

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

**Meeting Minutes
September 21, 2021, 3:00 pm**

A special meeting of the City Council, City of Blanco, Texas was held on September 21, 2021, at 3:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 3:04 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, Councilmembers Barron, Smith, Divine, and McClellan.

City staff present: Kelly Kuenstler, Laurie Cassidy, Ronnie Rodriguez, Linda Coones, and Sergeant Thornhill.

Mayor Lumpee made the following announcements: we have a new Court Clerk, Amber Bennett; the city was approved for a dot gov domain, we will change our website to dot gov in the near future; the Twin Sisters "Raise The Roof" fundraiser is this weekend; and presently we have no County burn ban.

Public Comments:

- G.R. "Mac" McElliott – shared information on the Veterans Day Parade to be held on November 13 at 9:00 am. For more information, please call 830-443-2862.
- Susan Moore, Chairman of Planning & Zoning Commission spoke regarding the fee schedule, water meter box damage, city determines where to place the box and when placed on city property, the city (not property owner) should be held liable. (New Business Item 2) Also, regarding New Business Item 14 – permit expiration will this override any current regulations and if so, which ones?
- Christine Anderson submitted letter (read by Kelly Kuenstler) regarding Land Use Agreement for Bee Street.

Presentations – Community Aid Requests:

- Paul Granberg, PCT 4, Blanco County Recycling Center Coordinator spoke regarding the recycling center program and requested \$5,000 to help maintain the center.
- Retta Martin spoke for Keep Blanco Beautiful, Inc, (KBB) a 501(C)3 which was formed in 2000 to Beautify Blanco. KBB is requesting \$2,000 to help with their programs such as recycling and education. Ms. Martin also spoke for the Streetscape Committee which was formed in 2009 to develop a Master Streetscape Plan for the Blanco Historic District and are asking the City to match \$6,000 for master planner (Mainstreet Architects).

- Crystal Spybuck, Library Director for Blanco County South Library District spoke for Library and requested \$15,000 to support ongoing library operations and continuance of its programs.
- Roxanne Sorrell, chairman of Blanco Historic Preservation Commission, requesting \$3,500. BHPC exists to protect our historic district and landmarks, foster civic pride, tell our town story, protect, enhance, and attract visitors who contribute to the local economy.

Presentation on TLAP vs TPDES Permitting Considerations (Nick Dornak, Director of Watershed Services, The Meadows Center for Water, and the Environment)

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 Councilmember, in which those items will be pulled for separate consideration.

1. Approval of the Appointment of Mayor Rachel Lumpee as CAPCOG General Assembly Representative.
2. Consideration and Approval of the August 10, 2021, Regular Meeting Minutes
3. Consideration and Approval of the September 17, 2021, Special Meeting Minutes
4. Consideration and Possible Action on the Relocation of Blanco City Council Meetings to the Gem of the Hills Until Further Notice Due to Rising Covid Numbers (Kelly Kuenstler)
5. Resolution 2021-R-011 to Consider and Possibly Adopt COVID 19 Guidelines.

A motion was made by Councilmember Smith to approve the consent items one through five, seconded by Councilmember Barron, all in favor, motion passed unanimously.

New Business: Consider, Discuss and Take Appropriate Action on the Following: Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Section 551.072.

1. Discussion and Possible Action on Amendment to City of Blanco's Reclaimed Water Rates (Councilmember Smith). Council discussed rates. Motion by Councilmember Barron of rate change to \$1.75 was withdrawn. **A motion was made by Councilmember Smith to change reclaimed water rate to \$.35/1000 gallons for TCEQ approved users, seconded by Councilmember Barron, all in favor, motion passed unanimously.**
2. Discussion and Possible Action on Amendment to Fee Schedule Ordinance 2020-O-011, Appendix A (Ronnie Rodriguez, Public Works Director). Linda Coones, Finance Director presented slides of suggested changes. **A motion was made by Councilmember Barron to increase base water fee 3% to all water users, seconded by Councilmember Smith, all in favor, motion passed unanimously.**

