of Blanco (“City”) has been approved and adopted by the City Council of the City of Blanco (“City Council”) as required by Chapter 102 of the Texas Local Government Code; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary of proper for carrying out a power granted by to the City; and

WHEREAS, the City Council finds that it is necessary and proper for the good government, peace, or order of the City to adopt an ordinance establishing an ad valorem tax rate.

NOW, THEREFORE, BE IT ORDAINED by the Blanco City Council:

1. APPROVAL OF 2025 TAX RATE & LEVY

That there be and is hereby levied and shall be assessed and collected for the year 2025, on all taxable property, real, personal, and mixed, situated within the city limits of the City, and not exempt the Constitution of the State and valid state laws, an ad valorem tax rate of \$0.4101 on each One Hundred Dollars (\$100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses and budget of the municipal government of the City (maintenance and operations (M&O)), a tax rate of \$0.1834 and debt rate of \$0.2267 on each One Hundred Dollars (\$100.00) assessed value of taxable property.

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$64,176 WHICH IS A 4% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$14,605.

- (b) City's internet website:

THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF \$64,176 WHICH IS A 4% INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS \$14,605.

2. PENALTY & INTEREST

All taxes shall become a lien upon the property against which assessed and the City Tax Assessor/Collector for the City of Blanco, Texas, shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, or the payment of said taxes, penalty, and interest for the general fund of the City of Blanco, Texas.

3. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

4. SEVERABILITY CLAUSE

That is any section, subsection, paragraph, clause, phrase, or provision of this Ordinance shall be judged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or provision thereof, other than the part so decided to be invalid or unconstitutional.

5. SAVINGS CLAUSE

That all previous budget ordinances shall remain in full force and effect, save and except as amended by this Ordinance.

6. PUBLICATION CLAUSE

The City Secretary of the City of Blanco, Texas, is hereby directed to place the information above on the City’s Website and provide all other notice as required by law.

7. EFFECTIVE DATE

The necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage as the law in such provides.

8. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of September 2025 by the following City Council of Blanco roll call vote:

Mayor Cargill								
Mayor Pro Tem Moore, Jr.		<i>for</i>		<i>against</i>		<i>abstain</i>		<i>absent</i>
Council Member Mack-McClung		<i>for</i>		<i>against</i>		<i>abstain</i>		<i>absent</i>
Council Member Thrailkill		<i>for</i>		<i>against</i>		<i>abstain</i>		<i>absent</i>
Council Member Behrends, Jr.		<i>for</i>		<i>against</i>		<i>abstain</i>		<i>absent</i>
Council Member Moses		<i>for</i>		<i>against</i>		<i>abstain</i>		<i>absent</i>

CITY OF BLANCO:

Candy Cargill, Mayor

ATTEST:

Haylee Hartman, Deputy City Secretary

NEW BUSINESS

ITEM #10



City of Blanco

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

STAFF REPORT: 9/9/25

DESCRIPTION: Approve an ordinance for an 8% Employee Contribution rate to the TMRS retirement system for City of Blanco Employees.

ANALYSIS: The City of Blanco participates in the Texas Municipal Retirement System with a 7% employee contribution with a 2:1 equivalent match from the City. The City council indicated that they would fund the 2:1 match if the City employees chose to approve an 8% contribution.

The benefits of an 8% contribution are so that the employee's retirement is larger at the time that distributions are taken. The City currently pays 6.16% (the 2:1 equivalent with forfeitures, etc) annually. The 8% contribution would increase the current City contribution to 7.17% starting on October 1st. The overall cost to the City for this increase is about \$10,000 which the City Council is funding through the newly approved FY 2026 budget.

Reasons to support the ordinance:

1. Employee retention which saves the City in recruitment costs and training.
2. Commitment to provide excellent benefits to City Employees.
3. Employee satisfaction which in turn will provide better customer service to the Community
4. Program has been funded in the FY 2026 budget.

