

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

**Meeting Minutes
August 13, 2024**

A regular meeting of the City Council, City of Blanco, Texas was held on August 13, 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 Dan Murrah. 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:

- Police Appreciation Picnic, September 14, 2024, 11-1 pm at Bindseil Park, hotdogs and activities for the kids.

Public Comments:

- Kenneth Welch, Blanco County resident spoke regarding the Mayor being the Budget Officer, he also shared his opposition to the use of Certificates of Obligation. Lastly, he mentioned the members of TPAC are dedicated and hard-working individuals that have the best interest of Blanco in mind and he would appreciate a discussion on what the expectations of the committee will be moving forward.
- Mike Smith, City of Blanco resident and former City Council Member, spoke regarding the TPAC committee expressing continuity during the reorganization is critical as TPAC is currently dealing with critical issues. Secondly, he spoke regarding the dismissal of the City Administrator. He shared his concern of losing the city administrator and his support of Warren Escovy as the current City Administrator.
- David Smith, City of Blanco resident, spoke of two concerns. Regarding the TPAC committee, he thanked former Mayor Lumpee for creating the committee, he has seen great progress with the current leadership, urged Council to keep it moving forward. Secondly regarding the city administrator, we have had long term issues finding and retaining good leaders. He spoke in favor of Warren Escovy, he has done a good job and should be allowed to continue.
- Jay Palmer, Blanco County resident, spoke regarding the city administrator position and spoke in favor of keeping Warren as City Administrator. He has been fair and played by the books and has not tried to obstruct progress. He and attorney Tim Tuggey keep the city moving in the right direction.
- Matt Herden, City of Blanco resident, spoke regarding the City Administrator position and in favor of keeping Warren Escovy. He attends all meetings of the Planning & Zoning and Historic Commissions as well as the other committees. Blanco needs professionals to lead us. The mere discussion of termination of any of the staff has an effect on our bond rating. Want to make sure we have professionals leading us. Don't make any changes that will hurt the city.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator, spoke regarding pothole filling, auto meters (Ferguson) began the process this week, expect to complete in the next two months, explained the grants, TDA lift station grant, TWDB \$3.9 m drinking water state revolving fund loan of \$3,558,739 with \$512,000 in loan forgiveness funds. Certificates of obligation will be used to fix the water lines in Cielo Springs, the Palomino water line and water line at 9th Street. Last month a \$1.5m request was brought to the council. One project identified was the WTP filter to waste to repair design flaw, CIAMAC will be discussing further. Council Member Moses made an apology to Warren which he accepted. Moses also asked for a tablet to be used at Council meetings.
2. City Hall, Dana Bundick presented the third quarter financial report and noted a budget amendment coming in September to the Enterprise fund, hotel/motel, chamber received unbudgeted funds during eclipse, will adjust for this.
3. Police Department, Chief Thornhill presented the July Monthly Report. Police Department passed the annual audit by the Chiefs Association. He also noted school starts tomorrow and there will be zero tolerance for speeding in school zones. He also announced that Matt McMains became the new Blanco County Fire Marshal.

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 July 9, 2024, Budget Workshop.
2. Approval of Minutes from the July 9, 2024, Regular Meeting and Public Hearing.
3. ~~Approval of Minutes from the July 25, 2024, Special Meeting.~~

Mayor Arnold struck item 3 from the Consent Agenda. Council Member Moore made amendment to July 9 minutes, Old Business #1, he recused himself due to his **family** owning the adjacent property (not himself). Council Member Swinson had an amendment to New Business #11, motion should read: **change the method of appointment to council at large, change the term lengths to 3-year terms, and reappoint all current CIAMAC members.**

A motion was made by Council Member Moses to approve the consent agenda item one and two as amended, seconded by Council Member Swinson 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 Resolution with TWDB Project 62938. (Principal Forgiveness Agreement, Escrow Agreement, and Resolution) Steve Perry, D.A. Davidson, Financial Advisor discussed Texas Water Development Board loan of \$3,903,919 and principal forgiveness agreement of \$513,919, interest rates are low. Angela with McCall Parkhurst shared the closing is September 12. Interest only until 2028 at 2.77%. No out-of-pocket cost. Funds to be used for water line repairs at Cielo Springs, Palomino water line, and 9th Street project.
2. Consideration, Discussion, and Take Possible Action with respect to Approval of ORDINANCE AUTHORIZING THE ISSUANCE OF \$3,390,000 CITY OF BLANCO, TEXAS COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; AND OTHER RELATED MATTERS.

