

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

**Meeting Minutes  
Tuesday, March 8, 2022, 6:00 pm**

A regular meeting and Public Hearing of the City Council, City of Blanco, Texas was held on Tuesday, March 8, 2022, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:04 pm by Mayor Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The invocation was presented by Pastor Carlos Cloyd and the Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Saucedo, Councilmembers Smith, Barron, McClellan, and Divine.

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

Mayor Lumpee made the following announcements: Congratulations to Officer Rodriguez for receiving Officer of the Year award from the Hill Country 100 Club; this year's Trash-off will be held March 28 through April 2 and is open to City residents only, voucher is required and can be picked up at City Hall during regular hours; KBB's event will be Saturday, April 2; Blanco youth baseball and softball opening day is on April 2 at Yett Park; Blanco County burn ban is in effect until March 22; Blanco Friends of the Library is having their dinner and movie night March 24; Blanco Lavender Festival will be held June 10-12; South Texas Blood & Tissue Bank will be at Gem of the Hills on March 16 from 1-6 pm; Gem of the Hills has partnered with TAMU AgriLife for the Walk Across Texas Program which will be March 20 through May 14; A follow-up to the Hometown Habitat "What should I plant" event will take place on March 20 at 6 pm at the Gem of the Hills; Happy International Women's Day!

**Public Comments:**

- Joe and Linda Sullivan, 631 Academy, spoke in favor of their special use permit request. Said they went through the City for proper permits and understands they might not be able to add additional units.
- J.T. Morgan, President of Protect Our Blanco, spoke regarding Task Force item 7 saying he is excited to see City covert current permit into TLAP permit over time and is excited to partner with the City.
- Ray Don Tilley spoke regarding Task Force item 7, reminding us we all share the Blanco River, and it is important to keep stuff out of the river. Congratulations on all your hard work taking care of the river.
- Lauren Ice, Protect Our Blanco, attorney, spoke in support of item 7 and the Task Force recommendations. Pleased to see agreement on so many of the items.

Pleased to not see engineering impediments. One sticking point is that the TLAP is NOT necessary. That is true if you want to maintain status quo. Otherwise, it is very necessary.

- David Baker, spoke in support of the Task Force item 7. He served on the Task Force the last year and a half. Primary objective map out plans and transition to TLAP permit. Worked hard to put plan together. Asking for approval of Task Force recommendations. Appreciate your consideration. Council Member Smith said thank you for your work on the Task Force.
- Margo Deke Griffin, Friends of Hondo, Tarpley, TX, spoke regarding the Pristine Streams petition. She has spent the past few years fighting permit applications. Asking the City to sign resolution rule change with TCEQ. This will not affect any current permits. Prevents upstream landowners from obtaining new permit.
- Donna Ledvina, property owner at 1407 Main and 281 Corridor Overlay Committee member spoke saying her grandfather came here in 1927, parents bought main street house, now owns the property off 281.

**Proclamations:**

Sexual Assault Awareness Month; Denim Day Proclamation was read by Mayor Lumpee.

Child Abuse proclamation was read by Mayor Lumpee

**PRESENTATIONS:**

1. Mayor Lumpee spoke regarding the “Small Town America Civic Volunteer” Award to be presented to Retta Martin (absent from the meeting).
2. Kim Kankel, a volunteer from the Highland Lakes Family Crisis Center spoke regarding Sexual Assault Awareness Month and Denim Day, April 27, 2022.
3. Mike Rieken, Chair of the Capital Improvement and Asset Management Advisory Committee provided Council with an update on the City streets overview as well as the water and wastewater systems.
4. Cliff Kaplan, Program Director with the Hill Country Alliance presented “Pristine Streams in the Hill Country” an educational slide presentation regarding What makes a stream pristine? Must have a very low 0.0t mg/L or less of phosphorus. Less than 1% of all classified stream segments in Texas can still be called truly pristine. The vast majority are in the Hill Country. Why are there so many Pristine streams in the Hill Country? Unique Geology, Flow Regimes, Unique Ecology. What is Phosphorus? It is a basic nutrient. It is also a byproduct of treated wastewater, which causes algal blooms when discharged into streams. Why is Phosphorus bad for pristine streams? Algal bloom can severely impact the ability of the creak or river to support bugs, fish, etc.

Closed regular meeting and opened Public Hearing at 7:02 pm.

## **PUBLIC HEARING**

1. Approval of Annual UDC Updates Approved by Planning & Zoning Commission.

No comments; Closed Public Hearing at 7:02 pm.