FISCAL IMPACT: \$10,000 annual cost, should provide long term Saving

RECOMMENDATION: Staff recommendation is to approve the ordinance.



August 18, 2025

Warren Escovy
City Administrator
City of Blanco
Po Box 750
Blanco, Tx 78606

Dear Mr. Escovy:

We are pleased to enclose a model ordinance for your city to adopt:

**8% Employee Contribution Rate
Removal of the Statutory Maximum Contribution Rate Limit**

Both Effective October 1, 2025

When the ordinance becomes effective, the city must begin deducting the new contribution rate from each employee's gross monthly compensation.

Additionally, by adopting this ordinance, your city agrees to fully fund the cost of the pension benefits included in the city's plan.

As reflected in the Plan Change Study you previously received, when the employee's contribution rate increases, the city's contribution rate will be **7.17%** starting October 1, 2025. Beginning January 1, 2026, the city's contribution rate will remain at **7.17%**.

Please make sure the ordinance is adopted and signed **on or after September 1, 2025**, otherwise TMRS will not be able to accept it. When the ordinance is adopted, please send a copy to City Services at cityservices@tmrs.com.

If you have any questions about the model ordinance or anything else, please call me at 512-225-3742.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colin Davidson", is written over a light blue circular background.

Colin Davidson
Director of City and Member Services

2026 Rates • Blanco

July 21, 2025

Plan Provisions	Current	Option 1
Employee Contribution Rate	7%	8%
City Matching Ratio	2 to 1	2 to 1
Updated Service Credit (USC)	None	None
Transfer USC *	No	No
COLA	None	None
Retroactive COLA	No	No
Retirement Eligibility	20 years	20 years
Vesting	5 years	5 years
Supplemental Death Benefit	Actives + Retirees	Actives + Retirees
Contribution Rates	2026	2026
Normal Cost Rate	6.79%	7.76%
Prior Service Rate	<u>-0.95%</u>	<u>-0.91%</u>
Retirement Rate	5.84%	6.85%
Supplemental Death Rate	<u>0.32%</u>	<u>0.32%</u>
Total Contribution Rate	6.16%	7.17%
Unfunded Actuarial Liability	\$-235,024	\$-225,763
Funded Ratio	115.6%	114.9%
Benefit Increase Amortization Period	17 years	17 years
Stat Max	13.50%	N/A
Retirement Rate Exceeds Stat Max	No	Yes

* As of the December 31, 2024 valuation date, there were 2 employees with service in other TMRS cities eligible for transfer USC.

ORDINANCE NO. 2025-O-007

AN ORDINANCE REGARDING THE CITY OF BLANCO'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE AND REMOVAL OF THE STATUTORY MAXIMUM CONTRIBUTION RATE LIMIT.

Whereas, the City of Blanco, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, House Bill 3161, 89th Texas Legislature, R.S., 2025, amended TMRS Act §855.401(a) to read that each municipality participating in the System shall designate the rate of Member contributions for Employees and shall elect a rate of five, six, seven, or – effective September 1, 2025 – eight percent of the Employees' compensation; and

Whereas, the City Council finds that it is in the public interest to (1) increase the Employee contribution rate contributed to TMRS; and (2) authorize actuarially determined city contribution rate payments and remove the statutory maximum contribution rate limit ("StatMax"); now:

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

Section 1. Increased Employee Contribution Rate.

(a) The rate of Employee contributions to be made by the City to the System shall be **8%** of the compensation of City Employees who are Members, in accordance with TMRS Act §855.401. The City shall submit a monthly payroll report and deposit the amounts deducted from Employees' compensation to the System in accordance with TMRS Act §855.402.

(b) The increased Employee contribution rate under this Section shall be effective on the first day of the month of October, 2025.

Section 2. Removal of Maximum Contribution Rate Limit.

