

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

**Meeting Minutes
Tuesday, December 7, 2021, 5:00 PM**

A special meeting and Public Hearing of the City Council, City of Blanco, Texas was held on Tuesday, December 7, 2021, at 5:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 5:01 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 Smith, Barron, Divine, and McClellan.

City staff present: Kelly Kuenstler, Laurie Cassidy, Linda Coones, Zach Dorris, and Police Chief Rubin.

Mayor Lumpee made the following announcements: The 4-H Club is collecting coats until December 10. There is multiple drop off locations around town and the coats collected will be distributed at Market Days on Saturday; Christmas Market Days is this Saturday and also the Blanco Holiday Parade is Saturday, and the City has received 20 parade entries; there is no burn ban at this time; Blanco County currently has 29 active Covid cases and a high risk level, be careful.

Public Comments:

- Wayne Gosnell sent an e-mail to express his strong support for the creation of a Highway 281 Overlay plan to be done in conjunction with the ongoing zoning considerations being considered by Council.
- Brenda Matheny sent an e-mail requesting that the City Council consider a proposal to add an amendment to the invocation ordinance which would provide for the option of a moment of silence in place of a spoken invocation.
- Nick Dornak with The Meadows/Texas State University and member of the Blanco Water Task Force said he is looking forward to continuing to work with City over the coming year. Since the Task Force was formed in September 2020, they have funded two engineering studies and met with state regulators to share recommendations to Council including expanded storage, expanded irrigation and preferred permitting strategies. They realize the City has limited resources but shares a strong desire with downstream landowners to protect the Blanco River for future generations. The Task force is currently recommending a hybrid or phased Texas land application permit for Blanco. They are closely monitoring funding options and will continue to update the City and refine our recommendations as more details on funding and resources emerge.

Proclamation was read by Mayor Lumpee proclaiming January 23 – 29, 2022 as School Choice Week in BLANCO.

Presentation:

Dawn Capra, Site Director for Community Resource Centers of Texas (CRC) spoke to Council and shared information about who CRC is and what they do. Blanco County CRC is located in Johnson City but serves all of Blanco County. They opened their doors in January 2020, then closed in March 2020 due to Covid and re-opened in mid-2020. They are a one-stop shop for connecting people to local resources, such as food, employment, healthcare, legal aid, and more.

Staff Presentations:

- City Hall (Kelly Kuenstler) Noteworthy Updates: Simple City is working on updating development services forms. Interviews were conducted last week with Jacobs Engineering & Inframark for the Operation of the Water and Wastewater Plants. Inframark was selected as the company with whom to negotiate. Ad Comp is finalizing the software in the Utilities Department so that the kiosk at City Hall can be utilized and the “go live” date is January 2022. Our RFQ for IT Services was due December 19. Laurie formed committee who will meet tomorrow. RFQ for Water & Wastewater Facilities and City Attorney RFQ are on tonight’s agenda. RFP for 281 Corridor was due November 15 and we received one proposal for about \$135,000 which was too much for the corridor. A second bid received had an original budget of \$49,000 but was negotiated down to right under \$42,000. Auditor RFQ was due December 3, no responses received, needs to go back out for bid again, City Administrator correspondence will be shared in executive session tonight.
- Police Department, (Chief Rubin) Monthly Report is in your package; toy drive is ongoing, all are welcome to drop off new unwrapped toys at the police department on or before December 17, getting ready for the Holiday Parade this Saturday, map of route and road closures is posted on City website; and finally PD is working with AdComp and we hope to go live with electronic-tickets the middle of this month.

