

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

**Meeting Minutes
November 8, 2022**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on November 8, 2022, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:02 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 Barron, and Council Members McClellan, Thraikill, and Smith. Council Member Divine was absent.

City staff present: Warren Escovy, Laurie Cassidy, Jonathan Wheeler, and Chief Scott Rubin.

Mayor Lumpee made the following announcements:

- The City of Blanco remains on Stage 2 water restrictions.
- Blanco County burn ban remains on until Dec. 13 at noon.
- Upcoming events:
 - On Nov. 10 at 3:15, there will be a send-off for the Blanco High School Football team who will be heading to their playoff game. Go panthers
 - City offices will be closed on Friday, Nov. 11 in observance of Veterans Day.
 - The American Legion and Rotary Club will be hosting their annual Veterans Day Celebration on Nov. 11 starting at 5 p.m. at the Old 300's Back Forty. All veterans, active-duty military, and families are invited to attend.
 - The Veterans parade will take place this Saturday, Nov. 12 at 9 a.m. Come out and show your support.
 - The Blanco Library will have a free shred day on Nov. 12 from 9-11 a.m.
 - Uptown Blanco Arts and Entertainment will host a Mini Arts Fest on Nov. 12 from 10 a.m. to 2 p.m.
 - West-End Co. will have its annual Christmas party on Nov. 12 from 5-8 p.m.
 - Blanco Performing Arts: Fresh Air concert will take place on Nov. 12 at 7:30 p.m.
 - Blanco Underground will host a Texas Hold'em Tournament on Nov. 12 from 2:30-10 p.m. Registration opens at 2.
 - Blanco Library will host a Harvest Festival Family day from 10:30 to noon on Nov. 19.
 - Blanco Market Days will take place on Nov. 19 from 9 to 4 on the Courthouse lawn.
 - Lions Club Bowling for a Cause event will be held on Nov. 19.
 - Blanco's annual lighted holiday parade will take place on Dec. 17 at 6 p.m.

The Mayor encouraged all citizens to look at the calendar of events that can be found on the City's website and to sign up to receive the Chamber's bi-weekly blast.

- Thank you to all those who came out to our first Chat with Council last month. We will continue to host these types of events in the future and will let everyone know when the next one has been scheduled.

- Lastly, our Planning and Zoning Commission Chair, Mrs. Susan Moore has stepped down from this role effective today. I would like to thank Mrs. Moore for serving on P&Z these past 4 years, over three years as chair. We appreciate all of her hard work and dedication during her time on P&Z. If you are interested in serving on P&Z, please fill out the application which can be found on our website, visit City Hall, or contact Laurie Cassidy at citysec@cityofblancotx.gov.

Public Comments:

- Laurie Cassidy, City Secretary read comments emailed from Council Member Divine regarding all items on current agenda.
- Sarah Knippa, resident at 916 9th Street, opened her comment with a prayer. She spoke referencing Section 552.001 and 552.021 of the government code, to request information from a governmental entity and specifically regarding the use of personal emails for governmental business.
- Charles Valdez, Frontier Waste Solutions, spoke regarding new business item #5, submission of an RFQ for professional services regarding garbage collection services contract.
- Barnaby Cox, resident at 220 8th Street, introduced himself, new in town, came here from Florida. He said he supports direct contact with neighbors and being positive. He thanked Council for their hard work. He said he is willing to serve.

Closed regular meeting at 6:15 pm and open public hearing.

PUBLIC HEARINGS:

1. Approval of Rezoning Application from R5 to C1 to allow for small hotel/lodging, Located at 515 3rd Street, Blanco, Texas Block 11, Lots Pts 2&3 & all 4&5, Acres 1 (Owner: R.L. Toms, Inc., Lyndi Achilles)

- No comments

Closed public hearing at 6:15 pm and opened regular meeting.

Staff Presentations:

- City Hall, Warren Escovy, City Administrator shared the following: Planning & Zoning Commission met last night to review the UDC updates, pothole repairs and RFQ coming soon, just received second trench of grant funds, Brandon Melland, KFriese, 281 Overlay over current UDC, another workshop coming in next few weeks., Mayor and Council working on Highway 281 Task Force, should have more news early part of next year.
- Police Department, Chief Rubin presented the October 2022 Monthly Statistics Report. The Police Department had a busy weekend including an aggravated assault. The last officer completed training, the officer with COVID is now back to work, and the detective is also back to work part time after having baby.

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 October 11, 2022, Regular Meeting and Public Hearing.
3. Approval of Resolution 2022-R-013 Texas Water Development Board's "CFO to Go" Assessment and Training Program.
4. Approval of Resolution 2022-R-014 Application Filing and Authorized Representative with Texas Water Development Board (TWDB).
5. Approval of Resolution 2022-R-015 Application Resolution – Certificate of Secretary with Texas Water Development Board (TWDB).

