

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

**Meeting Minutes
November 12, 2024**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on November 12, 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 Pastor Carlos Cloyd. 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, and Dana Bundick, Interim Finance Director.

Mayor Arnold made the following announcements:

- The Blanco County Burn Ban is on. Expires December 10, 2024 at noon.

Public Comments:

- Michael Green, City of Blanco resident, spoke addressing the Night Sky issues. Specifically at the Best Western, PEC and the lighting, concerned about not being able to see the sky.
- Melissa Blackburn, City of Blanco resident, spoke regarding the Night Sky. She commented that we need to enforce the night sky ordinance as well as all other ordinances.
- David Loose, Cielo Springs resident, spoke regarding Night Sky, Friends of the Night Sky. Spoke regarding the current light pollution.
- Kenneth Welch, Blanco County resident, spoke regarding New Business #4, Certificate of Obligation. He is opposed to COO's and specifically, the extension of sewer lines. He commented that they should be funded by a bond. He also spoke about Old Business #3, Ethics Policy, it's good but needs work, he will share his comments with the Council. Lastly, he commented on Old Business #7, he is opposed to having council members as chair of the committees.
- Stefanie Wright, City of Blanco resident, spoke as a resident and not as a representative of the Blanco County Newspaper. She said she is in support of the Night Sky MOA.
- David Smith, City of Blanco resident, spoke regarding support and protection of the Night Sky saying it is important to partner with the committee and execute the MOA.
- Bill Depew emailed a statement to the City Secretary asking for it be read. He expressed his concern and opposition to the Certificates of Obligation. He asked for the leaks to be fixed and the budget to be cut by 90,000 dollars a year. He also stated he is in favor of the adoption of the ethics policy.

Point of Note by Mayor Arnold and Warren Escovy, the leak count is going down with the new meters.

OPENED PUBLIC HEARINGS at 6:18 pm (No Comments)

1. Approval of variance as per Section 4.4 of the Unified Development Code (UDC) to allow veterinarian use on an R-5 property where it is allowed only on a C-1 zoned property as per the UDC. Location: 1571 S. US Hwy. 281, P.M. Properties, Lot 02, 0.48 Acres, Blanco, Texas 78606, (Property Owner: Pete Mancha).
2. Approval of Special Use Permit to allow 12 foot variance instead of the required 20 foot building line in the R-3 zone at 624 Singleton (Blanco Heights, Lot 3, 9, Block 1, Blanco, Texas 78606, (Property Owner: Cloninger, Karl).

CLOSED PUBLIC HEARINGS at 6:18 pm

AD-HOC COMMITTEE PRESENTATIONS:

Pedestrian Alternatives and Transportation Modes Committee Update by Sarah Munger, Chair
Environmental Attorney, in Austin.

Committee created a year ago to promote walkability in the City of Blanco. The concept is not new. In 2004 the Comprehensive Master Plan included walking plan. Pedestrians and xx are most important. Needs are still prevalent today. In 2008? Safe sidewalks, Goals today, development active walkability plan and TxDOT grants. This plan should complement the CMP and should include all of Blanco. This is a prerequisite for receiving grant money. The work proposed with use grant funds and not be part of the city budget. Received 170 responses from last year's survey. Connectivity to schools, grocery store. 77% of respondents support walkability. Developed a draft working map. Over the summer the committee walked the routes. Narrowed it down to 4 routes to focus on. Compliment the hard work of all the other committees. Today we have top 3 routes to focus on. 1st route, HS to Lowes (TxDOT road), 2nd route, Pecan Street, Methodist Church to the Library, 3rd route, Fulcher to Elementary School. Next step is to apply for grants, infrastructure grant, design grant. Develop the plan.

Planning & Zoning Commission, Brandon Carlson, Chair

Main item working on is the new sign ordinance. Recently filled one opening. Working on filling two vacant positions.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator, shared the following: Gem of the Hills Taco Cook-off, best pork taco and best overall taco, City and Inframark, Certificates of Obligation, many needs, WTP progress, Westech testing, looks good and very close to operationally, PSI water meters. Customer portal system billing issues, request form, Boards and Commissions, P&Z needs 1 person and HPC needs one person. CMP Task Force, up to 28 and could use additional volunteers, and Roller for pothole repair, Inframark has rented one for a month to try out, working on 6th Street and also at Cherry Street, Inframark in the process of hiring 7th employee.
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. Paid annual insurance this month. Court system, Fundview, portion of Haylee paid out of court, fix coming, water/sewer fund, Karis, wages, budget amendment coming.
3. Police Department, Chief Thornhill was on a call and couldn't be in attendance.

