

PROCLAMATION 1

**PROCLAMATION
OF THE CITY OF BLANCO
DENIM DAY**

WHEREAS, the month of April is national Sexual Assault Awareness Month calling attention to the fact that sexual assault and harassment is widespread and harms our community; and

WHEREAS, every two minutes, someone in America, is sexually assaulted and approximately 1 in 5 women, and 1 in 33 men, are raped during their lifetime and, about 75% of harassment victims experience retaliation when they reported it; and

WHEREAS, the Denim Day movement is a worldwide effort that started as a grassroots protest against an Italian Supreme Court decision, in which a sexual assault conviction was overturned because the victim was wearing tight jeans at the time of the attack; and

WHEREAS, Denim Day encourages everyone to stand in solidarity with Survivors of sexual violence, and speak up when they hear comments that blame victims or make light of sexual harassment and assault; and

WHEREAS, together when we change how we think and talk about the issue, we can create a culture of respect, equality, and safety for our citizens; and

WHEREAS, with proper education on the matter and comprehensive prevention projects, sexual violence and its unfair and traumatizing effects are preventable; and

WHEREAS, The City of Blanco strongly supports the Highland Lakes Family Crisis Center and their efforts to heal victims, educate and train the community, and stop sexual violence before it starts,

NOW, THEREFORE, BE IT RESOLVED that The City of Blanco does hereby proclaim Wednesday, April 27, 2022, as Denim Day and urges the community members to wear jeans on Denim Day to help spread awareness about the physical and emotional trauma that accompanies sexual assault, and to show our support to survivors in our community.

DENIM DAY 2022

Rachel Lumpee, Mayor

PROCLAMATION 2

**PROCLAMATION
OF THE CITY OF BLANCO
CHILD ABUSE PREVENTION**

WHEREAS, preventing child abuse and neglect is a community problem that depends on involvement among people throughout the community; and

WHEREAS, child abuse and neglect not only directly harms children, but also, increases the likelihood of long-term physical and mental health problems, alcohol, and substance abuse, continued family violence and criminal behavior; and

WHEREAS, child maltreatment occurs when people find themselves in stressful situations, without community resources, and do not know how to cope; and

WHEREAS, the majority of child abuse cases stem from situations and conditions that are preventable in an engaged and supportive community; and

WHEREAS, child abuse and neglect can be reduced by making sure each family has the support they need in raising their children in a safe, nurturing environment; and

WHEREAS, effective child abuse prevention programs succeed because of partnerships crated among social service agencies, schools, faith communities, civic organizations, law enforcement agencies and the business community;

NOW, THEREFORE, BE IT RESOLVED I, Rachel Lumpee, Mayor of the City of Blanco, Texas, do hereby proclaim the month of April 2022 to be Child Abuse Prevention Month in the City of Blanco, and call upon all Blanco citizens, community agencies, faith groups, and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

**WITNESS MY HAND AND SEAL OF OFFICE OF THE CITY OF BLANCO
THIS _____ DAY OF MARCH 2022.**

Rachel Lumpee, Mayor

ATTEST:

Laurie Cassidy, City Secretary

PRESENTATION 3

Memorandum

March 8, 2022

TO: Blanco City Council and City Administrator

FROM: Capital Improvement & Asset Management Advisory Committee (CIAMAC)

CIAMAC March 2022 City Council Update

EXECUTIVE SUMMARY

The Capital Improvement and Asset Management Advisory Committee (CIAMAC) was asked to evaluate excess capacity in the Blanco municipal water and wastewater systems. The information was considered important to water rights negotiations and wastewater plant discharge permit discussions. The Committee was also asked to rank the condition of Blanco city streets to enable the city administrator to use limited road repair funds most effectively.

The City of Blanco's current growth limitation is the wastewater treatment infrastructure. The wastewater plant constrains growth to 275 new residential taps assuming 75% of current plant capacity -- TCEQ requires municipalities to enter the design phase for expanded capacity when infrastructure is at 75% capacity. Since most commercial customers purchase three times the water as residential customers, the number of additional "average" new commercial taps would be less than 1/3 of the residential taps, i.e., about 90. The actual number would likely be less since all a commercial client's water likely flows to the sewer. In other words, minimal or no landscape watering. The number of potential new residential sewer and commercial sewer taps are not additive.

The City could add about 1600 new water residential taps if the city has 600 acre-ft/yr of water available per year. Residences outside the city limit, which are presumably situated on larger acreage, consume 30% more water than residences inside the city limit. Scenarios were run for varied water availability and water rate categories, below. It should be noted that infrastructure improvements would likely be needed at sustained water rates above 600 acre-ft/yr. Interestingly, 461 additional water taps would be available if water losses were reduced from 27% to 9%.

The Committee ranked the condition of every street in Blanco. The worst condition streets in the highest traffic areas were sorted and are the highest priority in terms of near-term repair. Listings of those streets and intersections are included later in this report.

