

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

**Meeting Minutes
February 14, 2023**

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

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

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

Mayor Lumpee made the following announcements:

- Happy Valentine's Day. Thank you for celebrating this holiday with us tonight.
- The City is extending the late fee from February 10th to Wednesday, Feb 15th at 8 a.m. for Jan. utility bills. Bills must be in by 8 a.m. to avoid a late fee.
- City offices will be closed on Monday, Feb. 20, in observance of Presidents' Day.
- There will be live music at the Back 40 this Wed. Feb. 15 from 6-8
- Red Bud has trivia night every Thursday starting at 6
- Blanco Chamber of Commerce's Mardi Gras Banquet & Ball will be held on Feb. 18 at 6
- Blanco PTO's Sweetheart Dance will be on Feb. 18 from 5:30-8 at Twin Sisters Dance Hall
- Blanco Youth Baseball & Softball will be having a bowling fundraiser on Feb. 18 at the Blanco Bowling Alley
- Blanco Indie Film Nite will be on Feb. 25 from 6-9 at Gem of the Hills
- Christensen Gallery will have its grand opening on Feb. 25 from 5-9 pm
- Blanco CoAPT's Wellness Fair will be held on Wed. Mar. 1 from 4-6 at the high school cafeteria.
- Friends of the Blanco Library will have their annual Dinner & A Movie event on March 2 at the Old Blanco County Courthouse. Doors open at 5:30 and dinner will be served at 6.
- There will be a ribbon-cutting ceremony at Clinica Familia on Mar. 2 at 4.
- There will be a ribbon-cutting ceremony at Fairview Coffee Shop on Mar. 3 at 4 p.m.
- Milam & Green re-opening event on Mar. 4 from 11 a.m. to 6 p.m.
- The next reading between the wines event will be on Mar. 8 from 5:30-7 at the library.
- Thank you for voting for the Christmas Parade as the best parade in the county.

Public Comments:

- None

Proclamations:

- George Washington's Birthday Proclamation was read by Blair G. Rudy.
- American Red Cross Month – March 2023 Proclamation was read by Mayor Lumpee

Opened Public Hearing at 6:13 pm

Public Hearing:

1. Approval of Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants, Ltd., Phase 2).
 - Gail McClellan resident at 1510 Greenlawn, spoke against the Los Altos PDD regarding legality during COVID, little movement going on. Would like to see the development nullified. Promised to enhance the neighborhood, ordinance specific to design and size., the revisions compromise this due to decreased home size, 1,200 sq ft does not work.
 - Stephen Doster, resident at 12 Elm Street, spoke in support of the Los Altos PDD development. Blanco is lacking housing, people would love to move here, development should welcome more people. Wonderful size, likes the idea of this being available to more people. Would be great for retirees, pricing more reasonable.
 - Alison Lieser, resident at 1519 Mesquite Street, spoke against the Los Altos PDD saying lowering the square footage is poor planning or bait and switch, come and ask for a variance instead, needs to be a positive change. Lowering the price point detracts from the original benefit, small lots with small home, developer should adapt their plan, not ask the city, smaller home will not attract, not beneficial to Blanco.
 - Susan Moore, resident at 390 Blanco Avenue, spoke against the Los Altos PDD development, 1,440 sq ft to 1,200 sq ft, family of 4 in the area, going to be crowded, lot of discussion in 2020, city gave a lot. The developer said they would start at around \$220,000 to attract young business people, married couples and retirees. Going to have a lot of turnover, HOA to help continue to keep together and keep property values up. Might have to go up on its prices and keep at 1,440 sq ft., asking Council to wait and vote with full council present.
 - Wendy Smith, property owner at 1009 Greenlawn (within 200' of Los Altos PDD), spoke against the amendment to the PDD. Greenspace should be part of development. 1,200 sq ft not a lot of room for 4 people. Long time Blanco resident, wants to keep Blanco small, why are we bringing more people in?
 - Martha Gosnell, resident at 1374 River Run, said thank you for the red cross proclamation! She also spoke in favor of the Los Altos PDD. There is a green space/open space with picnic tables inside the development. She said the smaller houses would make the lot look bigger, not smaller. She grew up in a smaller home and this does work for families.
 - Julie Alexander Shacklett, 301 4th Street, spoke thanking people in support of the Los Altos PDD development. She presented a PowerPoint presentation addressing neighbors' concerns and said it will be a beautiful development.

Closed Public Hearing at 6:33 pm.

Presentation:

1. Review of the HUD Section 3 Presentation for the TxCDBG Lift Station Contract #7220040 Presented by Janell Foster, Langford Community Management Services (via Google Meets).