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 8, 2024, Regular Meeting and Public Hearing
2. Approval of Minutes from the October 29, 2024, Special Meeting.

A motion was made by Council Member Swinson to approve the consent agenda items one and two as presented, seconded by Council Member Moore 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 Memorandum of Agreement (MOA) between the City of Blanco and Blanco County Friends of the Night Sky. - MOA with Night Sky to fund Code enforcement officer only for light issues. City is in support of the MOA but at the same time does not want to put a burden on the Police Department. Eleven letters of complaint were filed. We need an enforcement officer, went to City (who lacks resources), need someone working with the businesses to fix the problem. 1), 2) The city, and 3) ,(Get wording from Tim Tuggey), currently has \$1200 and should cost approximately \$5,000. Thank you to the night sky volunteers for your generous work. **A motion was made by Mayor Pro-Tem Mack-McClung to approved version 2.0 of the MOA presented by Wayne Gosnell tonight notwithstanding any other provisions of this MOA: (1) the City shall exercise sole and exclusive authority to hire, fire and supervise the contract officer and direct all activities of the contract officer and any other activity under the MOA or the ordinance; (2) the City shall retain sole discretion and authority over any and all enforcement or prosecutorial activity under the ordinance or the MOA; and (3) the City in no way waives any claim of sovereign immunity or related rights and privileges, seconded by Council Member Moore, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of variance as per Section 4.4 of the Unified Development Code (UDC) to allow veterinarian use on an R-5 property where it is allowed only on a C-1 zoned property as per the UDC. Location: 1571 S. US Hwy. 281, P.M. Properties, Lot 02, 0.48 Acres, Blanco, Texas 78606, (Property Owner: Pete Mancha). This is a variance request to allow a veterinary clinic in the R-5 mixed use zone. C-1 zone to allow for this type of use. Planning & Zoning Commission recommendation to the Council is to approve the variance request to allow a veterinary clinic in the R-5 mixed use Zone. **A motion was made by Council Member Moore to approve the variance as presented, seconded by Council Member Cargill all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow 12 foot variance instead of the required 20 foot building line in the R-3 zone at 624 Singleton (Blanco Heights, Lot 3, 9, Block 1, Blanco, Texas 78606, (Property Owner: Cloninger, Karl). The variance is to allow an 8' encroachment into a 20' building line to build a carport in an R-3 zoning District. Planning & Zoning recommendation is to approve a building line encroachment variance at 624 Singleton. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the variance as presented, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of Karl Cloninger to fill Planning & Zoning Commissioner Vacancy. **A motion was made by Council Member Moses to appoint Karl Cloninger to fill the Planning & Zoning Commission vacancy, seconded by Council Member Moore, all in favor, motion carried unanimously.**