(a) Pursuant to TMRS Act §855.407, the City elects to make normal service and prior service contributions to the City's account in the benefit accumulation fund of the System (the "City's BAF") at the combined rate of the total compensation paid to its Employees who are Members as the System's actuary annually determines is necessary to fund all obligations chargeable to the City's BAF, within the amortization period determined as applicable to the City under the TMRS Act and regardless of other TMRS Act provisions limiting the combined rate of City contributions.

(b) The removal of the maximum contribution rate limit under this Section shall be effective on the first day of the month of October, 2025.

Passed and approved _____, 20_____.

ATTEST:

APPROVED:

City Secretary

Mayor

NEW BUSINESS

ITEM #11



City of Blanco

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

STAFF REPORT: 9/9/25

DESCRIPTION: Award website redesign and hosting to a new website designer

ANALYSIS: In July Council authorized City staff to perform an RFP for website design and hosting services. On August 7th the RFP was started and closed last week. There were 5 respondents that offered website design and hosting services with one applicant that has met all the needs and is within budget.

The City budget about \$10,000+ for start up and first year costs which Civic Plus is closest to at just over \$10,000 in year one. Every year after will be just under \$10,000. The current website was designed by a former mayor and the hosting is under \$1,000. The current website has served the City well but needs major updates.

FISCAL IMPACT: \$10,000 cost

RECOMMENDATION:

Award the contract to Civic Plus for website design and hosting services.

NEW BUSINESS

ITEM #12

HOTEL OCCUPANCY TAX FUNDING AGREEMENT
between the
City of Blanco and the Blanco, Texas Chamber of Commerce, Inc.

This Agreement is hereby entered into by the City of Blanco, Texas, a general-law municipality located in Blanco County, Texas ("City"), and the Blanco, Texas Chamber of Commerce, Inc., a nonprofit corporation ("Chamber").

This amended, restated agreement modifies and supersedes the Hotel Occupancy Tax funding agreement dated October 7, 2021.

RECITALS

WHEREAS, the City benefits from tourism as a form of economic development; and

WHEREAS, the City has assessed a local hotel occupancy tax ("HOT") on occupants of hotels within the Blanco City Limits and the Extraterritorial Jurisdiction in accordance with Texas Tax Code Chapter 351; and

WHEREAS, pursuant to Texas Tax Code § 351.101, the City is authorized to allocate HOT funds that: (1) directly enhance, attract, and promote tourism and the convention and hotel industry; and (2) clearly fit into one of nine statutorily provided categories for expenditure of local HOT funds; and

WHEREAS, the City Council may delegate the management or supervision of programs and activities paid for with HOT funds.

NOW THEREFORE, the City and Chamber mutually agree as follows:

1. Compensation

- A. **Maximum Allocation:** The City agrees to pay to the Chamber an annual lump sum payment for each fiscal year in October, from the Hotel Occupancy Tax Fund for October, 2025 through September, 2030 of 100%, minus any amount for specific projects planned by the City of Blanco. This contract will automatically renew for increments of one year unless written notice is given to either party thirty (30) days prior to expiration, conditioned on appropriation

9/3/2025

of funds by the City pursuant to the approved budget required under this Agreement.

- B. **Compensable Services:** The City will compensate the Chamber to operate in a way that directly enhances and promotes tourism and the lodging industry.
- C. **Geographic Emphasis:** The Chamber will focus advertisement to attract overnight visitors, tourists, and conventions to the local area from places of origin at least outside 50 miles from the city limits.

