

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

**Meeting Minutes
October 8, 2024**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on October 8, 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 Moses, Cargill, and Moore. Council Member Swinson was absent.

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 announcements:

- Texas Water Company is moving to Stage 3 Water Restrictions on Monday, October 14, 2024.
- New water meter installations are almost complete, approximately 50 meters are left to install.
- An online *Utility Billing Request Form* has been created for any customer needing additional assistance with paying their water bill. We understand there has been some confusion due to all the recent changes including the new accounting/billing system, adopted a new rate structure, water meter upgrades.

Public Comments:

- Heidi Savory, Blanco business owner, spoke regarding roof damage to Cranberries Antiques building during high wind event. Has asked for trees (located behind the building) to be trimmed. The damage to roof was \$3,715. She is asking for the city to reimburse her.
- Retta Martin, City of Blanco resident, spoke regarding the Streetscape Committee. She shared the committee's donor recognition plan. Keep Blanco Beautiful (KBB) has been raising money annually since 2000. All donors for the Streetscape project will receive some form of compensation such as a bench in Bindseil Park or Planter on the square. There will also be a Doner Challenge going on.

OPENED PUBLIC HEARINGS at 6:10 pm (No Comments)

1. Approval of Short-Term Rental Permit Application at 1006 12th Street (Hill Country Haven, TC Estates, Lot 01, 0.232 acres, Blanco, Texas 78606, (Property Owner: Latham, Abby T.).

CLOSED PUBLIC HEARINGS at 6:10 pm

PROCLAMATION:

1. Mayor Arnold Proclaimed October 2024 as Hill Country Night Sky Month.

AD-HOC COMMITTEE PRESENTATIONS:

CIAMAC Committee Update by OJ Armstrong, Chair

Utility Billing Fees -- Rate Order (Four Components)

1. Water Available Fee (fixed rate) based on size of meter (5/8" meter = \$41.49)
2. Plus, cost of all water that passes through the meter
3. Sewer/Wastewater Availability Fee (fixed rate) based on size of meter (5/8" meter = \$32.20)
4. Plus, fee for utilization \$8.39/1,000 gal. based on 80% of water consumption

Designed so the Enterprise Fund can build a reserve.

All customers Outside City Limits (OCL) pay an extra fee (availability fee) of \$16.12

Recent ruling from the Texas Supreme Court, SAWS will now take ownership of its wastewater discharge into the San Antonio River(GBRA already filed a motion to readdress).

Transportation Planning & Advisory Committee by Council Member Moore, Chair

TPAC Standing Directives

- Recommend a comprehensive transportation plan, including street layout, design standards, and traffic control features
- Coordinate all Transportation plan recommendations with CIAMAC, Planning & Zoning Commission, Streetscape Committee, and City Police
- Coordinate city transportation infrastructure issues with TXDOT when state highways are involved
- Provide community outreach to ensure public input on all transportation related matters impacting residents.

Current Directives

- Future of Main Street
- Voluntary annexation or other options opportunities if a relief route is selected
- Parking in Blanco

Recent updates

- Expanded Committee (from five to 11 members)
- Held first committee meeting with expanded committee
- TxDOT Meeting

Accomplishments

- Community Meeting (July 25, 2024)
- Over 800 historical and environmental features provided to TxDOT for evaluation
- Data/Research Collected thus far
- TxDOT timeline will be long with environmental, land acquisition, and design aspects dictating 10+ years possible relief rout opening

TxDOT Meeting

- Met with TxDOT team on October 1, 2024 (Tucker Ferguson, Heather Nguyen and Megan Dutton)
- Widening of Highway 281 (outside of the City) is funded and underway
- TxDOT is working to minimize impact

- Impact to Blanco (No Build remains an option until it isn't)
- Relief Route Selection (limited exits – use existing thoroughfares (e.g. 165))
- There will not be an announcement of a final choice or a meeting with the community in October as originally planned
- City of Blanco discussed voluntary annexation or other options
- Frontage road on the relief route will most likely be one-way
- 10+ years before a relief route would be completed