5. Consideration, Discussion, and Take Possible Action with respect to an Ordinance (2024-O-010) Authorizing The Issuance Of The City Of Blanco, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2024A; Levying an Ad Valorem Tax and Pledging Certain Surplus Revenues in Support of the Certificates; Approving an Official Statement, A Paying Agent/Registrar Agreement and Other Agreements Relating to the Sale and Issuance of the Certificates; and Ordaining Other Matters Relating to the Issuance of the Certificates. Steve Perry, Financial Advisory shared, closing is scheduled for November 26. Competitive bid. Categories. Angela, Bond Council listed items approved for funding. \$3.9 mil, TWDB is to fix 3 largest water leaks throughout the city. Already starting survey work to repair leaks, funded and underway. **A motion was made by Mayor Pro-Tem Mack-McClung to approve Ordinance 2024-O-10 Authorizing The Issuance Of The City Of Blanco, Texas Combination Tax And Revenue Certificates Of Obligation, Series 2024A; Levying an Ad Valorem Tax and Pledging Certain Surplus Revenues in Support of the Certificates; Approving an Official Statement, A Paying Agent/Registrar Agreement and Other Agreements Relating to the Sale and Issuance of the Certificates; and Ordaining Other Matters Relating to the Issuance of the Certificates, seconded by Council Member Swinson, motion carried 3-0 with Council Members Moses and Moore abstained.**
6. Consideration, Discussion, and Take Possible Action on Approval of Water Delivery and Treatment Agreement between Texas Water Company and the City of Blanco. Tim Tuggey, Attorney discussed the proposed Agreement with the Council. **A motion was made by Mayor Pro-Tem Mack-McClung to approve Water Delivery and Treatment Agreement between Texas Water Company and the City of Blanco, seconded by Council Member Moore, motion carried 3-2 with Council Members Moses and Swinson opposed.**
7. Consideration, Discussion and take Possible Action to Adopt Ordinance No. 2024-O-011, An Ordinance Adopting Certain Conditions to any Sale, Transfer or Pledge of the City's Ownership Interest in Components of the Canyon Lake Shores Public Water System. **A motion was made by Council Member Cargill to approve Ordinance No. 2024-O-011 An Ordinance Adopting Certain Conditions to any Sale, Transfer or Pledge of the City's Ownership Interest in Components of the Canyon Lake Shores Public Water System, seconded by Mayor Pro-Tem Mack-McClung, motion carried 4-0 with Council Member Moses abstained.**
8. Consideration, Discussion, and Take Possible Action on Approval of 2023/2024 budget amendments (Dana Bundick, Interim Finance Director). **A motion was made by Council Member Swinson to approve the 2023/2024 budget amendments, seconded by Council Member Moore, motion carried 4-0 with Council Member Moses abstained.**
9. Consideration, Discussion, and Take Possible Action on Approval of 2024/2025 budget amendments (Dana Bundick, Interim Finance Director). **A motion was made by Council Member Moore to approve the HOT Funds budget amendment, seconded by Council Member Cargill, motion carried 4-0 with Council Member Moses abstained.**
A motion was made by Council Member Moore to approve the balance of the 2024/2025 budget amendments, salary adjustment, seconded by Council Member Swinson, motion carried 4-0 with Council Member Moses abstained.
10. Consideration, Discussion, and Take Possible Action on Adoption of the Manual of Accounting Policies 2024-2025 (Dana Bundick, Interim Finance Director). **A motion was made by Council Member Moore to adopt the Manual of Accounting Policies 2024-2025, seconded by Council Member Moses, all in favor, motion carried unanimously.**

11. Consideration, Discussion and Take Possible Action on Adoption of the Investment Policy 2024-2025 (Dana Bundick, Interim Finance Director). **A motion was made by Council Member Moore to approve the adoption of the Investment Policy 2024-2025 revisions, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
12. Consideration, Discussion, and Take Possible Action on Approval of Amendments to the Personnel Policy (Dana Bundick, Interim Finance Director). **A motion was made by Council Member Moses to approve the amendments to the Personnel Policy, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
13. Consideration, Discussion, and Take Possible Action on Adoption of the Purchasing Policy 2024-2025 (Dana Bundick, Interim Finance Director). **A motion was made by Council Member Moore to approve the updated Purchasing Policy 2024-2025, seconded by Council Member Moses, all in favor, motion carried unanimously.**
14. Consideration, Discussion, and Take Possible Action on Authorization of City Administrator to go out for RFQ for Building Permit Review and Inspection Services (Warren Escovy, City Administrator). Staff recommends City Administrator go out for RFQ. City has utilized SAME company since 2013. **A motion was made by Council Member Cargill to authorize the City Administrator to go out for RFQ for building permit review and inspection services, seconded by Council Member Moses, all in favor, motion carried unanimously.**

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

1. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2024-O-012, Amendments to the current Sign Ordinance 2011-392. Goal was to simplify sign ordinance to allow ease of use to business owners while keeping face of Blanco the same. Tim Tuggey, Attorney recommended tabling this item to be discussed further prior to approval. **No Action Taken.**
2. Consideration, Discussion, and Take Possible Action on Approval of rainwater collection gutters for Bindseil Park. City Administrator working on downspout, certificate of appropriateness. **Item Tabled; No Action Taken.**
3. Consideration, Discussion, and Take Possible Action on Approval of Revisions to City of Blanco Organizational Chart. Suggestion was made to add dotted line from council to city attorney. **A motion was made by Mayor Pro-Tem Mack-McClung to revise the Organizational Chart to add a dotted line from Mayor & Council to City Attorney, Tim Tuggey, seconded by Council Member Moore, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2024-O-013 Adoption of Ethics Policy. Tim Tuggey, Attorney discussed with the Council. **Item Tabled; No Action Taken.**

Closed regular meeting at 8:35 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 9:17 pm and convened into regular meeting.:

Adjournment:

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

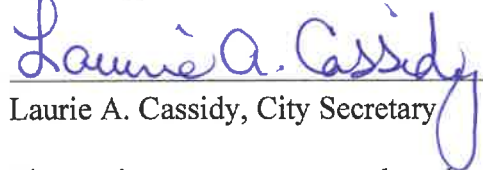
The meeting was adjourned at 9:18 pm.

Respectfully submitted,



Mike Arnold, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

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

