

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

**Meeting Minutes
September 10, 2024**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on September 10, 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 Council Member Moses. 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:

- New iPads were received by the Mayor and Council to reduce the time and cost of producing paper packets for each meeting.
- Police Appreciation Picnic is this Saturday, September 14, 2024, 11-1 pm at Bindseil Park, we will have hotdogs and activities for the kids.
- Blanco County Burn Ban is off

Public Comments:

- Mike Smith, City of Blanco resident spoke regarding his public information request related to city staff and exit interviews. He shared the majority of persons who left stated the reason for leaving was due to a specific elected official and/or due to social media attacks on them by elected officials. He also spoke regarding the reorganization of the Transportation Committee (TPAC), stating we need to treat our volunteers (and staff) with respect and appreciation. He asked the Council to support the volunteers and let them continue doing their job without interruption.
- Kenneth Welch, Blanco County resident spoke regarding the reorganization of the Transportation Committee (TPAC). He asked the Council to discuss the purpose and direction first and then assignment of members.
- Dave Smith, City of Blanco resident spoke and said we understand the problems within the city and went on to discuss the Transportation Committee (TPAC). He is concerned about what is going on with TPAC Committee and believes the committee should be made up of persons outside the Council, outside the city limits and inside the city limits.

OPENED PUBLIC HEARINGS at 6:12 pm

No Comments

1. Approval of Special Use Permit to allow variance to sidewalk requirements at 603 Elm Street (Harrison Heirs, Blk 02), 1.748 acres, Blanco, Texas 78606, (Property Owner: Larson, John and Kathryn).

2. Approval of Short-Term Rental Permit Application at 20 Mesquite Street (Blanco River Addition, 0.26 acres, Blanco, Texas 78606, (Property Owner: Villalon, Xavier and Leticia).

CLOSED PUBLIC HEARINGS at 6:12 pm

PRESENTATIONS:

1. Streetscape Committee Update presented by Retta Martin, Chair and Eric Burkhart.
2. Historic Preservation Commission Update presented by Gary Currier, Chair.
3. Annual HOT Report, presented by Libbey Aly, Blanco Chamber of Commerce (Libbey has been with the Chamber for the past 13 years. This year's request for HOT funds totals \$154,237.
4. Request for HOT Funds for Christmas Lights by Brandon Carlson, Blanco Chamber of Commerce. Great for our community and tourism. 1) courthouse needs electrical upgrade of \$25,207, 2) Trimming of trees by Sean Cole, \$1,800 (balance of work to be provided at no cost), and 3) 70,000 feet of lights at a cost of \$15,000, total cost first year of project: \$42,007.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator, spoke regarding the progress with the pothole repairs project, the 2024-2025 proposed budget to be adopted at a special meeting on September 27, he also discussed the budget process and miscommunication with the budget numbers. Lastly, he discussed the need to grow the City's economic base to be able to afford infrastructure upgrades and fill positions that were not funded in the coming year's budget. The expansion into the ETJ is hampered by being capped out on sales tax, looking at infill growth and voluntary annexation in the future to provide better services to the public and CIP (Capital Improvements), grants, and impact fees will be vigorously explored to provide future funding needs.
2. City Hall, Dana Bundick, Interim Finance Director presented the July and August monthly financial reports. Dana also presented the Manual of Accounting Policies, the Investment Policy, and the Purchasing Policy for annual review and updates. The Council gave their input (vendors, change review period from 5 years to 1 year, Purchasing Policy, page 96, Section 2.2, vendor payment process, and have two members of staff review and approve all invoices before approval for payment).
3. Police Department, Chief Thornhill presented the August (newly revised) Monthly 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 August 6, 2024, Budget Workshop #2.
2. Approval of Minutes from the August 13, 2024, Regular Meeting.
3. Approval of Minutes from the August 15, 2024, Budget Workshop #3.
4. Approval of Minutes from the August 20, 2024, Special Meeting and Water Workshop.
5. Approval of Minutes from the August 26, 2024, Budget Workshop #4.