At the request of Council Member Thraikill, Item #2 was pulled from the Consent Agenda and moved to New Business.

A motion was made by Mayor Pro-Tem Barron to approve items one, three, four, and five on the consent agenda as presented, seconded by Council Member Thraikill, all in favor, motion carried unanimously.

New Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Action on Approval of Rezoning Application from R5 to C1 to allow for small hotel/lodging, Located at 515 3rd Street, Blanco, Texas Block 11, Lots Pts 2&3 & all 4&5, Acres 1 (Owner: R.L. Toms, Inc., Lyndi Achilles) Warren Escovy, City Administrator said the zoning will lend itself to a small hotel, currently 21 units, assisted living. Fiscal Impact: 21 room small hotel could bring in Hotel Motel taxes. Property would probably increase in ad valorem value as a commercial property. Recommendation: This item passed at Planning & Zoning Commission last night and both staff and P&Z recommend approval. Mayor Pro-Tem Barron said thank you so much for your years of service at Henry House.

A motion was made by Council Smith to approve the rezoning application from R5 to C1 at 515 3rd Street, with the following conditions, future use be in full compliance with the parking code and all parking be located within the C1 zone, seconded by Council Member McClellan, all in favor, motion carried unanimously.

New Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Action on the Approval of City Acceptance of Water and Sewer Lines Improvements, Blanco 40 Acre Commercial at 2400 US Hwy. 281 N. (the City of Blanco and Six-Wheeler Investments, LLC). Warren Escovy, City Administrator explained in 2020 the previous administrator and engineer approved the plans to allow Six Wheeler Investments LLC to build and construct a waterline and sewer line parallel to US 281. The previous public works director did visit the site where lines were being installed but the site wasn't inspected on a regular basis by an inspector. Six Wheeler also secured easements from adjacent property owners and had them recorded in Blanco County.

These easements are part of the public record but were not reviewed by the administration at the time they were recorded. The water and sewer lines were constructed before 2022 and there had been negotiation of what would be required for the City to accept the improvements. Ardurra, the City Engineer required a series of tests to be conducted (hydrostatic test of the waterline, a mandrel test of the sewer main and vacuum test of the manholes). All tests have been completed in a satisfactory manner and should ensure that the water sewer lines were constructed in a manner acceptable to the City. A waterline sag was fixed. Council members discussed the bond requirements. A 2-year maintenance bond is required to cover possible maintenance and mechanical failures that could occur. Staff recommended a 3 year bond at 20% of the \$1.2 million dollar facility thereby making the value of the bond at \$254,000. **A motion was made by Council Member Smith to Approve the City Acceptance of Water and Sewer Lines Improvements with the submittal of a \$420,000 bond for 3 years, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**

Old Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Action on Amendment to Chapter 7 of the Code of Ordinances in Health and Sanitation for the maximum height of weeds and other vegetation and Amendment to Chapter 3 Animal Control Livestock (loose livestock). Warren Escovy, City Administrator shared staff recommendations, Chapter 7: change the restriction in single family occupied homes from 12 inches to (18 or 24 inches) but to require 12 inches on vacant lots and commercial properties and Chapter 3: move to a complaint based enforcement primarily as this issue is not very widespread. Council Member Smith said he has listened to the citizens, while this was in place, it has not been enforced. **A motion was made by Council Member Smith to remove Section 7.03.008 maximum height of weeds and other vegetation and remove Section 3.02.003 Loose livestock from the current Code of Ordinances, seconded by Council Member Thrailkill, motion carried 3-1 with Mayor Pro-Tem Barron opposed.** Mayor Lumpee asked residents to be careful with tall grass during the current drought.

New Business (Continued):

2. (Pulled from Consent Agenda)
Approval of Six Month Extension on the Gem of the Hills Contract in the Amount of \$1,200.00. Council discussed various meeting locations. **A motion was made by Council Member Thrailkill to approve a 6 month extension on the Gem of the Hills Contract, seconded by Council Member Smith, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Action on Approval of Amendment to Ordinance 2021-O-005 Rules of Decorum. Mayor wanted to address due to comment brought up at chat with council. **A motion was made by Mayor Pro-Tem Barron to amend Rules of Decorum to add item #4, and revise item #9, seconded by Council Member McClellan, all in favor, motion carried unanimously.**

