

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

**Meeting Minutes
December 9, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on December 9, 2025, 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 Candy Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by City Secretary, Callie Ann Alex. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members McClung, Thrailkill, Behrends, and Moses.

City staff present: Warren Escovy, City Administrator; Jose Martinez, Finance Director; Jerry Thornhill, Police Chief; and Callie Ann Alex, City Secretary.

Mayor Cargill made the following announcements:

- The Burn Ban has been extended and is still in effect.
- The Artisan Market at Real Ale is the weekend of the 13-14th of December.
- Wreaths Across America starts December 13th.
- A declaration of the season. She expressed the importance of faith, family, and values as a community, while encouraging citizens to enjoy the Spirit of Christmas.

Public comments

Elissa Barker spoke against the rezoning of 172 San Saba to Commercial. She stated that it should remain R5 as a buffer to keep a separation between homes. Additionally, the portion of land that is R3 should remain R3, and she is not in favor of it being a parking lot next to her house. She mentioned that if it were to be built upon then she proposed a development district.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator announced the following items: The water plant is operational; however, the City is waiting to start in order to solidify a blending plan first. The timeline for the sewer line on the Northside of town is projected for late February, and early March. The City is seeking to host a public engagement session considering Blanco's Comprehensive Master Plan this month. Council Member McClung added to this presentation by discussing the ongoing survey, including the drawing and extension, allowing for maximum insight from the community. Warren Escovy updated on the \$200,000 Alternative Transportation Plan funds, stating meetings are being held with Blanco Wheels and Feet, as well as TxDOT.
2. City Hall, Jose Martinez, Finance Director, shared revenues and expenditures are relatively in line with the budget, particularly in respects to building and electrical permits. He stated he intends to reclass GIS funding from Professional Services to its own GIS category. The Police Department is within the budget; overtime budget is higher than average, but it is to be expected since the Department is without 2 officers. There are some necessary adjustments to be made with some salaries and payroll to ensure they are sourced from the correct fund; a need to move select individuals from the Enterprise to the General Fund. The website has been updated with all financial forms, and the City is currently beginning its Audit Process. Though the Audit is to be completed by March 28th 2026, the City should be completed by early February 2026.

3. Police Department, Chief Thornhill- October Monthly Report- Chief Thornhill updated on the 2 new vehicles which are still getting outfitted for service and took the opportunity to thank City Council and Staff. The Department now has 1 additional unit in the shop due to a mechanical issue. Chief Thornhill announced that they have 1 officer inbound, as well as detailed the events that the Police Department has provided support for, including the Christmas Lights Parade. Overall, the crime rate is down; arrests and cases remain steady.
4. Inframark, Danny Maldonado- No official report was available since the Inframark report is not produced until the 10-15th of each month. Mr. Maldonado did report a higher occurrence of significantly larger leaks, and that the team is working to trim trees. Inframark has engaged with the Fire Chief to identify fire hydrants that need repair or replacement. He spoke on the document requirements of TCEQ for blending permit for the water plant, and there have been no compliance issues in the field awaiting the laboratory report.

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 Minutes from the November 18th, 2025 Special Meeting
2. Approval of Minutes from the December 4th, 2025 Special Meeting

A motion was made by Mayor Pro Tem Dennis Moore, Jr. to approve both consent agenda items, contingent on a correction of “8’ sidewalk” to “4’ sidewalk” on Consent Agenda Item 2, Old Business Item 1. Seconded by Council Member Thraillkill. All in favor and motion carried unanimously.

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

1. Consideration, Discussion, and Take Possible Action on Food Distribution Box by Maggie Goodman and Wendy Barber. Maggie Goodman, Blanco Democratic Party Chair, introduced herself and Vice Chair, Wendy Barber. She introduced their new program titled “Common Ground” as an initiative to build unity amidst diversity and to support the community as a whole. Their first project design is an outside food pantry, modeled off the successful micro pantry in Johnson City. It would be located in the park near the already present Little Library in Bindseil Park. Council Member Ryan Moses inquired about the necessity for a Certificate of Appropriateness, but it was determined that it would not be necessary if located in the park. Council Member Thraillkill moved to approve the Food Distribution Box conditioned on the consent from Keep Blanco Beautiful. Mayor Pro Tem Dennis Moore Jr. seconded the motion. All in favor and motion carried unanimously.
2. Consideration, Discussion and Take Possible action to authorize City Engineer to bid out the US 281 North Sewer Extension project. Mr. Escovy introduced the project and detailed the location of the sewer extension to start at 15th street and run about 2400 ft North. SPI Engineer, John Schmeling, spoke on the subject and direction to obtain 2 separate bids, one for an 8” line and one for a 10” line. Council Member McClung moved to bid out the US 281 North Sewer Extension project for both 8” and 10” line options. Council Member Behrends seconded the motion. 4 in favor with Mayor Pro Tem Dennis Moore abstained. Motion Passed 4-0-1.
3. Consideration and Discussion and Take Possible Action for an ordinance to install a fee for disannexation and removal of a property from the ETJ. Warren Escovy explained the change in the state law allows individual property owners to disannex. Each one comes with a cost to the City. Each disannexation could cost the City over \$1000 in staff and attorney fees; motivation in the ordinance is cost recovery. Differences were discussed between disannexation and the removal of a property from the City’s Extraterritorial Jurisdiction. Council Member McClung moved to approve ordinance 2025-O-008 to install a fee structure for disannexation in the amount of \$1000, and for removal of a property from the ETJ in the amount of \$250. Council Member Thraillkill seconded the motion. All in favor and motion carried unanimously.

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

1. Consideration, Discussion, and Take Possible Action on Approval of REZONING property located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas from R-5 to C-1 Zone (Property Owner: Cory Pavlica, CPGC Services, LLC). Warren Escovy gave a summary on the Planning

and Zoning suggestion to recommend rezone 172 San Saba to Commercial (C5) with conditions. He also shared a zoning report from a third party, Brandon Melland; the report recommended zoning at R5 with a Planned Development District (PDD). Mary Bledsoe, Lead Designer for the San Saba property project, gave a detailed site plan summary. Cory Pavlica, property owner, spoke on how he wants the property to be a place in the community to bring family and friends. Council Members interacted with residents located near the property on their complaints and the reassurances that could be achieved with the different zoning options. Mayor Pro Tem Dennis Moore moved to deny the rezoning of the property located at 172 San Saba Ct to C5 and directed staff to advise applicant to timely produce a PDD and resubmit to Council. Council Member McClung seconded. 4 in favor with Council Member Behrends, Jr abstained. Motion Passed 4-0-1.

2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Esther's Haus at 303 Chandler St. (PITTSBURG , BLK 34 , LOT PT OF, ACRES 1.283), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel). **Warren Escovy expressed that there are current Short Term Rentals (STRs) on the same block.** There is the noted fact that this STR has already been operational for over a year. Current recommendation is 10% for nonowner occupied STRs within a City block. Council Member Threlkill moved to send new Short-Term Rental, Esther's Haus at 303 Chandler St to Planning and Zoning Commission for further consideration. Mayor Pro Tem Dennis Moore seconded the motion. All in favor and motion carried unanimously.

Closed Regular meeting at 8:33 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 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.
2. 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 Pending Legal Matters.

Closed executive session at 9:13 pm and convened into regular meeting

Adjournment:

A motion was made by Council Member McClung to adjourn the meeting, seconded by Council Member Behrends Jr, all in favor.

The meeting was adjourned at 9:14 pm.



Candy Cargill, Mayor

ATTEST:



Callie Ann Alex

City Secretary



These minutes were approved on the 13th day of JANUARY, 2026.