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 Interlocal Agreement between the City of Blanco and the Blanco Emergency Services District, Number 2 (Kelly Kuenstler, Interim City Administrator). **A motion was made by Councilmember Barron to approve the Interlocal Agreement between the City and Blanco Emergency Services District, Number 2, seconded by Councilmember Smith, all in favor, motion carried unanimously.**

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

1. Discussion, Consideration, and Possible Action on Amendment to Ordinance 2021-O-012 on Opening Invocations Before Meetings of the City Council of Blanco, Texas (Councilmember Smith). **Councilmember Smith requested Mayor Lumpee to withdraw the item, to be added to a future agenda.**
2. Discussion, Consideration & Possible Action on Mainstreet Architects Proposal (Councilmember Mike Smith/Kelly Kuenstler, Interim City Administrator). Mainstreet Architects, Inc. answered an RFQ issued by Streetscape and presented their proposal to Streetscape in June. Streetscape awarded the RFQ to Mainstreet Architects, Inc. in July. In August, City Administrator met with Mainstreet Architects, Inc. in an effort to understand how the Streetscape proposal should come before an update to the City's master plan. Both the City Administrator and Sue Ann Pemberton of Mainstreet Architects agreed that the project needed to be redesigned and that projects should run parallel and that the fee would be based over the duration of the project. Even with the rewrite, City Administrator does not believe it is in the best interests of the taxpayer to do the entire plan. City Administrator discussed the original RFQ and possible revision with Streetscape on November 8th. This item was brought before the City Council in November and the Council opted to not fund it; however, Councilmember Smith asked that it be brought back up at the December 7, 2021, City Council Meeting. Options for Council to consider are adopting the entire plan of \$80,000 which would require a budget adjustment for the payment of City's portion of the plan, adopt a very revised version of the plan, "Phase I" at \$15,000 (Mainstreet Architects supports this expenditure), or don't adopt the plan and revisit next year. The City Administrator recommends that the Council not fund the RFQ but instead fund downtown amenities; however, this is the complete discretion of the Council. Councilmember Smith reiterated the City has allocated funds (\$7,000) to Streetscape. They also have \$6,000 donated from KBB. They are \$2,000 short of the \$15,000. Suggestion was made that Streetscape should purchase benches, etc. Councilmember Barron spoke with Streetscape members to ask them what they really want. They want to proceed with the plan from Mainstreet Architects and they have the authority to engage Mainstreet Architects **No action taken.**

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

1. Adoption of the 2021 City-Wide Zoning Map Amendment. **This Item Was Moved Down The Agenda To Be Heard After The Public Hearing.**
2. Presentation, Discussion and Possible Action On Allocating TWDB Funds and the Coronavirus Local Fiscal Recovery Fund (Kelly Kuenstler, Interim City Administrator). August 2 the City received notice of an award for \$256,582.35 (CLFRF) and in December the City should receive \$356,812.49 for retainage from the Texas Water Development Board which was a reimbursement for funds the City already paid the Contractor for work at the WWTP (paid for the work out of the general and enterprise funds). **A motion was made by Councilmember Smith to set aside the Texas Water Development Board funds in the amount of \$356,812.49 toward the clarifier cost of \$420,000 and set aside \$100,000 from CLFRF funds of (\$256,582.35) to road improvements and repairs, and \$42,000 to 281 Overlay project, seconded by Councilmember Divine, all in favor, motion carried unanimously.**

Public Hearing on the Adoption of the Proposed 2021 City-Wide Zoning Map Amendment opened at 6:04 pm.

- Heidi Savory, 253 Star Lane spoke regarding uneven sidewalks and ravine.

Mayor Lumpee clarified the public hearing is for the city-wide zoning map comments, not streetscape or other issues. No further comments closed public meeting at 6:13 pm.

