

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

**Meeting Minutes  
June 14, 2022, 6:00 pm**

A regular meeting of the City Council, City of Blanco, Texas was held on June 14, 2022, 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 Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Barron, Council Members Smith, McClellan, and Thrailkill, Council Member Divine was absent.

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

Mayor Lumpee made the following announcements: Blanco County burn ban on until June 28, 2022; Echo Gallery, "Noche en Blanco" event is June 30, 5-8 pm; City is looking for a part time Code Officer, contact City Hall for more information; please complete the 281 corridor survey by June 20, A Public meeting will be held at Gem of the Hills on July 7 at 6:00 pm.

**Public Comments:**

- Laura Swinson (emailed City Secretary, comment to be read) regarding street parking versus parking lots. Street parking is better than parking lots. Too many parking lots are not good for towns for several reasons. It means less revenue for the city, large parking minimums make it harder for local mom and pop businesses, and they are not good for walkability. Blanco's citizens have shown they want walkability through surveys and the Comprehensive Master Plan, utilizing street parking in lieu of parking lots is a step in the right direction.
- Nick Dornak, The Meadows Center, proactive in addressing the water and wastewater needs of the city. Announce to reconvene Task Force, look at next steps to take, excited to see City moving forward, looking to future, water will be bigger focus of task force. Need to take high priority, re vamp task force, shuffle members and work with stake holders, Presentation Rivera Blanca, opportunity for City and how well they fit into big picture, wonderful opportunity, balance with big picture goals between Meadows and Task Force and City.
- Steve Marshall, property owner, River Road, thanked council members for taking on job of being city leaders. Spoke on short-term rental ordinance, do we need this ordinance, no adverse effect within 1000 feet, who decides what this is? What is the formula for, 90 gal trash containers, why different permitting fees, 10% availability, rights of 90% other owners, we don't want to be like Fredericksburg.

- Amy Arnold, 818 Pecan, spoke on short-term rental ordinance, disappointed that residents were not heard, not managed well, we are not going to turn into Fredericksburg overnight.
- Mike Arnold, 818 Pecan, spoke on the short-term rental ordinance, emailed Chamber Board's position, business owners, appreciate the relationship between the City. Our goals are shared goals, blocks full of short term rentals in Fredericksburg, cannot limit density, Texas landowners have legal right to rent to whoever, whenever, control density in other ways, use case law, penalty, fees should be based.

## **PRESENTATIONS:**

1. Government Investment Opportunity, Presented by Zach Brewer, Texas CLASS, Zach Brewer, government pool cash. Easy, safe. Two pools , one pool .98 and other .64, pools reset daily, take advantage very quickly. Easy to join by resolution. Can pay vendors directly from platform. Diversity of funds, compound and pays interest daily. No joining fees, wires are fee, ACH, wires same day, ACH next day., wire cutoff is 4:00 pm, no minimum balance. Overall, 1,000 across the state., Boerne, Boerne ISD, Austin, large variance of size, second oldest in the state.
2. Jack Twilley presented a status update on the Blanco Broadband Task Force. The task force was formed in December 2021 to insure that Blanco is ready to successfully respond to rural broadband funding opportunities resulting from recent legislation.
3. Kelly Kuentler presented information on a proposed new 567-acre development, Riviere Blanc – Winery, Events, Lodging, City Park, and Blanco Neighborhood, Palmco, Inc. – Vanesa Stoe, finance, development, planning and finance, Hunter Jackson, attorney, Medcalf, Austin, TX, Omar Sanchez, internationally trained, culinary arts, restaurant, Jay Palmer, Developer, Palmco, Inc. Winery, Texas vines, French wines, event center, indoor and outdoor options 50 to 450 persons, lodging along the Blanco River. The Project is now shovel ready with wells and septic. Is the City interested in partnering with developer? Desire to discuss City park with City as well. 100 acre park could be watered with effluent. Who will maintain the park? Put staff person, resource in place. Permeable parking, Income generation through use of pavilion, concerts, tournaments, residential development, 113 homes on 300 acres. Rainwater collection, purple pipe, watering of park, no discharge into Blanco river. Development Agreement or Annexation, enhanced property taxes and sales taxes. Increased quality of life of the City offered to residents. This is not a tax burden to current city residents. The funds are created from the commercial, residential, and bathroom parks portion to pay for retention pond. Option to finance through a PID, TIRZ or Chapter 380 Agreement. The project is already engineered to run without city water or wastewater with well water usage and septic tank systems. What can the City do today to move forward? Direct city administrator, city engineer, and attorney to work with Palmco.

## STAFF PRESENTATIONS:

- City Hall, Warren Escovy; spoke regarding Lavender Festival, too hot but fun. Introduced Sasha Ricks City's new Finance Director. Fiscal audit, June 20. New court clerk, Haylee Hartman, starts tomorrow.
- Police Department, Chief Rubin presented the May 2022 Monthly Statistics Report and spoke regarding comments received requesting more traffic monitoring. Have managed multiply mental health calls (over 20 hours). One officer on call at a time. If they are managing a call, there is no one else available to manage traffic calls. May 10 through today. 3 assault/family violence calls, 2-3 DWI's, drowning at state park over Memorial day, 15,000 persons driving through Blanco daily. Barron: Traffic management measurers, not involving an officer, do we need assistance with mental health? Chief, state funding for mental health possible.