3. Discussion and Possible Action on an Amendment to the Builder's Risk Flood Insurance at the Water Treatment Plant (Councilmember Smith). Kuenstler presented slideshow. TML went to underwriter on behalf of City and is able to provide flood insurance at a cost of \$2,533.00 which includes a \$1,000 deductible. **A motion was made by Councilmember Smith to independently contract for the builder's risk flood insurance policy to protect the City's interests during the construction of the water treatment plant and approve the cost of \$2,533 with \$1,000 deductible, seconded by Councilmember Barron, all in favor, motion passed unanimously.**
4. Discussion and Possible Action on Sending a Nomination for the Board of Director Member (s) of the Blanco County Appraisal District (Kelly Kuenstler, Interim City Administrator). Ms. Kuenstler said the Blanco County Appraisal District is accepting nominations for the Board of Director Member(s). Each taxing unit may nominate, by Resolution, one candidate. The Mayor must submit name of nominee by October 15. **Councilmember Smith asked to table, seconded by Councilmember Barron, all in favor, item tabled.**
6. Presentation, Discussion and Possible Action on a Land Use Agreement Between the City of Blanco and Good Samaritan of Blanco (Kelly Kuenstler, Interim City Administrator) Kuenstler presented slides. **A motion was made by Councilmember Barron to enter into land use agreement to lease portion of property at Bee Street to Good Samaritan, in the amount of \$1.00 per year for term of five years with a five year extension option and any improvements made to the property be overseen by our City Administrator, seconded by Councilmember Smith, all in favor, motion passed unanimously.**
7. Presentation, Discussion and Possible Action on the American Rescue Plan Funds (Kelly Kuenstler, Interim City Administrator). Ms. Kuenstler, applied for grant and was approved on August 2, funds in the amount of \$256,582.35 were received August 27. The Federal Register Guidelines state the Government services can include, but are not limited to, maintenance or pay-go funded building of infrastructure including roads, modernization of cyber security, including hardware, software and protection of critical infrastructure, health services, environmental remediation, school of educational services and the provision of police, fire, and other public safety services. Linda will set up separate fund and as Council directs, account will be set up. Councilmember Barron would like to see some of these funds go toward roads but also wants a study completed on current status of all city roads first. **Councilmember Barron moved we wait to spend funds until we receive reports from public works, seconded by Councilmember Smith, all in favor, motion passed unanimously.**

8. Discussion and Possible Action on the Approval of Ordinance 2021-O-007 of the City of Blanco, Texas, Setting and Approving the Municipal Budget for the 2021-2022 Fiscal Year; Funding Municipal Purposes; Authorizing Expenditures; Providing for: Findings of Fact; Enactment; Filing of Budget; Repealer; Severability; Effective Date; and Proper Notice and Meeting. Council discussion: Chamber funds payout from HOT funds, Library enter into MOU and pay out of Community Aid funds, Blanco Historic Preservation, \$3,500 paid out of HOT funds, Recycling Center - \$0, CARTS – tabled, Children’s Advocacy Center enter into MOU and fund for \$2,000 out of Community Aid funds, Keep Blanco Beautiful, fund \$2,000 out of HOT funds and Streetscape funding \$7,000 out of HOT funds. HOT Funds total \$12,500 + \$72,000 and Community Aid total \$17,000 and no funding of CARTS or Recycling Center at this time) No 2.2% COLA for Interim City Administrator.

A motion was made by Councilmember Smith to approve Ordinance 2021-O-007 of the City of Blanco, Setting and Approving the Municipal Budget for 2021-2022 Fiscal Year, with the amendments to budget that were previously discussed (changes to Community Aid, changes to HOT funds, \$5,000 addition to Enterprise Fund for 3% base fee increase, FEMA budget as is , COVID budget as is, 2.2% COLA excluding Interim City Administrator, addition of water rate increase), seconded by Councilmember Barron. The vote was unanimous with Mayor Pro-Tem Saucedo, Councilmembers McClellan, Smith, Barron, and Divine voting for and no one voting no. Motion passed.