## **STAFF PRESENTATIONS:**

- City Hall, Warren Escovy spoke, Inframark started March 1, 2022. Damon Berryman was introduced as the new Project Manager. PEC to shut off power on March 17, 9 am to 5 pm city wide, City Hall will be shut down. City Hall has been busy and is looking to hire a City Engineer. Starting today we have hired a new Interim Finance Director. Blanco Trash Off is March 28 to April 2. Inframark and City will help City residents dispose of their trash at the City Yard.
- Police Department, Chief Rubin presented the 2021 Annual Report (which will be posted on the City website as well).

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

1. Approval of Minutes from the February 8, 2022, Regular City Council Meeting and Public Hearing.
2. Approval of Minutes from the February 14, 2022, Special City Council Meeting.
3. Approval of Amendment to Ordinance 2022-O-002 General Election Order, providing for the holding of a General Election on May 7, 2022.
4. Approval of Joint Election Agreement with the City of Blanco, Blanco Independent School District, and the Blanco Pedernales Groundwater Conservation District.
5. Approval of Resolution No. 2022-R-001 to Honor, Recognize and Retire City of Blanco K-9 "Maverick" upon his Completion of Service.
6. Approval of Amendment to Ordinance 2022-O-001 Highway 281 Overlay District Steering Committee, to Replace Irene Cage with Donna Ledvina to Represent Someone Living On US Highway 281 (Council Member Connie Barron).
7. Approval of Bill of Sale of Five City of Blanco Vehicles to Inframark.
8. Approval of Amendment to Clarify Easements to be Granted Under City Lift Station Buy/Sell Contracts.

**A motion was made by Council Member Smith to approve Consent Agenda Items one through eight, (with Council Member Smith abstaining from item #8) seconded by Council Member Barron, all in favor, motion carried unanimously.**

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

1. Consideration, Discussion, and Take Action on approval of Special Use Permit at 631 Academy Street (Pittsburg, Blk Pt of 34, Acres .918 (Owner: Joseph K. Sullivan) (Warren Escovy, City Administrator). Application for 2 rentals with request for additional rentals. Recommendation to approve allowed Units 2 and 3 but not the additional units. A motion was made by Smith to approve the existing structures at 631 academy, with the following: privacy screen to extend the fencing to be 7' tall and maintained by property owner and secondly, no plans submitted for review, no inspections, for life safety and must pass inspection, two additional units should be inspected for safety, deny plan for additional units, seconded by Council Member Barron. Council Member Divine requested the short term rentals be turned into long term rentals. UDC does not currently address long and short term rentals. **Council Member Smith withdrew his motion, Council Member Barron, seconded. – Tabled, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Action on approval of Replat and Rezoning Request at 413 9<sup>th</sup> Street & US 281, Lot 1, Block 4 Anna Harrison Addition (Owner: Roi Biton) (Warren Escovy, City Administrator). – **Tabled until April 12, 2022.**
3. Consideration, Discussion, and Take Action on the Approval of Annual UDC Updates Approved by Planning & Zoning Commission. **A motion was made by Council Member Barron to approve the annual UDC updates, seconded by Council Member Divine, all in favor, motion carried unanimously. Mayor Lumpee thanked the Planning & Zoning Commission for their hard work.**
4. Consideration, Discussion, and Take Action on approval of Contract for Interim Finance Services. Mr. Escovy said we have a City employee who will be out for an extended period, and we need to keep the finances moving forward so an interim finance person is very necessary. Contract with employee will be for a three month period. Number of hours per week is 40. **A motion was made by Council Member Barron to enter into contract with Rosie Vela, seconded by Council Member Smith, all in favor, motion carried unanimously.**
5. Consideration, Discussion, and Take Action on Approval of Recommendations on behalf of the Blanco Water Reclamation Task Force (Council Member Divine). Nick Dornack thanked Council and citizens for being at the meeting tonight. Four recommendations: 1) Begin work with TCEQ staff to complete a phased Texas Land Application Permit (TLAP) application utilizing existing plant infrastructure, storage ponds and city-owned lands to minimize potential for treated infrastructure, storage ponds, and city owned lands to minimize potential for treated effluent discharge into the Blanco River; 2) the TLAP permit should include additional phases to capture increased treatment capacity as additional storage and/or suitable lands become available for utilization under the TLAP; 3) to cover the balance of wastewater produced in exceedance of the capacity of the TLAP, complete a phased Texas Pollutant Discharge Elimination System (TPDES) to include water quality effluent limits that are protective of the nutrient-sensitive waters of the Blanco River. Final Phase of TPDES may not exceed a daily discharge rate of 0.225 MGD; 4) upon completion of any and all water use agreements for treated effluent, seek permit coverage first under the TLAP.

