

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

**Meeting Minutes  
July 9, 2024**

A regular meeting of the City Council, City of Blanco, Texas was held on July 9, 2024, 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 Arnold, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Rev. Bryn Caddell. Council members present: Mayor Arnold, Mayor Pro-Tem Mack-McClung and Council Members Swinson, Moses, Cargill, and Moore.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Dana Bundick, Interim Finance Director, and Chief Jerry Thornhill.

Mayor Arnold made the following announcement:

- We have moved to Stage 4 Water Restrictions as of today, per orders from Texas Water Company, due to drought conditions.
- There is no burn ban at this time.

**Public Comments:**

- Amy Arnold, City of Blanco resident, expressed her disappointment in Council Member Ryan Moses' absence at the budget workshop today.
- Kenneth Welch, Blanco County resident, spoke regarding item #9, suggested keeping the 9.43-acre land asset and possibly leasing the property at this time. Item #10, regarding city hall, lease out old fire station and keep city hall or look for other locations.
- Stefanie Wright, City of Blanco resident, spoke as a private citizen regarding item #10, relocated of city hall, the square has a charming feel, how would the relocation impact the citizens and move off square. How would it be financed? Vacancy on square.

**PUBLIC HEARINGS:**

1. Approval of Special Use Permit to allow lot size variance at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). **Opened Public Hearing at 6:03 pm, Closed Public Hearing at 6:05 pm.**
  - Lynn DeVincenzo, property owner, spoke regarding special use permit request. Seeking lot split and short-term rental, property is zoned R-5. Requesting lot split to divide personal property from business. Added additional parking and guest house are on separate utilities. Not changing any of the structures.
2. Approval of New Short-Term Rental permit, Main Street at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo).
3. Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street (Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606, (Property Owner: Michael and Denise Crisp). **Opened Public Hearing at 6:05 and Closed Public Hearing at 6:08 pm.**

- Michael Crisp, property owner, spoke regarding, request for 5' setback variance on the rear of the property. The property is zoned R-3.
- Ms. Raul Uballe, City of Blanco resident, spoke regarding the special use permit application at 619 Live Oak Street. The family is concerned about losing part of their property with this variance.

**PRESENTATION:**

1. Jannette Goodall, Immediate Past President and 2024 TMCA Executive Board Member presented Laurie Cassidy, City Secretary with the Texas Municipal Clerks Association, Inc., Municipal Clerk's Office Achievement of Excellence Award.

**Staff Presentations:**

1. City Hall, Warren Escovy, City Administrator, spoke regarding completion of first budget workshop today, with the next one scheduled for August 13; Water Plant repairs are ongoing; PSI has received the new auto meters and will begin the swap out soon, the process will take a few months to complete; we are currently on Stage 4 water restrictions along with our neighboring counties including Comal and Kendall.
2. Police Department, Chief Thornhill presented the June Monthly Report. He announced that he has hired one new Police Officer who should be starting in a couple of weeks.

**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 June 11, 2024, Regular Meeting.

**A motion was made by Council Member Swinson to approve the consent agenda item one as presented, seconded by Council Member Moore, 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 Special Use Permit to allow lot size variance at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). Variance is to allow a lot size of approximately 5,500 square feet instead of the required 6,500 square feet in the R-5 zone as per table 5.1 in the UDC. Planning & Zoning Commission recommends approval of a variance for smaller lot size at 919 Main Street. **A motion was made by Council Member Swinson to approve Special Use Permit to allow lot size variance at 919 Main Street, seconded by Council Member Moore, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental permit, Main Street at 919 Main Street (Harrison Heirs, Blk 20 (NE ¼), 0.42 acres, Blanco, Texas 78606, (Property Owner: Lynn and Pasquale DeVincenzo). **A motion was made by Council Member Cargill to approve new Short-Term Rental permit, Main Street at 919 Main Street, seconded by Council Member Moore, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow building setback variance at 619 Live Oak Street (Anna Harrison, Blk 11 (NE ¼), 0.4429 acres, Blanco, Texas 78606, (Property Owner: Michael and Denise Crisp). Request to allow a dual building line variance of 5' on the rear of the property instead of a 10' in an R-3 District.

