

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

**Meeting Minutes
Tuesday, April 12, 2022, 6:00 pm**

A regular meeting and Public Hearing of the City Council, City of Blanco, Texas was held on Tuesday, April 12, 2022, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:06 pm by Mayor Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Saucedo, Council Members Smith, McClellan, and Divine. Council Member Barron was absent.

City staff present: Warren Escovy, Laurie Cassidy, and Marcus Gonzales.

Mayor Lumpee made the following announcements: The Blanco Historic Preservation Commission plans to host a community workshop on May 7 at the Byars Building to share stories, photos, and documents related to our town's history; thank you to Inframark, City Staff and volunteers for the hard work during Trash Off; Blanco County Household Waste Collection Day is April 23 from 8 am to 2 pm; Meet the Candidates forum will be held April 13 at the Old Blanco County Courthouse, at 6:00 pm; Blanco County Master Gardner's Plant Sale will be held on April 16; Market Days will be on Saturday, April 16, Blanco Lions Club Bowling for a Cause will be on April 23, sign up at the bowling alley; this week is national work zone awareness week; KBB will host an Earth Day event at Bindseil Park on April 22 at 10:00 am; CoAPT will have its annual Wellness Fair on April 27 at the Second Mile Recreation Center from 4-6 pm; City offices will be closed this Friday, April 15 at noon; Denim Day is April 27, wear your jeans; Blanco Library is hosting a Shred Day on April 23 from 9 to 11:00 am.

Public Comments:

- Nick Dornak, The Meadows Center thanked the City for their hard work, protecting the Blanco water supply.
- Retta Martin, resident at 302 4th Street thanked Council for the Small Town American Civic Volunteer Award she received and for helping make it happen. She also spoke of mission statement and said they just completed Trash Off but do not have report yet.
- Elissa Barker, resident at 2229 Jennifer, spoke regarding Short Term Rentals (STR), needs more community input, current draft of the STR Ordinance is very restrictive, would like to serve on the committee.

- Libbey Aly, resident at 549 River Bend Dr, spoke regarding short term rental (STR) ordinance, said take advantage of city partners, policy is needed, draft as written is far reaching.
- Linda Sullivan, property owner at 631 Academy, spoke regarding STR Ordinance, agreed with Libbey, need input from business owners, Property on Academy was run down, they have cleaned up, bringing in business for the City in a positive way.
- Joe Sullivan, property owner at 631 Academy spoke regarding STR Ordinance, Ms. Kuenstler asked them to submit special use permit, they have been working with the City, they have met with prior code enforcement officer, they have met with Mr. Escovy, they want to do business the correct way.
- Mike Arnold, property owner at 818 Pecan St, spoke saying he owns both long and short term rental properties. Collaborate with business owners, slow down, discuss and do more research, bad impression on short term rentals. View police reports, expect records are low; lift up the industry.

PROCLAMATIONS:

Mayor Lumpsee read the following Proclamations:

- National Public Safety Telecommunicator Week
- Public Service Recognition Proclamation
- National Historic Preservation Month

PRESENTATIONS:

1. A Presentation on the 2022 Blanco ISD Bond Election was made by Clay Rosenbaum Superintendent with Tracy Moos, Chief Financial Officer.
2. Libbey Aly, Blanco Chamber of Commerce spoke on Chamber HOT Funds and also on the 17th Annual Lavender Festival. Vendors have been capped at 90, courthouse will be closed to visitors, port-a-potties have been increased, cooling tent will be set up, will have shuttles to lavender farms, communicating with Police Department is ongoing. Expecting larger crowd than last year. Requests from City include: 1) Street closures at 5 pm Friday, 2) large barricade at 3rd Street and US 281; 3) borrowing orange safety cones, and 4) Bindseil Park and Pecan Bottom to be reserved.

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

- Julie and Al Shacklett did presentation on revitalization plan. Create unified parking and sidewalk plan, increase business growth, create jobs, eat and stay locally. Coffee and wine bar

- Approval of REZONING Property Located at 1725 S. Hwy 281 from R-2 to C-1.
- Approval of REZONING Property Located at 301 4th Street from R-5 to C-1.
- Approval of the Following Variances: Variance 1-Lot Width, Variance 2-Parking Requirements, Variance 3-Front Yard Setback, Variance 4- Side Yard Setback, Variance 5-Back Yard Set Back at 301 4th Street.