**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 May 10, 2022, Regular City Council Meeting and Public Hearing.
2. Approval of Change Order 007 to the Water Treatment Plant Contract to Include labor and materials to remove the existing 6" finished water valve and install a new 6" finished water valve at the ground storage tank. This Change Order will Increase the Contract by \$3,009.10 and add 1 Day to the Completion of the Project (Tom Turk, Freeland Turk, City Engineer).
3. Approval of Ordinance Amending UDC Provisions Related To Drainage Manual. **A motion was made by Council Member Smith to approve consent items one, two, and three as submitted, seconded by Council Member McClellan, all in favor, motion carried unanimously (3-0), (Mayor Pro Tem Barron was absent from the room).**

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

1. Consideration, Discussion, and Take Action on Approval of Water Quality Protection Ordinance 2022-O-0xx (Mayor Pro-Tem Barron). Warren Escovy, City Administrator presented presentation on water quality protection. Mayor Pro-Tem Barron said City attorney, city engineer and CIAMAC committee have all reviewed. Mayor Lumpee suggested the formatting be revised before finalizing. Council Member Smith agreed the tabbing should be corrected on the ordinance. **A motion was made by Mayor Pro-Tem Barron to adopt the Ordinance 2022-O-0xx Water Quality Protection, seconded by Council Member Smith, with the condition the ordinance be properly formatted/tabbed prior to publication, all in favor, motion carried unanimously.**

2. Consideration, Discussion, and Take Action on Approval of Amendment to Ordinance 2022-O-005 Regulating Short Term Rentals and Imposing a Related Permit Fee and Penalties (including a fine) for Noncompliance. Mayor Lumpee requested this item be tabled for further discussion and publish for residents to be able to review. Mayor Lumpee suggested this item be tabled due to additional comment being received at this meeting. She would like the public to be able to see the revisions before they are voted on. **Council Member Smith moved to table approval of amendments to Short-Term Rental Ordinance 2022-O-005, to allow additional time to address all amendments, 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 Approval of Financial Investments Contract Between Texas CLASS and the City of Blanco. Warren Escovy, City Administrator spoke regarding Texas CLASS investment opportunities. Staff recommends Council review the options and vote on the favored option at the next available council meeting through a resolution. **A motion was made by Council Member Smith to follow staff recommendations and table item until next meeting, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Action on Directing the City Administrator, City Attorney, and City Engineer to Negotiate a Potential Public Improvement District (PID) Package Between Palmco, Inc. and the City of Blanco. Staff recommends deferring item until after executive session and then bring back to regular meeting for action. **A motion was made by Council Member Smith to table item for discussion in executive session, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Action on the Revision of Schedule for Sale of Bulk Water at the City of Blanco. Warren Escovy spoke saying administration is concerned that a lack of staff supervision could cause safety concern at our facility from both the site and water contamination. Council Member Smith asked if the customers are all licensed. Not known. Zach Dorris with Inframark spoke sharing information about automatic machinery. Prioritize water sales for use of city residents only during water rationing times. **No action taken.**
4. Consideration, Discussion and Take Action on Approval of Resolution 2022-R-0xx (Chief Rubin). Chief Rubin said the grant is for the hiring of additional police officers. Department of Justice has a grant, 3 year matching fund., will pay \$125,000 per officer over a three (3) year period to include salary and benefits. Current salary with benefits per officer is \$69,833 times 6, less the \$250,00 (for two (2) officers) totals an estimated city cost of \$168,998.00 over a three year period for the two new officers. No need for additional equipment or vehicles. Deadline for grant extended from June 9 to later in June. Resolution is needed to start grant process. Grant would not begin until officers

are hired. Covers two additional positions. **A motion was made by Council Member Smith to approve Resolution 2022-R-0xx authorizing the submittal of a grant application, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**

Closed Regular Meeting at 8:22 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.

3. 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 Proposed Public Improvement District (PID), Palmco, Inc.

Closed Executive Session at 8:52 pm and Reconvened Into Regular Meeting.

**New Business Item 2/Ex Session Item 3: A motion was made by Council Member Smith to Direct City Staff to work with Palmco, Inc. to Negotiate an Economic Development Package to be Considered by Council at a later date, seconded by Council Member McClellan, all in favor motion carried unanimously.**

Closed the Regular Meeting at 8:56 pm and Convened Into Executive Session.

1. 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 2020 TDA TxCDBG Project (Contract #7220040).
2. 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 re: Ordinance 2022-O-005 Regulating Short Term Rentals and Imposing a Related Permit Fee and Penalties (including a fine) for Noncompliance.
4. 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.
5. 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); Water Valuation with West Water, City's interest undivided interest.
6. 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 City Property Evaluations at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres), City's interest.

7. 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.

Closed Executive Session at 10:06 pm and reconvened Into Regular Meeting.

**Items 1, 2, 4, 5, 6 and 7: No action taken**

**Adjournment:**

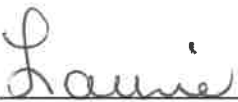
**A motion was made by Council Member Smith to adjourn the meeting, seconded by Council Member McClellan, all in favor.**

Meeting was adjourned at 10:06 pm.

Respectfully submitted,

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

ATTEST:

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

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