2. **Compensable Services**

- A. **Facilities:** The Chamber agrees to operate and maintain the Visitors Center. Administrative expenditures in support of a visitor information center that are compensable by the City from HOT funds include supplies, salaries, utilities, travel expenses, and administrative costs associated with a visitor center. The Visitors Center will provide tourist-related information about the City of Blanco upon request.
- B. **Activities:** The Chamber agrees to use the HOT funds provided by the City under this Agreement to conduct a continuing program of advertising and promotion for the sole purpose of attracting overnight visitors, tourists, and conventions to the local area by engaging in the following activities:
 - 1. **Convention Center or Visitor Information Center:** the establishment, improvement, equipping, repair, operation, or maintenance of a convention center or visitor information center;
 - 2. **Convention Registration:** providing funding for the administrative costs for facilitating convention registration;
 - 3. **Art:** promoting the arts;
 - 4. **Historical Restoration or Preservation:** performing historical restoration or preservation projects, activities, or programs;
 - 5. **Signage:** erecting signage directing the public to sights and attractions visited frequently by hotel guests staying in the area;
 - 6. **Publications:** publishing and distributing brochures and community information packets that would attract overnight visitors, tourists, and conventions to the local area;
 - 7. **Advertising:** advertising in various tourist publications and general media publications distributed outside of the local area- that being at least 50 miles from the city limits, in a manner designed to increase the

traveling public's awareness of the resort and recreational advantages of the local area;

8. Event Sponsorships: sponsoring events such as festivals, carnivals, and sporting events;
9. Travel Shows: attending travel shows and such other events to promote the area;
10. State and Regional Tourist Agencies: participating with state and regional agencies in tourist development programs of benefit to the local area;
11. Advisors to City: serving as an advisory body to the City, on request, in matters related to expanding the tourist-derived economy; and
12. Additional Activities: conducting other qualifying activities, as approved in advance by the City Council.

3. Management of Funds

- A. Budget: The Chamber of Commerce shall perform its duties and activities under this agreement pursuant to a budget in support of the Scope of Work. No funds will be released to the Chamber until the City Council approves the Chamber's proposed budget submitted by the Chamber immediately following execution of this Agreement and each August moving forward. The City agrees that the Chamber may reallocate on each separate instance up to five percent (5%) of the total approved budget among line items to meet changing conditions.
- B. Fiduciary Relationship: The Chamber acknowledges that the approval of such budget by the City Council creates a fiduciary duty in the Chamber with respect to the HOT funds provided by the City to the Chamber under this Agreement. The Chamber shall spend HOT funds only in the manner and for the purposes specified in this Agreement, Texas Tax Code § 351.101(a), and in the budget as approved by the City. The Chamber agrees to maintain a consistent dialog with lodging industry partners to gauge success on advertising initiatives and to discuss potential future endeavors.
- C. Accounting: The Chamber agrees to maintain accurate financial records of the receipt and expenditure of HOT funds, in accordance with generally accepted accounting principles. The Chamber shall maintain a separate bank account for HOT funds and shall not commingle the funds with other Chamber funds.

- D. Audit: The Chamber shall have a financial review done by a CPA every other year. The City Council reserves the right to request a financial audit on an annual basis paid for by mutually agreed upon funding at the time.
- E. Document Review: The Chamber agrees to quarterly reporting for all HOT expenses to be sent to City Staff to be added to city council packets. Upon request of the City, the Chamber shall attend City Council meetings to present and discuss all expenses.
- F. The City will provide quarterly updates to the Chamber on HOT fund collections.

4. Independent Contractor

It is expressly understood and agreed by and between the parties that the Chamber is engaged under this Agreement solely as an independent contractor and is not an officer, agent or employee of the City. The City shall not be responsible for the day to day supervision of the Chamber, its officers, agents, or employees.

5. Term and Renewal of Agreement

- A. This Agreement shall be effective as of the first date of execution by the parties, and shall remain effective until September 2030.
- B. For Cause Termination: This Agreement may be terminated by either party for cause upon the objecting party's notice of for cause termination being conveyed to the other party at least sixty (60) days prior to the termination date.

6. Status of Assets Upon Termination

Upon termination of this Agreement for any cause and by either party, any and all assets purchased by the Chamber with funds received from the City pursuant to this Agreement shall be returned or specifically conveyed to the City including website and social media property and publications created with HOT Funds. The Chamber shall not be required to release to the City any assets purchased or created by the Chamber prior to execution of this Agreement or paid for with separate Chamber funds after the execution of this Agreement.