4. Consideration, Discussion, and Take Action Approval of Change of Date to Water Disconnect Notices for the Months of November and December 2022. Warren said we send bill outs end of month and due by 10th. We have a new software system. Do not want to disconnect residents on a Friday or a holiday. Due to thanksgiving and Christmas would like to push disconnect date back a week for the months of November and December. In the past the council has voted to waive disconnects in December. **A motion was made by Mayor Pro-Tem Barron to change the water disconnect dates for November and December from the 21st of the month to the 10th of the month, seconded by Council Member Smith, all in favor, motion carried unanimously.**
5. Consideration, Discussion, and Take Action on the Submission of an RFQ for Professional Services Regarding Garbage Collection Services Contract. The City has a five year contract with Waste Connection that expires on March 30, 2023. The contract automatically renews unless the City gives a 90-day notice of a change in solid waste providers. Staff recommends that Council approve moving forward with Waste Connection and renew the current contract with changes as needed. Council discussed going out for RFQ in order to obtain the best value and pricing with the new contract. It was also suggested to look into rates for recycling and bulk trash pick-up. **A motion was made by Council Member Smith to put out an RFQ for professional services regarding garbage collection services, seconded by Mayor Pro-Tem Barron, all in favor motion carried unanimously.**
6. Consideration, Discussion, and Take Action on Approval of Contract between the City of Blanco and Elk Contracting to Replace/Repair Roof at City Hall, 300 Pecan Street for a Cost Not to Exceed \$25,000. Warren Escovy, City Administrator said in 2020 the previous city administrator put in claim for roof repairs which was denied. Warren put in another claim this year that was also denied. The city budgeted \$50,000 for repairs and fortunately the bid was under \$25,000. The current roof is over 20 years old; panels don't match, fasteners have fallen off in multiple areas, and currently has no decking, Staff recommends that Elk Contracting be hired to fix and replace the roof at City Hall for a cost of \$24,141. Council Member Smith asked about approval of COA from Historic, Ryan Moses agreed, they could review and approve. Will be repairing leaning post as well. Council Member Thrailkill asked about the timeline, next 2 weeks, and repairs should take a couple of days. Council Member Thrailkill desired to receive a couple more bids. **A motion was made by Council Member Smith to approve the cost not to exceed \$25,000 to Elk Contracting out of Bulverde, Texas to repair the roof at City Hall and to work with City Administrator to provide finishes and match paint colors and including warranties and with the approval of COA from our Historic Commission, seconded by Mayor Pro-Tem Barron, motion carried 3-1, with Council Member Thrailkill opposed.**
7. Consideration, Discussion, and Take Action on Approval of Distribution of Hotel Occupancy Taxes (HOT), Warren Escovy, City Administrator said in previous years that the city council gave the Chamber between \$110,000 to \$120,000 for HOT funds. In 2021 that was reduced to \$60,000 due to COVID and \$72,000 was paid out for fiscal year 2022. The City currently has \$149,818.46 in additional funds that can be distributed or can be saved for future events. Funds can be used for signs upon entry, way finder signs, parking (use old fire station demolish old building and use lot for visitor parking).

Council discussed and suggested a meeting with Libbey Aly and the Chamber of Commerce. Council thanked Ms. Aly with the Chamber and Mr. Gosnell with Friends of the Night Sky for all their hard work. **A motion was made by Mayor Pro-Tem Barron for Mayor Lumpee to form a committee to include the Chamber of Commerce, City staff, Historic, Council, and other stakeholders to begin discussing use of funds first meeting in January how to spend those additional funds, come up with a plan either through the city or the chamber. Nov/dec working and plan by January, seconded by Council Member Smith, all in favor, motion carried unanimously.**

8. Consideration, Discussion, and Take Action on Approval of Contract between City of Blanco and TextMyGov in the Amount of \$4,800. Laurie Cassidy, City Secretary shared with Council that TextMyGov is a communication tool used by cities to improve communication with their residents. The system works 24 hours a day and easily connects the City website to the customer's smartphone and/or other communication methods. Citizens can easily report issues to any department, such as potholes, water leaks, etc. The issues reporting function can be customized for each department and their most commonly reported items. **A motion was made by Mayor Pro-Tem Barron to table for further information, seconded by Council Member Smith, all in favor, motion carried unanimously.**

Closed regular meeting at 8:07 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), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding Canyon Lake Water SC (CLWSC); Water Valuation with West Water, City's interest undivided interest.
3. 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 Water & Sewer Line Extension Agreement between the City of Blanco and Six-Wheeler Investments, LLC.
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 Tx CDBG Lift Station Grant.

Closed executive session at 8:50 pm and convened into regular meeting.

Items 1-4: No action taken.

Adjournment:

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

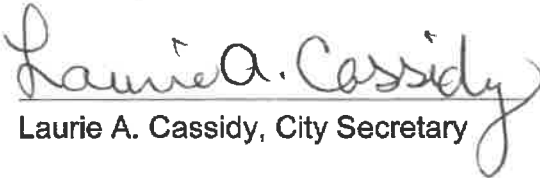
The meeting was adjourned at 8:51 pm.

Respectfully submitted,



Rachel Lumpee, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 13 day of December, 2022.