A motion was made by Council Member Swinson to approve the consent agenda item one through five as presented, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.

Old Business #3, moved up on the Agenda by Mayor Arnold:

1. Consideration, Discussion and Take Possible Action on New Membership and Direction for the Transportation Planning and Advisory Committee (TPAC). By default, all Council Members are members of the committee. Mayor Arnold appointed Council Member Moore as the Chair. Council Member Moore thanked the current members. He reviewed all the applications and said as an ad-hoc committee he wishes to nominate all applicants (current members as well as new) be approved as committee members. These members include Ken Welch, Libbey Aly, Brandon Carlson, Jo Nell Haas, Wendy Cambridge, Robin Dallenbach, Lowell Choate, Grady Achilles, Scott Rubin, and Daniel King. Three initiatives: 1) expand focus 281 bypass, 2) analysis parking within the city, and 3) annexation discussions. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the slate of applicants as presented and appoint Council Member Moore as committee Chair, seconded by Council Member Moses, motion tied 2-2 with Council Members Swinson and Cargill opposed and Council Member Moore abstained from the vote. The Mayor voted in favor of the motion, making the vote 3-2, motion carried.**

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 variance to sidewalk requirements at 603 Elm Street (Harrison Heirs, Blk 02), 1.748 acres, Blanco, Texas 78606, (Property Owner: Larson, John and Kathryn). Warren discussed request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments. Planning & Zoning Commission recommended denial of request. The Council discussed in detail. Owner spoke regarding the cost of sidewalks. **A motion was made by Council Member Swinson to deny the variance request, seconded by Council Member Moore, motion carried 4-1 with Council Member Moses opposed.**
2. Consideration, Discussion, and Take Possible Action Approval of Short-Term Rental Permit Application at 20 Mesquite Street (Blanco River Addition, 0.26 acres, Blanco, Texas 78606, (Property Owner: Villalon, Xavier and Leticia). **A motion was made by Council Member Cargill to approve the Short-Term Rental permit, seconded by Council Member Moore, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Le Domaine at Riviere Blanc Subdivision, Final Plat, 382.99 Acre Tract (ETJ), Blanco, Texas 78606 (Property Owner: Riviere Blanc Investments, LLC). The Planning & Zoning Commission recommended approval of final plat on condition of approval of drainage plans. The council can either 1) not approve final plat until plans are approved or 2) approve subject to final plat approval. 30 days from last Thursday, P&Z meeting. **A motion was made by Council Member Moses to approve the final plat for LeDomaine at Riviere Blanc Subdivision on the condition that all Ardurra's conditions are met and give Warren the authority to approve, if Warren were to deny approval of final plat, bring back to the Council at that time, seconded by Council Member Cargill, motion carried unanimously.**

Closed regular meeting at 9:05 pm to take a short break. At 9:16 pm reconvened into regular meeting.

4. Consideration, Discussion, and Take Possible Action on Approval of Amendment to Inframark Contract. Inframark's offer is as follows: Mowing of city parks, right-of-ways, and rear easements identified in Schedule 5 and perform limb trimming in said city parks, right-of-ways, and rear easements. Inframark is willing to decrease the cap coverage admin fee from 15% to 5% (estimated to be about \$21,000 of savings to the City).