7. Notification

Any notice necessary or appropriate relative to this Agreement shall be effective when deposited in the United States mails, either certified or registered mail, postage prepaid and addressed to the following locations:

For the City:
City Secretary
City of Blanco
P.O. Box 750
Blanco, TX 78606

For the Chamber:
Executive Director
Blanco Chamber of Commerce
P.O. Box 626
Blanco, TX 78606

8. Assignment or Delegation

No part of this Agreement may be assigned or delegated without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. Any assignee shall be subject to the same requirements under this Agreement including, but not limited to, use of funds and reporting of expenditures. However, nothing in this Agreement shall prohibit the Chamber from participating with other city, regional or state tourism programs or to contract for joint promotion with other agencies.

9. Controlling Law & Venue

This Agreement shall be subject to the laws and statutes of the State of Texas. It is understood and agreed that in the event any provision of this Agreement is inconsistent with the requirements of the Act, or any other applicable State law, the requirements of the law will control. The Venue for any legal disputes arising under this Agreement shall be Blanco County.

10. Absence of Indemnification

Each party to this Agreement shall be solely responsible and liable for the acts, errors and omissions of its officers, agents, and employees, and for any and all claims, losses, causes of action and damages, suits, and liability of every kind including all expenses of

litigation, court costs, and attorney fees, for injury to or death to any person, or for damage to any property, arising from or in connection with the party's own operations carried out in furtherance of this Agreement. No indemnification of one party by the other party is intended or shall be implied by this Agreement.

11. Entire Agreement This Agreement constitutes the entire agreement between the parties, relative to the City's allocation of HOT funds as compensation for services to be provided by the Chamber.

HOTEL OCCUPANCY TAX FUNDING AGREEMENT
between the City of Blanco
and the Blanco, Texas Chamber of Commerce, Inc.

This Agreement is hereby entered into by the City of Blanco, Texas, a general-law municipality located in Blanco County, Texas (City), and the Blanco, Texas Chamber of Commerce, Inc., a nonprofit corporation (Chamber).

RECITALS

WHEREAS, the City benefits from tourism as a form of economic development; and

WHEREAS, the City has assessed a local hotel occupancy tax (HOT) on occupants of hotels within the Blanco City Limits and the Extraterritorial Jurisdiction in accordance with Texas Tax Code Chapter 351; and

WHEREAS, pursuant to Texas Tax Code § 351.101, the City is authorized to allocate HOT funds that: (1) directly enhance, attract, and promote tourism and the convention and hotel industry; and (2) clearly fit into one of nine statutorily provided categories for expenditure of local HOT funds; and

WHEREAS, the City Council may delegate the management or supervision of programs and activities paid for with HOT funds.

NOW THEREFORE, the City and Chamber mutually agree as follows:

1. Compensation

- (a) Maximum Allocation:** The City agrees to pay the Chamber a total of Seventy Two Thousand Dollars (\$72,000.00) of Hotel Occupancy Tax collected by the City for the 2021-2022 fiscal year in consideration for services rendered by the Chamber in accordance with this Agreement. Future reserve funds may be transferred to the Chamber if agreed to in writing by both parties and accompanied by a budget showing the use of the funds.
- (b) Compensable Services:** The City will compensate the Chamber for services that directly enhance and promote tourism and the convention and hotel industry.
- (c) Geographic Emphasis:** The City will compensate the Chamber for services designed to attract overnight visitors, tourists, and conventions to the local area from places of origin at least outside 75 miles from the city limits.