Future Committee focus items:

The Committee was asked to evaluate the City's excess water and wastewater capacity to facilitate ongoing commercial and permit discussions. The Committee believes assessment of the Capital Improvement costs and ongoing operating and monitoring expenses of switching the City of Blanco to a TLDP wastewater permit would be beneficial to their discussions with outside parties. The Council may want to also consider evaluating improvements to the WWTP to provide a discharge quality of effluent by means of tertiary treatment. The Committee has not made those calculations, but is available to do so, if requested by the City Council.

The Committee intends to develop "order of magnitude" cost estimates for needed infrastructure improvements. This will be a precursor to development of a high-level systematic, multi-year execution strategy for subject repairs. Neither City water nor sewer taps were installed to vacant properties. This necessitates cutting into the roadway to install a new tap every time a property is developed --- often into a newly refurbished road. Continued paving of roadways only to tear up the roadway to repair sewer or water lines is not an effective use of City resources. The Committee observed at least six water leaks while conducting the street assessments. Sewer line jetting records are not kept electronically nor are water leaks recorded. However, it is known that the City is losing 27% of its treated water and that the sewer volume increases as much as 400% during rainstorms. Virtually all the City streets are in disrepair. A systematic long-term approach to repairing and funding City infrastructure is needed.

Lastly, the Committee will work with Inframark to begin electronic data capture of water leaks and sewer jetting to identify and prioritize capital improvements.

WATER

The City of Blanco is authorized to withdraw 600 acre-ft/yr of water from the Blanco River and Canyon Lake for a total of 1200 acre-ft. Neither source appears to provide guaranteed volumes. Excess capacity was calculated for 450 acre-ft (75% of 600 acre-ft), 600 acre-ft, 900 acre-ft and the water plant design limit of 1120 acre-ft. Water volume intake above 600 acre-ft/yr will likely require infrastructure upgrades, which would include some combination of standpipe pumps, interconnected piping, upgraded electrical supply and instrumentation and storage --- depending on the ultimate desired intake. Specific upgrades are typically identified in the Capital Improvement Plan after documenting base assumptions in a Comprehensive Development Plan. These are future Committee activities.

NOTES:

Use 121M gal/yr total municipal water intake {see WtrIntke tab of the WaterBalance Spreadsheet}

Outside of city limits (OSCL) residents use 30% more water than in city residents

Water under contract / yr = 600 acre-ft each for Blanco River and Canyon Lake = 1200 acre-ft/yr total

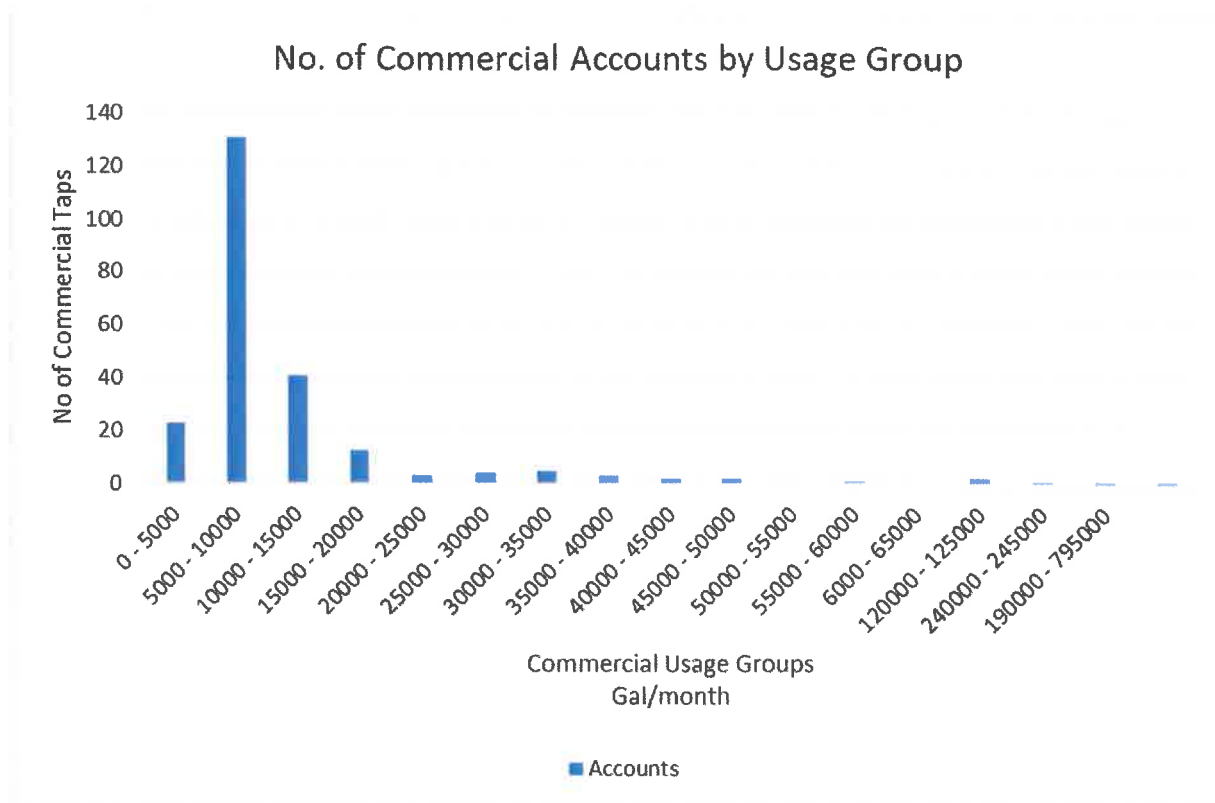
* The water system will require significant upgrade prior to delivery of 1M gpd (356M gal/year).