TPAC next steps

- Short Term
- Mid Term
- Long Term

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator, shared the following: last month the Council adopted the 2025 budget, Certificate of Obligation Series 2024A will be delayed for a second time, the water plant is close to being operational and they are performing test runs this week, PSI new water meter installations are almost complete (approximately 50 left to install), billing issues (discussed previously by Mayor Arnold) contact the Utility Billing Department for assistance, Boards and Commissions (Comprehensive Master Plan Task Force is looking for volunteers, Planning & Zoning needs two volunteers and Historic Preservation Commission needs 1 volunteer). Plans are being made for a monthly Council workshop, looking at the fourth Tuesday, one hour in length to discuss various upcoming projects, etc., in a more relaxed atmosphere.
2. City Hall, Dana Bundick, Interim Finance Director shared she is working on year-end close out and will present October monthly finance report next month.
3. Police Department, Chief Thornhill thanked the Mayor and Council for the appreciation picnic. He spoke about the Homecoming Parade, had one flaw/miscommunication, won't happen again. PD attended the first responder blessing on September 30, they held their first 5K run which Council Member Swinson participated in. Regarding staffing, they have made three conditional job offers, of which two have been accepted. One is a cadet in the Academy who will be available to start employment in March.

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 September 10, 2024, Regular Meeting and Public Hearing.
2. Approval of Minutes from the September 12, 2024, Special Meeting.
3. Approval of Minutes from the September 27, 2024, Special Meeting and Public Hearing.

A motion was made by Council Member Moore to approve the consent agenda items one through three as presented, seconded by Council Member Cargill all in favor, motion carried unanimously.

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

1. Consideration, Discussion, and Take Possible Action Approval of Short-Term Rental Permit Application at 1006 12th Street (Hill Country Haven, TC Estates, Lot 01, 0.232 acres, Blanco, Texas 78606, (Property Owner: Latham, Abby T.). Warren shared this property meets the requirements for a short-term rental. Planning & Zoning Commission recommended approval of the permit at their meeting on October 7, 2024. The Owner, Abby Latham shared they purchased the home and currently live in Spring Branch but plan to eventually live in Blanco. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the short-term rental permit application for Hill Country Haven at 1006 12th Street, seconded by Council Member Moore, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action with respect to Approval of a 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. Staff's recommendation is to approve the delay resolution as requested and look at the projects that could be included in the amended 2024A series. **A motion was made by Council Member Cargill to approve the Resolution delaying action on the Ordinance, seconded by Mayor Pro-Tem Mack-McClung, motion carried 3-0, with Council Member Moore abstaining.**
3. Consideration, Discussion, and Take Possible Action on Approval to purchase a Wacker Neuson Compacting and Rolling equipment new for about \$25,000 or a used machine for about \$15,000 to be used for street repair paving. The Council discussed the best option at this time would be cold mix as it is easier to use and less expensive. They also discussed the purchase of machine, new vs. used. Staff's recommendation is to authorize staff to purchase a Wacker Neuson RD12L-90 (roller). The purchase can use COVID funds for the 24' year. **A motion was made by Mayor Pro-Tem Mack-McClung to purchase a used machine, seconded by Council Member Moore, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of Amendments to the current Sign Ordinance 2011-392. The Council discussed changes that have been discussed and suggested by the Planning & Zoning Commission. Warren Escovy, City Administrator suggested that the Council review and discuss only tonight and bring back next month for a motion. Planning & Zoning Commission has been working on these revisions for months. The Council discussed keeping the variance notification but possibly reducing the base fee of \$750.00 to \$250.00 + actual cost to staff. **No Action Taken.**
5. Consideration, Discussion, and Take Possible Action on Approval of Matt Herden to fill Planning & Zoning Commissioner Vacancy. Planning & Zoning Commission and Warren Escovy, City Administrator recommend approval of application received from Matt Herden. **A motion was made by Council Member Moore to approve application from Matt Herden to fill vacancy on Planning & Zoning Commission, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
6. Consideration, Discussion, and Take Possible Action on Approval of street closure(s) on the Square, November 7-10, 2024 for Car Show held by MG Register. Scott Harvey, Texas MG Register, Dallas, Texas spoke and shared next month planning to hold event which begins November 7 and goes through November 10, 2024. They are expecting approximately 75-100 people. The theme is "Holding Court in Blanco". Car show is on Saturday, November 9 with 80 cars on display. (Friday night to Saturday morning). Chief Thornhill shared this date