1. Discussion, Consideration, and Possible Action on Adoption of the 2021 City-Wide Zoning Map Amendment. **A motion was made by Councilmember Smith to adopt the 2021 City-Wide Zoning Map Amendment as proposed by the Planning & Zoning Commission, Seconded by Councilmember Barron, all in favor, motion carried unanimously.**
3. Discussion, Consideration & Possible Action on Contract Negotiations with Inframark Regarding Operation, Maintenance and Management of Water & Wastewater Facilities (Kelly Kuentler, Interim City Administrator). The City published an RFQ, and five potential companies attended the pre-bid meeting. Two companies (Jacobs Engineering and Inframark) submitted RFQ's which were reviewed and both companies were interviewed by the City's review committee. Ed Schwab from Inframark spoke regarding the hiring and training of employees. Mayor Pro-Tem Saucedo asked about negotiations with the Public Works staff and having more input from staff. Ms. Kuentler said yes public works staff will be attending meetings with Inframark. **A motion was made by Councilmember Barron to authorize the City Administrator to enter into negotiations with Inframark regarding the Operation, Maintenance and Management of the City Water and Wastewater Facilities, seconded by Councilmember Smith, all in favor, motion carried unanimously.**
4. Discussion, Consideration and Possible Action on a Contract For Legal Counsel Between the City of Blanco and Tim Tuggey (Kelly Kuentler, Interim City Administrator). Ms. Kuentler discussed the duties to be provided by the attorney. On November 30 Council approved contract negotiations with Tim Tuggey. Ms. Kuentler met with both attorneys Bullock and Tuggey to discuss all open cases. Bullock agreed to help with closeout of current cases. A few noteworthy terms included in the new contract are a 3% administrative fee may be added to the monthly invoice, secretarial and word processing time is not charged, attorney travel time is not charged, and hourly amount of \$200 is the same as the previous City attorney. **A motion was made by Councilmember Barron to enter into contract with Tim Tuggey for legal services as outlined at \$200 per hour, no charge for travel (see Exhibit A, Page 5), seconded by Councilmember McClellan, all in favor, motion carried, unanimously.**
5. Discussion, Consideration and Possible Action on A Contract with Atlas Design Services for the US-281 Corridor (Kelly Kuentler, Interim City Administrator). Two fold planning process: Establish a vision which ensures for future development along US-281 and that maintains and enhances the character of the City and secondly establish an action plan to implement the vision. Original bid was \$135,000 by SimpleCity. Began to work with Atlas Designs and received bid of \$45,915 but negotiated down to \$41,915 with Atlas. Recommendation to move forward with US-281 overlay district plan. Will want input from Planning & Zoning Commission at a later date. Tommy McClung is the Vice President/Owner of Atlas.

A motion was made by Councilmember Smith to contract with Atlas Design Services for the US-281 Corridor, seconded by Councilmember Barron, all in favor, motion carried unanimously.

At 6:36 pm close regular meeting and adjourn 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. Discussion, Consideration, and Possible Action Pursuant to Section 551.074 of the Texas Government Code, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: consideration and possible action regarding entering into contract negotiations with City Administrator Candidate.
2. Discussion, Consideration, and Possible Action Pursuant to Section 551.074 of the Texas Government Code, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, to wit: consideration and possible action regarding evaluation and discipline of City Boards and Commissions (Planning & Zoning, Historic Preservation, and Streetscape).
3. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate): to wit, Discussion with legal counsel to obtain legal advice related to possible reclaimed water contract between City and Chamaco Mio Investments, LLC. A motion to review with Co-Council
4. 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) desire to purchase a portion of City's interest undivided interest.

At 7:48 pm closed executive session and opened regular session.

Item 1: A motion was made by Councilmember Smith to authorize City Administrator, Kelly Kuenstler to negotiate contract with City Administrator Candidate Warren Escovy, to be presented on December 14 for action, seconded by Councilmember Divine, all in favor, motion carried unanimously. Councilmember Barron absent.

Item 2: No Action

Item 3: A motion was made by Councilmember Smith to authorize our City Attorney to review and discuss with co-council the reclaimed water contract between the City and Chamaco Mio Investments, LLC, seconded by Councilmember McClellan, all in favor, motion carried unanimously, Councilmember Barron absent.

Item 4: A motion was made by Councilmember Smith to thank Canyon Lake Water Supply Co. (CLWSC) for their letter dated December 31, 2020, have staff and water experts review and renegotiate the contract, seconded by Councilmember Divine, all in favor, motion carried unanimously, Councilmember Barron absent.

Adjournment

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

Meeting was adjourned at 7:53 pm.

Respectfully submitted,

Rachel Lumpee
Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy
Laurie A. Cassidy, City Secretary

These minutes were approved on the 11 day of January, 2022.

