

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

**Meeting Minutes  
Monday, December 13, 2021, 8:30 AM**

A special meeting of the City Council, City of Blanco, Texas was held on Monday, December 13, 2021, at 8:30 am at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 8:34 am 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 Barron, Divine, and McClellan. Councilmember Smith was absent.

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

Mayor Lumpee made the following announcements: Blanco County currently has 51 active Covid cases; the annual Police Department Toy Drive is still going on; thank you to all citizens, the Police Department, staff, the Sheriff's office, the ESD, and Blanco ISD for attending the parade Saturday night; hope everyone has a safe and happy holiday.

Public Comments:

- Retta Martin, apologized for confusion at last week's meeting. The Streetscape Committee will start this week re-organizing and moving forward with Phase I plans, thanks to you all very much.

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

1. Discussion, Consideration and Possible Action on A Reclaimed Water Contract Between the City of Blanco and Chamaco Mio Investments, LLC (Kelly Kuentler, Interim City Administrator). Ms. Kuentler discussed draft contract for reclaimed water sale, delivery and use by customer/landowner adjacent to current wastewater facility. Contract includes annual water use estimates, subject to City limitations, provides for metered use and sales at \$0.35 per thousand gallons. Terms of contract were discussed. **A motion was made by Councilmember Barron to authorize City Administrator to negotiate and finalize contract between the City and Chamaco Mio Investments, LLC with the flexibility to lock the rate at five years and then modify the rate according to City's standard rate for the remainder of the 20 year agreement, seconded by Councilmember McClellan, all in favor, motion carried unanimously.**

2. Discussion, Consideration and Possible Action on A City Administrator Agreement with Warren Escovy (Kelly Kuentler, Interim City Administrator). Ms. Kuentler discussed the final contract negotiations of a starting salary of \$152,000 with a 5% or \$7,600 increase for a total salary of \$159,600 after the first year of employment. The contract also includes a 6 month severance package (effective only after 6 months of continued employment), reimbursement for out of town mileage, 3 weeks annual leave, and a City issued mobile phone. This is a three year contract with six-month notice of non-renewal. The start date is January 11, 2022. Mr. Escovy has also asked for moving expenses not to exceed \$3,000. Councilmember Barron said she understands this is a lot, there is a huge demand for City Administrators and our City Administrator will wear a lot of hats and this is money we cannot afford not to spend. The Mayor added Council has received several e-mails from citizens that are in favor of having a qualified city administrator. **A motion was made by Councilmember McClellan to move forward with the hiring of Warren Escovy as City Administrator with the terms discussed and as stated in the contract, with the addition of reimbursement of moving expenses not to exceed \$3,000, seconded by Councilmember Divine, all in favor, motion carried unanimously. Welcome to Blanco Mr. Escovy!**
  
3. Discussion, Consideration and Possible Action on the Donation of a Tract of Land from Matt and Martha Herden on Elm & First Street (Kelly Kuentler, Interim City Administrator). Ms. Kuentler shared the City was approached by Matt and Martha Herden inquiring about what steps to take to donate a portion of land to be used as a park to include a Veterans Memorial (Elm and First Street). Also discussed was the donation of an additional piece of land for a potential home for City Hall (corner of Elm and no name street). This would move City Hall off the square and open up more space for businesses and tax revenue. Councilmember Divine said what a generous gift this would be to the City and Thank you. Mr. Herden said they have been thinking about this for the past 12 years. They saw the need in the City for additional park land and homes. Plans are currently in the infant stage. Mrs. Herden said they have lived on the property the past 36 years, and this is their home. Blanco has been very good to them, and they want to do something for the City. **A motion was made by Councilmember Barron to accept the generous donation of property at Elm and First Street by Matt and Martha Herden as presented and authorize the City Administrator to begin whatever actions are necessary to move this process forward, seconded by Councilmember Divine, all in favor, motion carried unanimously.**

4. Discussion, Consideration and Possible Action on the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline, or Dismissal of a Public Officer or Employee, to wit: Consideration and Possible Action Regarding Approval of a Contract for the Appointment of a City Engineer (Kelly Kuenstler, Interim City Administrator). Ms. Kuenstler said the last RFQ was done in 2019 and she recommends the City advertise for RFQ for City Engineer now to have RFQ's due by January 28, 2022. Advertise on TML and City websites. Select committee to interview qualified applicants in February 2022 and Council to select firm for City Administrator to negotiate contract with and final negotiations due March 8, 2022, City Council meeting. Councilmember Divine is concerned with the timing of change-over of City Engineer during the water plant construction. Ms. Kuenstler said if there was a change in city engineer there would be a transition period, but we would keep the current engineer on the water treatment plant project. **A motion was made by Councilmember Barron to authorize the City Administrator to prepare and advertise an RFQ for City Engineer, seconded by Councilmember McClellan, all in favor, motion carried unanimously.**
  
5. Discussion, Consideration and Possible Action on Replacement of Infrastructure on Lazy Creek Lane (Zach Dorris, Assistant Public Works Director). Ms. Kuenstler thanked Zach Dorris for stepping up in Ronnie Rodriguez's absence. Zach Dorris, Assistant Public Works Director presented Council with pictures of line located in the alleyway between Greenlawn Pkwy. and Lazy Creek Ln. Within the past 12 years portions of the line have been replaced but problems still exist. Two main causes of the problems are cracks in the clay pipe allowing roots to infiltrate the sewer line and cause blockages and also the line has a dip in the middle of it allowing water and solids to build up rather than flow down the line. Preventative maintenance has been ramped up but recently one backup made its way into a customer's home. A major issue with the line is the fact it is located beneath several property owner's fences. The recommendation of the Public Works Department is to determine a scope of work which encompassed the entire replacement of this section of sanitary sewer line and to start the bid process. The fiscal impact is currently estimated to be around \$18,000 to \$25,000. **A motion was made by Councilmember Barron to authorize the City Administrator to proceed forward in conjunction with Public Works and the CIP committee to determine a scope of work, bid the project and move forward with completion of work, seconded by Councilmember Divine, all in favor, motion carried unanimously.**

**Adjournment**

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

Meeting was adjourned at 9:24 am.

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.