Closed Public Hearing at 7:12 pm.

STAFF PRESENTATIONS:

- City Hall, Warren Escovy gave an update on upcoming projects. Working with City Engineer, Water Plant on tract to be substantially complete in July with final completion in August.
- Police Department, Marcus Gonzales presented the March 2022 Monthly Statistics 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 March 8, 2022, Regular City Council Meeting and Public Hearing.
2. Approval of Amendment to Contract for Interim Finance Services.
3. Approval of Budget Amendment to FY 2020-2021 Hotel Motel Fund in the Amount of \$63,660.14 and Approval of Budget Amendment in the amount of \$1,961,854.85 for the Water Treatment Plant CIP.
4. Approval of Contract with Ardurra, City Engineer for City of Blanco (Warren Escovy).
5. Approval of Six Month Extension on the Gem of the Hills Contract in the Amount of \$1,200.00.
6. Approval of Declaring Excess City Property Surplus (Computers, Monitors, Etc.) and Authorizing Disposal (Warren Escovy).
7. Approval of Payment to TxDOT in the Amount of \$11,451.99 for Safe Sidewalks Project.

A motion was made by Council Member Smith to approve Consent Agenda Items one through seven, seconded by Council Member Divine, all in favor, motion carried unanimously.

Old 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). Council Member Smith requested a life safety inspection be completed on these properties. **A motion was made by Council Member Smith to approve the Special Use Permit to allow for the additional two units with the following conditions: the two additional properties be assessed and inspected for life safety and make sure they are in compliance as a dwelling unit and second, that as the density in these things be high that they also erect a 7' privacy fence that they maintain, that would extend to the forward face of the most forward building.**
2. Consideration, Discussion, and Take Action on approval of Replat and Rezoning Request at 413 9th Street & US 281, Lot 1, Block 4 Anna Harrison Addition (Owner: Roi Biton) (Warren Escovy, City Administrator). **A motion was made by Council Member Smith to deny request for Replat and Rezoning at 413 9th Street, seconded by Council Member McClellan, all in favor, motion carried unanimously.**

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

1. Consideration, Discussion, and Take Action on Avenu Insights & Analytics Consultant Services Agreement (Warren Escovy, City Administrator). Mr. Escovy spoke regarding the City's need to consult with Avenu Analytics to accomplish collection of misallocated sales tax revenue (SUTA), short term rental taxes (STR), and a review of franchise fees. Franchise Fee, revenue that is not being realized, SUTA, popular service, fee structure, no risk, on a contingency basis, seasoned staff and CPA's, and third tier is short term rental, gives City full cycle search properties, types, owner and contact information, discover all properties, looks like 40-50 , second phase, if there is a permit, register them, collect the HOT fee, reconcile fee with payment, follow up with delinquencies and collections. 24/7 hotline, for call in violations, to be resolved without using local resources. Reach out to owner to work with renter. Three violations can be struck out for the year, Compliance auditing, Council suggest we go out for RFQ, it was also suggested we complete the STR ordinance before collecting the fees. **A motion was made by Council Member Smith to table item, have staff go out for RFQ and have update at May 10 Council Meeting, seconded by Mayor Pro Tem Saucedo, all In favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Action on Approval of Change Order 006 to the Water Treatment Plant Contract to Include Labor and Materials to Remove Permanent Generator and Provide a Docking Station, then to Add Permanent Generator Back. This Change Order will Increase the Contract by \$32,337.67 and add 4 Days to the Completion of the Project (Tom Turk, Freeland Turk, City Engineer). Water Treatment Plant was bid in 2019, January 2021 generator was part of the project. Numerous discussions of portable generator. March 2021, Ronnie Rodriguez and Will Daves directed contractor to delete generator from Contract, bad storm in February 2021, new mandate-emergency preparedness plan. Different options for delivery of water within 24 hours of event.