2. Compensable Services

- (a) Facilities:** The Chamber agrees to operate and maintain a visitor's center. Administrative expenditures in support of a visitor information center that are compensable by the City from HOT funds include supplies, salaries, utilities, travel expenses, and administrative costs associated with a visitor center. The visitors center will provide tourist-related information about the City of Blanco upon request.
- (b) LED Sign:** The Chamber agrees to maintain and operate the LED sign at 1118 Main Street Blanco, Texas for the purposes of promoting the City and City events.
- (c) Activities:** The Chamber agrees to use the HOT funds provided by the City under this Agreement to conduct a continuing program of advertising and promotion for the sole purpose of attracting overnight visitors, tourists, and conventions to the local area by engaging in the following activities:

 - (1) Convention Center or Visitor Information Center:** the establishment, improvement, equipping, repair, operation, or maintenance of a convention center or visitor information center;
 - (2) Convention Registration:** providing funding for the administrative costs for facilitating convention registration;
 - (3) Art:** promoting the arts;
 - (4) Historical Restoration or Preservation:** performing historical restoration or preservation projects, activities, or programs;
 - (5) Signage:** erecting signage directing the public to sights and attractions visited frequently by hotel guests staying in the area;
 - (6) Publications:** publishing and distributing brochures and community information packets that would attract overnight visitors, tourists, and conventions to the local area;
 - (7) Advertising:** advertising in various tourist publications and general media publications distributed outside of the local area- that being at least 75 miles from the city limits, in a manner designed to increase the traveling public's awareness of the resort and recreational advantages of the local area;
 - (8) Event Sponsorships:** sponsoring events such as festivals, carnivals, and sporting events;
 - (10) Travel Shows:** attending travel shows and such other events to promote the area;

(11) State and Regional Tourist Agencies: participating with state and regional agencies in tourist development programs of benefit to the local area;

(12) Advisors to City: serving as an advisory body to the City, on request, in matters related to expanding the tourist-derived economy; and

(13) Additional Activities: conducting other qualifying activities, as approved in advance by the City Council.

(d) Scope of Work: The Chamber shall provide the City an annual proposed Scope of Work by July 1st of each year of this Agreement along with a proposed budget. For the First Year, which begins on the date this Agreement is executed, the Scope of Work is included within this Agreement as follows and should include the period from October 1, 2021 to September 30, 2022. The next Scope of Work shall be provided on July 1st, 2022.

In the First year, the Chamber shall undertake the tasks found within the Scope of Work attached as Attachment "A".

3. Management of Funds

(a) Budget: The Chamber of Commerce shall perform its duties and activities under this agreement pursuant to the Budget attached as Attachment "B". After this initial year no funds will be released to the Chamber until the City Council approves the Chamber's proposed budget with this Agreement. The Chamber will provide a proposed budget by July 1st of each year that this Agreement remains in effect. The City agrees that the Chamber may reallocate on each separate instance up to five percent (5%) of the total approved budget among line items to meet changing conditions.

(b) Fiduciary Relationship: The Chamber acknowledges that the approval of such budget by the City Council creates a fiduciary duty in the Chamber with respect to the Hotel Tax Funds provided by the City to the Chamber under this Agreement. The Chamber shall spend Hotel Tax Funds only in the manner and for the purposes specified in this Agreement, Texas Tax Code § 351.101(a), and in the budget as approved by the City.

(c) Accounting: The Chamber agrees to maintain accurate financial records of the receipt and expenditure of HOT funds, in accordance with generally accepted accounting principles. The Chamber shall maintain a separate bank account for Hotel Tax Funds and shall not commingle the funds with other Chamber funds.

(d) Audit: The Chamber shall also provide an annual audit of its use of HOT funds created by a Certified Public Accountant by August 1 of each year this Agreement is in effect. The audit shall detail the activities and actual line item expenditures to the

City Council for approval that will include operational costs, advertising and promotional costs, event/festival costs, and capital outlay expenses that have been paid from hotel tax revenues.

At the Chamber's option, the Chamber may request that the City's auditor perform the audit required by this paragraph; and shall reimburse the City for the additional cost of such audit. However, this option shall be null and void if for any reason the City's auditor is unable to perform the audit.