Planning & Zoning Commission recommended disapproval of a 5' dual building line to allow the encroachment on the 10' rear building line. The 10' will be reestablished if the building is ever removed. There is an existing home and pool on the property. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the Special Use Permit to allow building setback variance at 619 Live Oak Street, seconded by Council Member Swinson, all in favor, motion carried unanimously.**

4. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2024-O-0XX proposed amendment to the Unified Development Code (UDC) Chapter 4. Zoning Districts and Use Regulations, Section 4.11 Historic Preservation, B. Historic Preservation Commission, (2) The Commission shall consist of seven (7) members. **A motion was made by Council Member Moses to approve Ordinance 2024-O-0XX proposed amendment to the Unified Development Code (UDC) Chapter 4. Zoning Districts and Use Regulations, Section 4.11 Historic Preservation, B. Historic Preservation Commission, (2) The Commission shall consist of seven (7) members and allow three to live outside the ETJ but within the Blanco school district, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
5. Consideration and action with respect to RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A. Council Member Moore recused himself from this item due to family owning adjacent property. Certificate of Obligation of \$1.5 million from public works projects. Council discussed. There is an urgent need for these services. Mayor moved item to after new business item #9. A motion was made by Mayor Pro-Tem Mack-McClung to approve RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A, seconded by Council Member Swinson, motion failed 2-2 with Council Members Moses and Cargill opposed and Council Member Moore abstained from vote. **A motion was made by Mayor Pro-Tem Mack-McClung to approve RESOLUTION AUTHORIZING PROCEEDING WITH ISSUANCE OF CERTIFICATES OF OBLIGATION AND FURTHER DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A to include the categories of (i) water/wastewater system and related improvements, (ii) street improvements, to include acquisition of street maintenance equipment, (iii) public safety, to include improvements to the City's fire suppression system, and (iv) payment of professional services in connection therewith including legal, engineering, architectural and fiscal fees and the costs of issuing the Certificates (collectively the "Project"); total not to exceed \$2.5 million, seconded by Council Member Swinson, motion carried 3-1 with Council Member Moses opposed and Council Member Moore abstaining from the vote.**
6. Consideration, Discussion and Take Possible Action on Update/Report from the Transportation Planning and Advisory Committee Chair, Kenneth Welch, as well as, Reevaluation of Committee Members. Kenneth Welch spoke and gave an update on the Transportation Committee activities. TxDOT to announce one relief route this coming October. The committee is planning to hold a Public Forum on July 25 at 6:00 pm at the Buggy Barn. **Item Tabled-No Action Taken.**