Our case would be a generator. Became clear we need to revise strategies, need for permanent generators at water plant and at the lift station. Cost and demand on generators have increased over the past year. Cost is an increase of \$32,337.67 and delivery is approximately 5 months. July 9 plant should be substantially complete. Attorney Tuggey suggested this item be discussed in Executive Session. **Table item to Consult with Attorney.**

3. Consideration, Discussion, and Take Action on REZONING a property located at 1725 So. Hwy 281 from R-2 to C-1 (Owner: John Sone). **No Action Taken.**
4. Consideration, Discussion, and Take Action on REZONING a property located at 301 4th Street from R-5 TO C-1 (Owner: Alfred Shacklett). **Owner withdrew request.**
5. Consideration, Discussion, and Take Action on the Following Variances: Variance 1-Lot Width, Variance 2-Parking Requirements, Variance 3-Front Yard Setback, Variance 4- Side Yard Setback, Variance 5-Back Yard Set Back At 301 4th Street (Owner: Shacklett). Due to inaction of previous zoning request only variances to be considered are Variance 2 and 4 (1 not required. V3 is not necessary and V5 is not necessary). Council Member Smith excited to welcome the business to town. **A motion was made by Council Member Smith to approve Variance 2-Parking Requirements and Variance 4-Side Yard Setback, with the note of no employee parking in the Historic Preservation District/Square, seconded by Mayor Pro-Tem Saucedo, all in favor, motion carried 3-1 with Council Member McClellan opposed.**
6. Consideration, Discussion, and Take Action on Approval of Greenlawn Place Subdivision Plat (Owner: Tejas Heritage Homes). Council Member McClellan asked if engineering study had been done to review drainage. Mayor Pro-Tem Saucedo asked if a development agreement is necessary. **A motion was made by Council Member Smith to approve the Greenlawn Place Subdivision Plat with the following requirements, provide tree survey and have approved Urban Forestry Professional or Licensed Arborist oversee work within drip line of Heritage trees, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
7. Consideration, Discussion, and Take Action on Approval of Street Closures and use of Byars Building for Lavender Festival (June 10-11, 2022), Chamber of Commerce. Trash team will monitor City bathrooms, **A motion was made by Council Member Divine to approve the street closures and use of Byars Building for Lavender Festival, seconded by Council Member Smith, all in favor, motion carried unanimously.**
8. Consideration and Discussion (No Action) on Short Term Rentals Ordinance (Council Member Barron). Warren Escovy, City Administrator discussed the R3 and R5 zones, the tracking of locations utilizing HR Green, GIS mapping, Council Member Smith requested from Warren/Staff a list of requirements/objectives in priority order. Warren would like more input from P&Z commission. Susan Moore suggested we get input from Libbey at the Chamber. Council Member Divine suggested we get input from neighbors not just based on zoning. **No ACTION.**

Closed Regular Meeting at 9:05 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 and 551.074.

1. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of Finance Director.
2. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate): to wit, Discussion with legal counsel to obtain legal advice related to possible reclaimed water contract between City and Chamaco Mio Investments, LLC.
3. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct: to wit, Discussion with legal counsel Water Rate Setting.
4. 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 10:23 pm and Reconvened Into Regular Meeting.

New Business Item 2: A motion was made by Council Member Smith to approve Change Order 006 to the Water Treatment Plant Contract to Include Labor and Materials to Remove Permanent Generator and Provide a Docking Station, then to Add Permanent Generator Back. This Change Order will Increase the Contract by \$32,337.67 and add 4 Days to the Completion of the Project, seconded by Mayor Pro-Tem Saucedo, all in favor, motion carried unanimously.

Item 1: A motion was made by Council Member Divine to Approve the Discussed Severance Package for the Finance Director, seconded by Council Member Smith, all in favor motion carried unanimously.

Item 2: No action

Item 3: No action

Item 4: no action

Adjournment:

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

Meeting was adjourned at 10:26 pm.

Respectfully submitted,

Rachel Lumpee
Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy
Laurie A. Cassidy, City Secretary

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