The cost savings to the city are estimated at \$90,000. Staff's recommendation is for approval of the contract amendment. The Council discussed. **A motion was made by Council Member Moore to approve Amendment (to Inframark Contract) as stated, seconded by Council Member Moses, all in favor, motion carried unanimously.**

5. Consideration, Discussion and Take Possible Action on Formation of Committee for Financial Transparency and Security. The Council discussed and does not want to hinder staff or dig up skeletons but could be in agreement with an oversight committee with internal controls. *Council Member Moses issued directive to Warren Escovy, City Administrator, to work with the Mayor to form scope of work for committee and take applications to be presented to the Council at the next regular meeting on October 8, 2024.*
6. Consideration, Discussion and Take Possible Action on Approval of the membership and direction of the Comprehensive Master Plan Task Force. Mayor Pro-Tem Mack-McClung shared Committee Structure: Ad-Hoc Advisory Committee made up of at least ten members, including Brad Farbstein, Jimmy Klepac, Jo Nell Haas, Jon Brieger, Julie Alexander Shacklett, Libbey Aly, Matt Lewis, Mike Betzer, and OJ Armstrong with Chairperson as Mayor Pro-Tem Mack-McClung. Advisory Members to include Brandon Melland, Brandon Niceley, Eric Burkhart, Mike Puryear, and Tim Tuggey. Meet at least once monthly and continue to be active until City Council approves the Comprehensive Master Plan. The Council discussed. **A motion was made by Council Member Moses to approve the membership as listed and to take additional applications to add at least four City of Blanco residents with Mayor Pro-Tem Mack-McClung as the Chair (the committee will be made up of a minimum of 14 members with no maximum number of members set), seconded by Council Member Moore, motion tied 2-2 with Council Members Swinson and Cargill opposed and Mayor Pro-Tem Mack-McClung abstained from vote. The Mayor voted in favor of the motion, making the vote 3-2, motion carried.**
7. Consideration, Discussion and Take Possible Action on Approval of RESOLUTION DELAYING ACTION ON AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A IN AN AMOUNT NOT TO EXCEED \$2,500,000; AND OTHER MATTERS RELATED THERETO. Council Member Moore abstained from item. Angela Avila with McCall Parkhurst & Horton shared with the Council this Resolution is to formalize date change to October 8, 2024. This item was voted on at the July 9 Council meeting. **A motion was made by Council Member Moses to approve the RESOLUTION DELAYING ACTION ON AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A IN AN AMOUNT NOT TO EXCEED \$2,500,000; AND OTHER MATTERS RELATED THERETO, seconded by Council Member Cargill, all in favor motion carried 4-0 with Council Member Moore abstained from vote.**
8. Consideration, Discussion and Take Possible Action to reduce total water usage as described in Stage 4 of the City's current Water Conservation Plan and Drought Contingency Plan. The Council discussed. **No Action Taken.**

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

1. Consideration, Discussion and Take Possible Action to Approve Amendment to Agreement for a Monitored Trial Program for Reclaimed Water Service, by a One-year Extension and Option to Renew for One Additional Year. Attorney Tim Tuggey discussed with the Council and recommended approval. **A motion was made by Council Member Moore to approve one-year extension and option to renew for one additional year, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of H2O Analytics Corp Customer Portal Plan, to be part of the new automatic metering system and update from Josh Bennett with Ferguson regarding new Smart Meter Installations. Josh Bennett shared when setting up the system at baseline, no charges. Voice over IP messages sent out, charged back to city at rate of \$0.12 per message. Auto set up for E-mails and push notifications which are free. Four options, push notifications, email, phone calls, and text messages. On average 8% of customers use 50% of system. On average, 10,000 baseline customer meter system, charges average \$150 per month in notification charges. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the notification software, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
- ~~4. 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. Item struck from Agenda.~~

Closed regular meeting at 10:10 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 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.
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 Economic Development Project and related Negotiations.
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 deliberation and discussion on duties of public employee.
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 other Pending Legal Matters.


Closed executive session at 11:44 pm and convened into regular meeting.:

Adjournment:

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

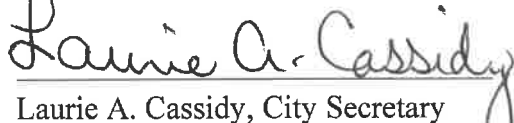
The meeting was adjourned at 11:44 pm.

Respectfully submitted,



Mike Arnold, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 8 day of October, 2024.