Staff Presentations:

- City Hall, Warren Escovy, City Administrator discussed the recent ice storm, city had Waste Connection complete a bulk trash pick-up of debris on February 11. He also discussed the extension of time to pay water bill, late fee waived if paid by Wednesday, February 15 at 8:00 am. Titan Milling began street repairs on Mesquite Street. He spoke regarding the Lift Station project and the water treatment plant (hope to have operational by March 31). Next he spoke about the timeline of city projects, upcoming projects include 281 overlay, new PDD submittal and short-term rental applications. Lastly he discussed financials to be posted quarterly, the 2022 audit is complete and will be presented at the next council meeting.
- Police Department, Chief Rubin presented the 2022 Annual Report.

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

1. Approval of Minutes from the January 10, 2023, Regular Meeting.

A motion was made by Mayor Pro-Tem Barron to approve the minutes of the January 10 regular meeting as presented, seconded by Council Member Thraikill, all in favor, motion carried unanimously.

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

1. Consideration, Discussion and Take Possible Action on Approval of Proposed Amendment to Planned Development District (PDD) No. 2020-O-013 Project: Los Altos (Owners: RAM LLC, Phase 1 and 4 Cuatro Consultants, Ltd., Phase 2). Warren spoke regarding amendment to home size from 1,400 square feet to 1,200 square foot minimum. Mayor Pro-Tem Barron asked development if homes will be spec or custom. They will be simi spec, the first one will be a spec home for marketing purposes. The floor plan may be the same but exterior and elevations will all be different. The first home will be on Lot 10. 3 concept plans, 1200 sq ft, \$350,000, 1440 around \$450,000. The council discussed in detail the challenges through COVID and the cost increases of labor and materials. **A motion was made by Council Member Thraikill to table item until full council is present, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2023-O-004, Authorization and Direction of the City Administrator and the City's financial advisor to prepare and circulate a request for financing to financial institutions in connection with the private placement of a Tax Note to fund certain City water and wastewater improvements, to include the CDBG Lift Station (7220040) project, for consideration at the April 11, 2023 City Council Meeting (Warren Escovy, City Administrator). Warren Escovy spoke regarding the tax note ordinance in an amount not to exceed \$1.4 million for consideration and adoption. A resolution to fund a gap in expenses between the TDA grant and the overall cost was approved for \$1.2 million on December 20, 2022. The city administration and our financial advisor are asking the council to allow staff to go out and solicit a tax note to exceed the gap but to not exceed \$1.4 million. The staff's recommendation is for the Council to approve the ordinance to fund improvements at the wastewater lift station. Mayor Pro-Tem Barron said we are very optimism we will get funding from the Texas Water Development Board, need to follow their requirements so we do not lose their funding. Warren said the Tax Note is only for seven years, have been working with TWDB to meet the requirements.

Council Member Thraikill said he visited the current lift station and it is critical infrastructure that is in less than sorry state and in the flood plain.

A motion was made by Mayor Pro-Tem Barron to approve Ordinance 2023-O-004, Authorizing and Directing the City Administrator and the City's financial advisor to prepare and circulate a request for financing to financial institutions in connection with the private placement of a Tax Note to fund certain City water and wastewater improvements, to include the CDBG Lift Station (7220040) project , seconded by Council Member Thraikill, all in favor, motion carried unanimously.

3. Consideration, Discussion and Take Possible Action on Approval of Accepting Donated Little Free Library to be placed in Bindseil Park. Elizabeth Hoff, Blanco ISD District Librarian, spoke regarding the little free library. She said there is lots of support from local businesses and she will be checking the little library every other week and keeping it stocked with books. Council Member Thraikill and the Mayor have visited with KBB and they are very supportive. The little library will come with zero cost to taxpayers and they will work with KBB on the location in the park. **A motion was made by Council Member McClellan to approve acceptance of the donated little free library to be placed in Bindseil Park, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
4. Consideration, Discussion and Take Possible Action on Approval of Ordinance 2023-O-003 Election Order, Providing for the Holding of a Special Election on May 6, 2023 for the Purpose of Electing One City Council Member to Fill Unexpired Term. **A motion was made by Mayor Pro-Tem Barron to approve Ordinance 2023-O-003 Election Order, Providing for the Holding of a Special Election on May 6, 2023 for the Purpose of Electing One City Council Member to Fill Unexpired Term, seconded by Council Member Thraikill, all in favor, motion carried unanimously.**

Closed regular meeting at 7:17 pm and convened into executive session.

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

1. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
2. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.

Closed executive session at 8:03 pm and convened into regular meeting.

Items 1-2: No Action Taken

Adjournment:

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

The meeting was adjourned at 8:04 pm.

Respectfully submitted,

Rachel Lumpee
Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy
Laurie A. Cassidy, City Secretary

These minutes were approved on the 14 day of March, 2023.