coincides with the Veterans Day Parade which begins at 9:00 am, SAME Saturday. Mayor Arnold invited them to participate in the parade. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the street closures for Texas MG Register (parking 7:00 pm Friday to 2:00 pm on Saturday), seconded by Council Member Cargill, all in favor, motion carried unanimously.**

7. Consideration, Discussion, and Take Possible Action on Approval of Waiver of Water Disconnect Notices for the Months of November and December 2024. The Council discussed, each November and December Council either waives disconnects or moves back a week. Collections are more challenging when removed. **A motion was made by Council Member Moses to waive water disconnects for the months of November and December 2024, seconded by Council Member Moore, all in favor, motion carried unanimously.**
8. Consideration, Discussion, and Take Possible Action on Approval of rainwater collection gutters for Bindseil Park. The Council discussed **No Action Taken.**
9. Consideration, Discussion, and Take Possible Action on Approval of Revisions to City of Blanco Organizational Chart. Mayor Arnold opened up for discussion with the Council. Suggestions include moving City Attorney, Chief of Police and/or City Secretary under the Council to report directly to the Mayor and Council. **No Action Taken.**
10. Consideration and Discussion only (No Action) on Approval of Ordinance 2024-O-0xx Adoption of Ethics Policy. The Council discussed adoption of an ethics policy (template came from Bryan, TX). Tim Tuggey, Attorney said with the Council's blessing he will redline the draft policy and resubmit for review in the next 10 days. **No Action Taken.**
11. Consideration, Discussion, and Take Possible Action on Authorization of City Administrator to go out for RFQ for City Engineering Services. The City has contracted with Ardurra Engineering since March 2022. Concerned with speed and project management. Staff's recommendation is to authorize staff to go out for RFQ for Engineering Services. **A motion was made by Council Member Moore to authorize the City Administrator to go out for RFQ for City Engineering Services, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
12. Consideration, Discussion, and Take Possible Action on Authorization of City Administrator to go out for RFQ for IT Services. The Council discussed having more cyber security protocols put in place (this is a CJIS requirement). Staff's recommendation is to authorize the City Administrator to go out for RFQ for Computer Maintenance, Server Maintenance, and IT Support Services. **A motion was made by Mayor Pro-Tem Mack-McClung to authorize City Administrator to go out for RFQ for IT Services, seconded by Council Member Moore, all in favor, motion carried unanimously.**

Closed regular meeting at 7:54 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 Economic Development Project.
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 Pending Legal Matters.


Closed executive session at 9:04 pm and convened into regular meeting.:

Adjournment:

A motion was made by Council Member Moses to adjourn the meeting, seconded by Mayor Pro-Tem Mack-McClung, all in favor.

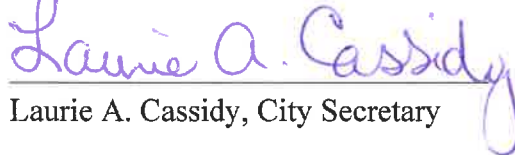
The meeting was adjourned at 9:05 pm.

Respectfully submitted,



Mike Arnold, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 12 day of November, 2024.