7. Consideration, Discussion and Take Possible Action on Donation and Grandfathering of LED Sign to the Blanco County South Library District. Crystal Skybuck, Director, spoke about the history of the sign. In 2013 the City Council approached the library to install an electronic sign to advertise community events. The original MOU was for a 10 year period, city council was to maintain the sign and pay for the electricity. The council eventually contracted with the Chamber to manage the advertising for the sign. The sign was paid for through a grant received from PEC. The sign has now been inoperable since 2022 and the MOU has expired. The Library is seeking to obtain the sign from the city and will pay for electricity if they can take overuse of sign. **The Council directed Warren to draft a new MOU to donate the sign to the Blanco County South Library District, process variance at no cost to the library and allow the library to proceed with fixing the sign. Take variance to Planning & Zoning Commission and City Council next month for approval.**
8. Consideration, Discussion, and Take Possible Action on Performance Review and Cost-Benefit Analysis of Inframark Contract. Warren gave background update. Asking Inframark to remove API this year as well as a 2% cost reduction. The Council discussed possibility of going out for bid and/or bringing the Public Works Department back if they cannot waive API and reduce costs. **Item Tabled – No Action Taken.**
9. Consideration, Discussion and Take Possible Action on: 1) Approval to Complete “land-only” as-is conventional appraisal at a cost not to exceed \$1,800.00 on City Surplus Property at Blanco Vista Estates, Lot 3 (9.43 Acres), and 2) Specify in Advance the Use of any Resulting Proceeds, in the Event a Sale is Authorized by Separate and Future Action of Council. The Council discussed the sale of the 9.43 acre property (which would revert back to residential if sold). Would only need a residential appraisal at a cost of \$500-\$600, not the previously estimated cost of \$1,800. Second option is to obtain a comparative market analysis for free. **A motion was made by Mayor Pro-Tem Mack-McClung to have Warren obtain a broker’s price opinion and determine opinion from the Blanco-Pedernales Groundwater Conservation District viability of the well, seconded by Council Member Moore, all in favor, motion carried unanimously.**
10. Consideration, Discussion and Take Possible Action on Approval to move forward with Draft Design Plan and Request for estimates on Construction of new City Hall building to include estimates for rental of current City Hall and Byars Buildings and Authorize City Administrator to look at financing terms. The Council discussed. **A motion was made by Mayor Pro-Tem Mack-McClung to allow city staff and council to complete feasibility study and financial analysis whether or not to move city hall offices and council chamber, seconded by Council Member Moore, motion carried 4-0 with Council Member Cargill abstained.**
11. Consideration, Discussion and Take Possible Action on Appointment and/or Reappointment of Members of the Capital Improvement and Asset Management Advisory Committee (CIAMAC). **A motion was made by Council Member Swinson to change the method of appointment to Council-at-Large, change the term lengths to three year terms, and reappoint all members, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
12. Consideration, Discussion, and Take Possible Action on Approval of Blanco Runs on Water Poster Campaign Sponsorship (Council Member Swinson). **A motion was made by Council Member Cargill to support the Blanco Runs on Water poster competition, promote on social media, and donate \$250.00, seconded by Mayor Pro-Tem Mack-McClung, 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 Approval of Cost Sharing Agreement between the City of Blanco and Akil Momin Regarding the Proposed Convenience Store and Gas Station (Warren Escovy, City Administrator). Council Member Moore recused himself from item, due to family owning adjoining property. The Council discussed agreement with Neighbor's Market, development or shared cost agreement between City of Blanco and Neighbors Market. Staff recommends the Council approve the agreement and authorizes the City Administrator or Mayor to sign said agreement. **A motion was made by Mayor Pro-Tem Mack-McClung to approval in concept the wastewater development services agreement, seconded by Council Member Swinson, motion carried 3-1, with Council Member Moses opposed and Council Member Moore abstained from vote.**
2. Consideration and Discussion (No Action) on Introduction to Street Lights and Signage inside the City (Interim Chief/Lt. Jerry Thornhill). **Item Tabled until November – No Action Taken.**
3. Consideration, Discussion, and Take Possible Action on Approval of Use of HOT Funds to Employ Part Time Code Enforcement Officer to Enforce 15 Dark Sky Violations. The Council discussed. Cannot use HOT funds to employ code enforcement officer. **Item Tabled – No Action Taken.**

**Closed regular meeting and convened into executive session at 8:33 pm.**

**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; Confer with City Attorney regarding City Water Agreements with GBRA and Texas Water Company
2. 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.
3. 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 Palomino Water Line Upgrade Alternatives.
4. 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 Performance Review and Cost-Benefit Analysis of Inframark Contract.
5. 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 disannexation request by John and Nancy Gilbert relating to a 3.17-acre tract of land and also removal from ETJ request by 3F Properties LLC relating to a 4.09-acre tract of land.
6. 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.
7. 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 Pending Legal Matters.

**Closed executive session at 9:58 pm and convened into regular meeting.**

New Business #8:

Consideration, Discussion, and Take Possible Action on Performance Review and Cost-Benefit Analysis of Inframark Contract. **A motion was made by Council Member Cargill to go out for RFQ for Operation, Maintenance and Management of Water and Wastewater Facilities, seconded by Council Member Moses, all in favor, motion carried unanimously.**

New Business#6


Consideration, Discussion and Take Possible Action on Update/Report from the Transportation Planning and Advisory Committee Chair, Kenneth Welch, as well as, Reevaluation of Committee Members. **A motion was made by Mayor Pro-Tem Mack-McClung to evaluate and make recommendations to clarify the current scope and structure of the Transportation Planning and Advisory committee (TPAC) by taking applications and making recommendations for ongoing membership and leadership, not later than July 30, seconded by Council Member Moses, motion carried 4-1 with Council Member Swinson opposed.**

**Adjournment:**

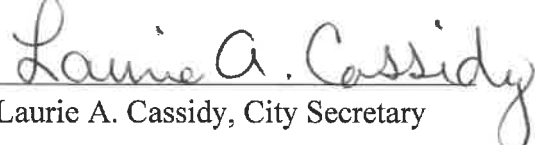
**A motion was made by Council Member Moses to adjourn the meeting, seconded by Council Member Cargill, all in favor.**

**The meeting was adjourned at 10:01 pm.**

Respectfully submitted,

  
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Mike Arnold, Mayor

ATTEST:

  
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Laurie A. Cassidy, City Secretary

These minutes were approved on the 13 day of August, 2024.