A motion was made by Mayor Pro-Tem Mack-McClung to approve Items 1 and 2, Approval of Resolution with TWDB Project 62938 and Approval of ORDINANCE AUTHORIZING THE ISSUANCE OF \$3,390,000 CITY OF BLANCO, TEXAS COMBINATION TAX AND SURPLUS REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; AND OTHER RELATED MATTERS, seconded by Council Member Swinson, all in favor, motion carried unanimously.

3. Consideration, Discussion and Take Possible Action on Selection of Engineering Firm for Approval of Engineering and Administration Services Agreement regarding TWDB Project 62938. Warren shared review selection of engineering firms for approval of engineering and administration services regarding TWDB project. Staff recommendation is for the Council to select Ardurra for Engineering and Administrative services. Cost estimate is per the Texas Water Development Board. **A motion was made by Council Member Cargill to approve selection of Ardurra for Engineering and Administrative Services, seconded by Council Member Moore, all in favor, motion carried unanimously.**
4. Consideration, Discussion and Take Possible Action on Selection of Bond Counsel for Approval of Bond Counsel Services regarding TWDB Project 62938. Review selection of bond counsel services regarding TWDB project. Staff recommends the Council select McCall Parkhurst and Horton, **A motion was made by Mayor Pro-Tem Mack-McClung to approve McCall, Parkhurst, and Horton, LLP for Bond Counsel Services, seconded by Council Member Cargill all in favor, motion carried unanimously.**
5. Consideration, Discussion and Take Possible Action on Selection of Financial Advisor for Approval of Financial Advisor Services regarding TWDB Project 62938. Staff recommends D.A. Davidson for financial advisor. **A motion was made by Mayor Pro-Tem Mack-McClung to approve D.A. Davidson for Financial Advisor, seconded by Council Member Moore, all in favor, motion carried unanimously.**
6. Consideration, Discussion and Take Possible Action to approve one-year extension to pilot irrigation agreement. Attorney Tuggey spoke to brief the Council regarding the easement to the Wastewater Treatment Plant and deed in which the owner got all rights to all effluent. Ongoing dispute regarding effluent rights. In 2022 the City entered pilot program (October 1, 2022, for two years to measure amount of effluent). **No Action Taken.**
7. Consideration, Discussion and Take Possible Action on Approval of Well Monitoring Agreement between the City of Blanco and Blanco-Pedernales Groundwater Conservation District. Warren discussed, clean up item. Old well on Cherry Street, old Public Works facility. BPGCD is requesting monitoring well agreement. Ron Feisler retired and new director is asking for new agreement. **A motion was made by Council Member Cargill to enter into new Well Monitoring Agreement with BPGCD, seconded by Council Member Moore, all in favor, motion carried unanimously.**
8. Consideration, Discussion and Take Possible Action on Approval of request for removal from ETJ by 3F Properties LLC relating to a 4.09-acre tract of land. **Item Tabled, No Action Taken.**
9. Consideration, Discussion and Take Possible Action to Direct Capital Improvement and Asset Management Advisory Committee (CIAMAC) to study and put together ideas/plans for repairing/improving our dams. The Mayor spoke regarding dams that are in need of repair. Direct CIAMAC to review. **No Action Taken.**