9. Discussion and Possible Action on the 2021 proposed maintenance and operating tax rate of \$0.1655 to fund the 2021-2022 Budget. **A motion was made by Councilmember Barron to adopt a Maintenance and Operating Tax Rate of \$0.1430 to fund the 2021-2022 Budget, seconded by Councilmember Smith. The vote was unanimous with Mayor Pro-Tem Saucedo, Councilmembers McClellan, Smith, Barron, and Divine voting for and no one voting no. Motion passed.**
10. Discussion and Possible Action on the 2021 proposed debt tax rate of \$0.2073 to fund the 2021-2022 debt obligation. **A motion was made by Councilmember Barron to adopt the proposed debt tax rate of \$0.2073 to fund the 2021-2022 debt obligation, seconded by Councilmember Smith. The vote was unanimous with Mayor Pro-Tem Saucedo, Councilmembers McClellan, Smith, Barron, and Divine voting for and no one voting no. Motion passed.**
11. Discussion and Possible Action on approval of Resolution 2021-R-012 of the City of Blanco, Texas, Ratifying expenditures; filing of budget; repealer; severability; effective the Municipal Budget for Fiscal Year 2021-2022; funding municipal purposes; authorizing date; and proper notice. This budget will raise more revenue from property taxes than last year’s budget by an amount of \$88,160.36 which is a 13.10% tax increase from last year’s budget. The property tax revenue to be raised from new property added to the tax roll this year is \$6,586.67.

A motion was made by Councilmember Smith to approve Resolution 2021-R-012 of the City of Blanco, Texas Ratifying expenditures, filing of budget, repealer; severability; effective the Municipal Budget for Fiscal Year 2021-2022; funding municipal purposes; authorizing date, and proper notice, seconded by Councilmember Baron. The vote was unanimous with Mayor Pro-Tem Saucedo, Councilmembers McClellan, Smith, Barron, and Divine voting for and no one voting no. Motion passed.

12. Discussion and Possible Action on the approval of Ordinance 2021-O-008 of the City of Blanco, Texas, Setting and Approving the 2021 ad valorem tax rate and levy of \$0.3728 cents per one hundred dollars of assessed valuation of all taxable property within the corporate city limits of the City of Blanco, Texas. **A motion was made by Councilmember Barron to approve Ordinance 2021-O-008 of the City of Blanco, Texas, Setting and Approving the 2021 Ad Valorem Tax Rate and Levy of \$0.3503 cents per one hundred dollars of assessed valuation of all taxable property within the corporate city limits of the City of Blanco, Texas, seconded by Councilmember Smith. The vote was unanimous with Mayor Pro-Tem Saucedo, Councilmembers McClellan, Smith, Barron, and Divine voting for and no one voting no. Motion passed.**
13. Discussion and Possible Action on the Submission of an RFQ for Professional Services for Running the Water Treatment and Wastewater Treatment Plants (Councilmember Barron) Ms. Kuenstler presents PowerPoint presentation. **A motion was made by Councilmember Barron to have the City Administrator issue RFQ for Professional Services for Running the Water Treatment and Wastewater Treatment Plants as outlined in the sample RFQ and to be sent out no later than October 15, seconded by Councilmember Divine, all in favor, motion passed unanimously.**
14. Discussion and Possible Action on Approval of an Ordinance Relating to Permit Expirations and Project Dormancy as Authorized by Chapter 245 of the Texas Local Government Code (Councilmember Barron). Council to provide ordinance wording to Planning & Zoning for their review and annual UDC updates and recommendations. **No action taken.**

Closed regular meeting at 6:38 pm and moved to Executive Session at 6:39 pm.

Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Section 551.071 and 551.072.

1. Deliberations Regarding Real Property Pursuant to Chapter 551.072 of the Texas Government Code for Discussion Regarding the Value, Sale, Purchase, or Lease of Certain Real Property Owned by the City of Blanco.
2. Texas Government Code – Section 551.071 (Consultation with Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney Regarding Legal Issues Associated with Wastewater Treatment Plant Easement

Closed Executive Session at 7:19 pm and opened regular session.

New Business (Items moved to after Executive Session per Mayor Lumpee):

5. Discussion and Possible Action Related to Amendment to Wastewater Treatment Plant Easement Agreement with Adjoining Landowner (Kelly Kuenstler, Interim City Administrator) **No Action Taken.**
15. Discussion and Possible Action Related to the Value, Sale, Purchase or Lease of Certain Real Property Owned by the City of Blanco. (Kelly Kuenstler, Interim City Administrator. **No Action Taken.**

No Action taken on Items 1-2 Executive Session.

Adjournment

A motion was made by Councilmember Smith to adjourn the meeting, seconded by Councilmember Barron, all in favor.

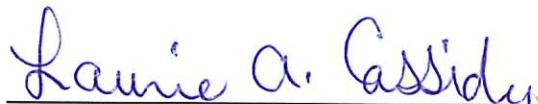
Meeting was adjourned at 7:20 pm.

Respectfully submitted,



Rachel Lumpee, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 12 day of October, 2021.