(e) **Reports:** The Executive Director of the Chamber shall submit quarterly reports to the City Council listing Hotel Tax Fund expenditures in the past quarter and the success of each expenditure. The Chamber shall also provide any data regarding hotel stays related to funded activities. Reports shall be due to the City on or about December 1, March 1, June 1, and September 1.

(f) **Payments:** The City Finance Director shall remit to the Chamber a quarterly check within thirty days following the date on which hotel occupancy taxes are received by the City. Any reserve funds owed will be paid to the Chamber within thirty (30) days of

(g) **Document Review:** Upon request of the City, Chamber shall make available the Chamber's records on the expenditure of HOT revenue for inspection and review during the normal business hours.

4. Independent Contractor

It is expressly understood and agreed by and between the parties that the Chamber is engaged under this Agreement solely as an independent contractor and is not an officer, agent or employee of the City. The City shall not be responsible for the day to day supervision of the Chamber, its officers, agents, or employees.

5. Term and Renewal of Agreement

(a) **Calendar Year:** This Agreement shall be effective as of its date of execution by the parties, and shall remain effective until September 30, 2019.

(b) **For Cause Termination:** This Agreement may be terminated by either party *for cause* upon the objecting party's notice of for cause termination being conveyed to the other party at least sixty (60) days prior to the termination date.

(c) **Renewal:** This contract will automatically renew for increments of one year unless written notice is given to either party thirty (30) days prior to expiration conditioned on appropriation of funds by the City.

6. Status of Assets Upon Termination

Upon termination of this Agreement for any cause and by either party, any and all assets

purchased by the Chamber with funds received from the City pursuant to this Agreement shall be returned or specifically conveyed to the City including website and social media property and publications created with HOT Funds. The Chamber shall not be required to release to the City any assets purchased or created by the Chamber prior to execution of this Agreement or paid for with separate Chamber funds after the execution of this Agreement.

7. Notification

Any notice necessary or appropriate relative to this Agreement shall be effective when deposited in the United States mails, either certified or registered mail, postage prepaid and addressed to the following locations:

City Secretary
City of Blanco
P.O. Box 750
Blanco, TX 78606

Executive Director
Blanco Chamber of Commerce
P.O. Box 626
Blanco, TX 78606

8. Assignment or Delegation

No part of this Agreement may be assigned or delegated without the prior written consent of the other party, and any attempted assignment of benefits or rights or delegation of duties or obligations shall be a breach of this Agreement. Any assignee shall be subject to the same requirements under this Agreement including, but not limited to, use of funds and reporting of expenditures.

However, nothing in this Agreement shall prohibit the Chamber from participating with other city, regional or state tourism programs or to contract for joint promotion with other agencies.

9. Controlling Law & Venue

This Agreement shall be subject to the laws and statutes of the State of Texas. It is understood and agreed that in the event any provision of this Agreement is inconsistent with the requirements of the Act, or any other applicable State law, the requirements of the law will control. The Venue for any legal disputes arising under this Agreement shall be *Blanco County*.

10. Absence of Indemnification

Each party to this Agreement shall be solely responsible and liable for the acts, errors and omissions of its officers, agents, and employees, and for any and all claims,

losses, causes of action and damages, suits, and liability of every kind including all expenses of litigation, court costs, and attorney fees, for injury to or death to any person, or for damage to any property, arising from or in connection with the party's own operations carried out in furtherance of this Agreement. No indemnification of one party by the other party is intended or shall be implied by this Agreement.

11. Entire Agreement

This Agreement constitutes the entire agreement between the parties, relative to the City's allocation of HOT funds as compensation for services to be provided by the Chamber.

IN WITNESS WHEREOF, the parties hereby execute this Agreement.

CITY OF BLANCO, TEXAS

Executive Director

By: 

Kelly Kuenstler, Interim City Administrator

10-7-2021

Date of Execution

ATTEST:



Laurie Cassidy, City Secretary



BLANCO, TEXAS

CHAMBER OF COMMERCE, INC.