If water use agreements do not meet statutory/permit requirements of the TLAP, seek coverage for beneficial reuse of the maximum amount available of treated effluent through Ch. 210 Authorizations. Council Member Smith asked about the Protect Our Blanco letter. Council Member McClellan asked about the discharge route with neighboring property owner. Council Member Smith asked to hear from our City Engineer, Tom Turk, Freeland Turk **A motion was made by Council Member Divine to approve the Task Force recommendations and direct staff to negotiate a new TLAP application with phased adoption of no discharge, with reference to the sample guidelines submitted by Protect Our Blanco, seconded by Council Member Barron, all in favor, motion carried unanimously.**

6. Consideration, Discussion, and Take Action on Approval of Resolution No. 2022-R-002 Pristine Rivers and Streams (Council Member Connie Barron). Council Member Barron said this Resolution says the City supports the petitioned TCEQ rule change prohibiting the agency from authorizing the discharge of treated domestic wastewater pollutants into any creeks or streams located within the drainage area of the portion south of the Upper Blanco river. **A motion was made by Council Member Barron to adopt Resolution No. 2022-R-002, seconded by Council Member Smith, all in favor, motion carried unanimously.**
7. Consideration, Discussion, and Take Action on Selection of City Engineer for City Administrator to Negotiate Contract (Warren Escovy, City Administrator). **A motion was made by Council Member Barron to authorize City Administrator to negotiate contract with Ardurra (Byron Sandaford introduced himself), seconded by Council Member Smith, all in favor, motion carried, unanimously.** Mayor Lumpee added Ardurra has experience with grant writing and has worked with Inframark.
8. Consideration, Discussion, and Take Action to Authorize City Administrator to Negotiate Development Agreement Between 42 on 32 RV Park and the City of Blanco, Texas (Warren Escovy, City Administrator). 42 on 32 RV Park is an RV Park that is outside of Blanco and the Blanco ETJ but has received water from the City since around August 2019. Currently the park has one tap and serves 114 connections and has plans to use additional City water when proposed amenities (like splashpad or small water park) are designed and constructed. Council Member Smith said we have an obligation to our citizens to bill uniformly. **A motion was made by Council Member Smith to authorize our City Administrator to address billing and allowable uses, and uniformly bill according to our City standards, (inside and outside our City limits), seconded by Mayor Pro-Tem Saucedo, all in favor, motion carried unanimously.**
9. Consideration, Discussion, and Take Action on Approval of Change Order 004 to the Water Treatment Plant Contract to Include Changing the Line Item Scope From Rafter Replacement to One Rafter Plate Repair and 21 Rafter Seal Welds to Minimize Erosion to the Rafter Ends. This is A No-Cost Scope Only Change Order (Tom Turk, Freeland Turk, City Engineer).

10. Consideration, Discussion, and Take Action on Approval of Change Order 005 to the Water Treatment Plant Contract to Include Removal and Replacement of the Wier Box Within the GST. This Change Order will Increase the Contract by \$5,834.97 and add 4 Days to the Completion of the Project (Tom Turk, Freeland Turk, City Engineer).

**A motion was made by Council Member Smith to approve agenda items number 9 and 10, Change Order No. 004 and No. 005 in the amount of \$5,834.97 and add 4 days to the completion of the Project, seconded by Council Member Barron, all in favor, motion carried unanimously.**

Closed regular meetings at 9:11 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 and 551.072 (Real Estate). Confer with City Attorney regarding Canyon Lake Water SC (CLWSC) desire to purchase a portion of City's interest undivided interest.

Closed executive session at 9:32 pm and reconvened into regular meeting.


**Item 1: No action taken**

**Adjournment:**

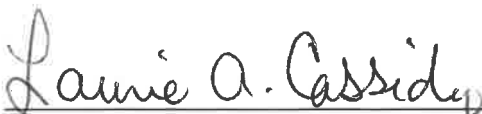
**A motion was made by Council Member Smith to adjourn the meeting, seconded by Council Member Barron, all in favor.**

Meeting was adjourned at 9:33 pm.

Respectfully submitted,

  
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Rachel Lumpee, Mayor

ATTEST:

  
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Laurie A. Cassidy, City Secretary

These minutes were approved on the 12 day of April, 2022.