10. Consideration, Discussion and Take Possible Action on Approval of Possible Voluntary Annexation of the City Wastewater Treatment Plant Property. **A motion was made by Mayor Pro-Tem Mack-McClung to investigate the process for annexation of contiguous property owned by City and initiate and proceed, seconded by Council Member Cargill, motion carried 4-0 with Council Member Moses abstained.**
11. Consideration, Discussion and Take Possible Action on local parking issues in and around businesses inside the City of Blanco. The Mayor spoke regarding parking issues. Redbud received Certificate of Appropriateness (COA) in 2021 and is now requesting permits for construction of a new Beer Garden. The Council discussed large venues and parking issues within the City which will become a problem if the council doesn't resolve them now. Discussed paving sides of streets for additional parking or adding additional sidewalks and directional signs. This issue will require a partnership. **No Action Taken.**

OLD BUSINESS: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Possible Action on Approval of H2O Analytics Corp Customer Portal Plan, to be part of the new automatic metering system. The Council requested a representative to attend next meeting to answer questions. **Item Tabled, No Action Taken.**
2. Consideration, Discussion and Take Possible Action on Appointment and/or Reappointment of Members of the Transportation Planning and Advisory Committee (TPAC). **Item Tabled, No Action Taken.**
3. Consideration, Discussion and Take Possible Action on Approval of Memorandum of Understanding (MOU) between the City of Blanco and the Blanco the Blanco County South Library District regarding Donation and Grandfathering of LED Sign. Laurie Cassidy, City Secretary discussed revisions to the Memorandum of Understanding. **A motion was made by Council Member Moore to approve the Memorandum of Understanding (MOU) between the City of Blanco and the Blanco the Blanco County South Library District regarding Donation and Grandfathering of LED Sign as amended, seconded by Council Member Moses, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Performance Review and Cost-Benefit Analysis of Inframark Contract. The Council discussed and staff recommends the Council agree to amend the Inframark contract to include the new service and pull back the RFQ. **Item Moved to Executive Session.**
5. Consideration, Discussion and Take Possible Action on 1) Approval of Broker's Price Opinion 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 options. **No Action Taken.**

Candy made the following statement:

At the first budget workshop, the Blanco City Administrator presented to the council a budget explained he had compiled the information and explained reasonings behind the entries. He never said it was his budget, it isn't! It belongs to no one person, it belongs to the City of Blanco.

When a person prepares their taxes, they normally use an CPA or an expert in the field, same with a Doctor, Attorney, Builder and REALTOR®!

Who better to compile the numbers than someone that works on a full time basis with each department, has a working knowledge of the why something is listed.

So now the City Council now has a working budget that they can dissect, cuss and discuss, find errors, delete or combine line items...all for the CITIZENS OF BLANCO.

Several years ago, I was no Warren fan...then I observed him with an open mind, and I saw what an asset he is to The City of Blanco. He came from a City Manager city where he held that position and he WAS responsible for the budget, we should be happy we have someone of his background here. Is he well paid...yes...but you get what you pay for.

We must be able to put our egos and personal agendas aside, this is not a place for vengeance or vendettas. This is a place where the Citizens of Blanco put their trust in us to take care of Blanco and the blood, sweat, tears and tax dollars THEY have invested.

Divided we fail...Together we can do it.

So, let's choose to work together for the  of Blanco.

Closed regular meeting at 8:11 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 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 Performance Review and Cost-Benefit Analysis of Inframark Contract.
4. 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.
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 Economic Development Project.
6. 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 9:58 pm and convened into regular meeting.

Old Business #4:

Consideration, Discussion, and Take Possible Action on Performance Review and Cost-Benefit Analysis of Inframark Contract. **A motion was made by Mayor Pro-Tem Mack-McClung to approve concept and direct City Administrator to draft amendment to Inframark contract for final Council approval as soon as next month, seconded by Council Member Moore, all in favor, motion carried unanimously.**

Adjournment:

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

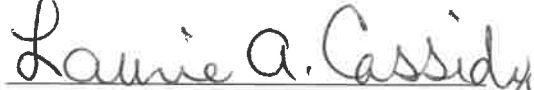
The meeting was adjourned at 10:00 pm.

Respectfully submitted,



Mike Arnold, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 10 day of September, 2024.