By: 

Board Chair

10/7/2021

Date of Execution

ATTEST:

NEW BUSINESS

ITEM #13



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

Application for Consideration of Appointment

The Public Information Act (PIA) may allow for public review of this application upon request.

☒ New application

☐ Re-appointment application

Board ☒ Historic Preservation Commission ☐ Advisory ☐ Committee ☐ Other:

Personal Information

Last Name: Currier First name: Gary Middle Initial I

Street Address: 147 Lone Star Ln & Mailing Address: _____

City, State & Zip: Blanco, TX 78606

Cell Phone Number: 512-660-1702 Home: _____ Business: 512-354-1115

E-mail: gary@currier1.com other: _____

Employer: Currier Law Firm, PLLC

Occupation: Attorney

Business Address: 147 Lone Star Ln, Blanco, TX 78606

To the best of your knowledge, are you employed by, or a member of, any identity (business or non-profit) with proposals, programs, requests, business, applications, licenses, or any other matters which might come before a board or commission for review, funding, support, or approval during the next two-to-four years?

Yes ☒ No ☐ If yes, please list the name of the entity and interest:

On Board of Directors of Blanco Chamber of Commerce

How long have you been a resident of Blanco [UDC Section 4.11 (2)]? 14 years (ETJ)

Please give a brief information on your education, past, employment, and special background or qualifications you have for serving on this board/commission. Use attachment, if necessary. Skills listed below should be used as available when making these appointments. *Please attach your resume.*

Previous served on BHPC as Chair. I am an attorney who can be helpful in interpreting statutes, ordinances & laws.

Please state why you wish to serve the City of Blanco as a member of a commission, committee or other. Use attachment, if necessary. To give back to my community

Do you currently serve on the City council, or commission [UDC Section 4.11 (5)]?

_____ Yes ☒ No _____ If yes, which board or commission? _____ How long? _____

Do you any have any relatives who work for the City of Blanco [UDC Section 4.11 (11)]? _____ Yes ☒ No

If so, please list _____

Are you able to meet from 75-100% of all meetings of the Commission within any twelve (12) months period (Ch 4 HPC [6])? ☒ Yes _____ No

Are you able to manage a committee? ☒ Yes _____ No. How many hours can you devote per week? 5 _____ or month? _____

Certification

I am not employed by the city of Blanco or by city council member.

If appointed, I will notify the city of Blanco of any changes in my residence or business or have any other relevant changes that would affect my appointment. I will also notify the city of any potential conflicts of interest does arise.

I recognized in my appointment that it requires my regular attendance and participation in all scheduled meetings. Failure to do so I am resolving my removal. I am willing to make this commitment of time and effort.

I hereby certify could all information is application is complete truthful and accurate to the best of my knowledge.

Signature _____

Date _____

8/4/2025

Some boards/commissions/committees require members to reside within the city limits. Please return completed form to the City Secretary's office for processing. Your application will be kept on file.

Note: When filed at City Hall, this will become public record that may be disclosed for the Texas Public Information Act. (Texas Government Code in Title 5, Subchapter A Subtitle 552.)

Texas Government Code

As a commissioner, you will be required to participate in education training and comply with the Open Meetings Act (OMA) required training pursuant Texas Government Code Section 551.005). Training must be complete within 90 days assuming the responsibilities of office. After completing the training course, you may print your certificate.

<https://www.texasattorneygeneral.gov/open-government/open-meetings-act-training>

BLANCO HISTORIC PRESERVATION COMMISSION

- Meets Last Monday at 6:00 pm at the City Council Chambers-at times on the last Monday.
- Six members
- Primary purpose is to advise the Council on COA's and all the subject matters of the historic square, landmarks, and business per the UDC.

ADVISORS/HISTORIANS

The commission may appoint two (2) to four (4) longtime residents of the area to serve as advisors/historians on local historic matters. These advisors/historians shall serve in a non-voting capacity for a term of two (2) years. These are preferred representatives. (UDC Ch 4)