TCEQ requires municipalities to be in design phase when water demand is 75% of capacity

450 acre-ft = 146,632,950 gallons

Total annual available water assumption (acre-ft):	450	600	900	WTP Limitation* (MAX LIMIT) 1120 Acre-ft
Total annual available water assumption (gallons):	146,632,950	195,510,600	293,265,900	365,000,000
Annual water intake	121,000,000	121,000,000	121,000,000	121,000,001
Excess capacity	25,632,950	74,510,600	172,265,900	243,999,999
No of additional city residential connections to use excess capacity	557	1,620	3,745	5,305
No of additional outside of city residential connections to use excess capacity	427	1,241	2,869	4,064
No of additional city residential connections available if 27% water loss was reduced to 9%	461			
No. of additional "Real Ale businesses":	8.0	23	54	76
No or additional multi-family connections:	873	2,537	5,866	8,309

Most commercial customers purchase between 5000 and 10000 gallons of water per month. This is roughly three times the volume sold through residential taps (see following bar graph).



WASTEWATER

The wastewater plant further constrains growth to 275 new residential taps assuming 75% of the current plant capacity. Note, TCEQ requires the municipality to enter the design phase for expanded capacity when infrastructure is at 75% capacity. Since most commercial customers purchase three times the water as residential customers, then the number of additional “average” new commercial taps would be less than 1/3 as for residential taps; i.e. about 90. The actual number would likely be less since most of a commercial client’s water likely flows to the sewer. In other words, minimal or no landscape watering.

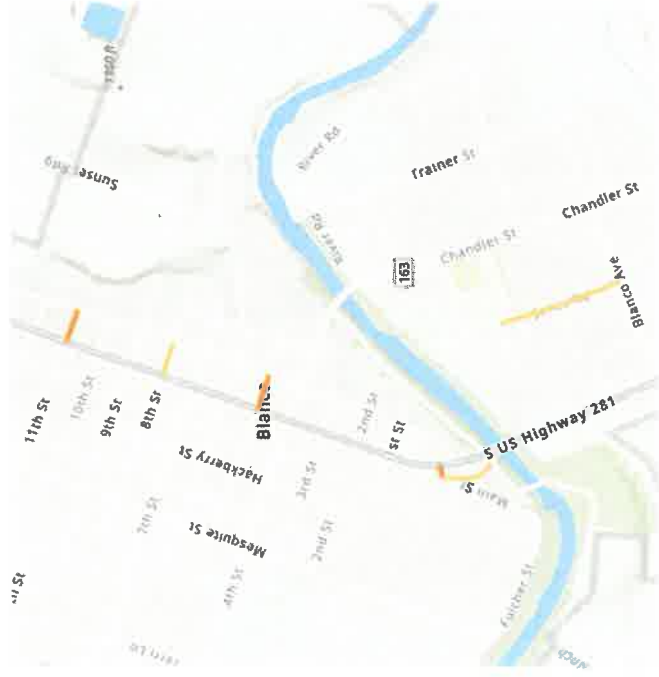
STREETS

The Committee was asked to prioritize the use of limited street repair funds available in the current fiscal year. This objective for this year will be to patch select roads to leverage limited funds. Insufficient funds exist to provide more permanent repairs such as asphalt overlays. Also, the preferred methodology for long term repair of city streets would be to replace underlying defective infrastructure, extend fresh and wastewater taps to adjacent property lines and improve drainage prior to installing an asphalt overlay.

Street and intersection layers were added to Blanco's GIS maps. The committee drove every street in Blanco and assessed road conditions and traffic volumes. These were subjective judgements. Each road section was graded by three to five Committee members. The same people graded every road to enhance ranking consistency. Roads that are not color coded are either State Highways or private and are noted in the road segment comments. Intersection and street data were sorted by road condition and traffic volume. The worst condition roads and intersections with the highest traffic are listed, below. The Committee recommends repair of these roads and intersections as the highest priority. It is noteworthy that repair of all city streets, with condition rating of 1 to 4, to a similar standard as the streets surrounding the elementary school, would cost the city \$841,000. This does not include the cost of drainage improvements or repair of underground utilities. This would not "fix" the city streets but would address the worst condition streets in Blanco. However, asphalt overlay of city streets is not recommended unless the underlying utilities are improved, fresh and wastewater taps extended to all adjacent properties and drainage problems mitigated.

Poor Condition Streets with High Traffic Volume

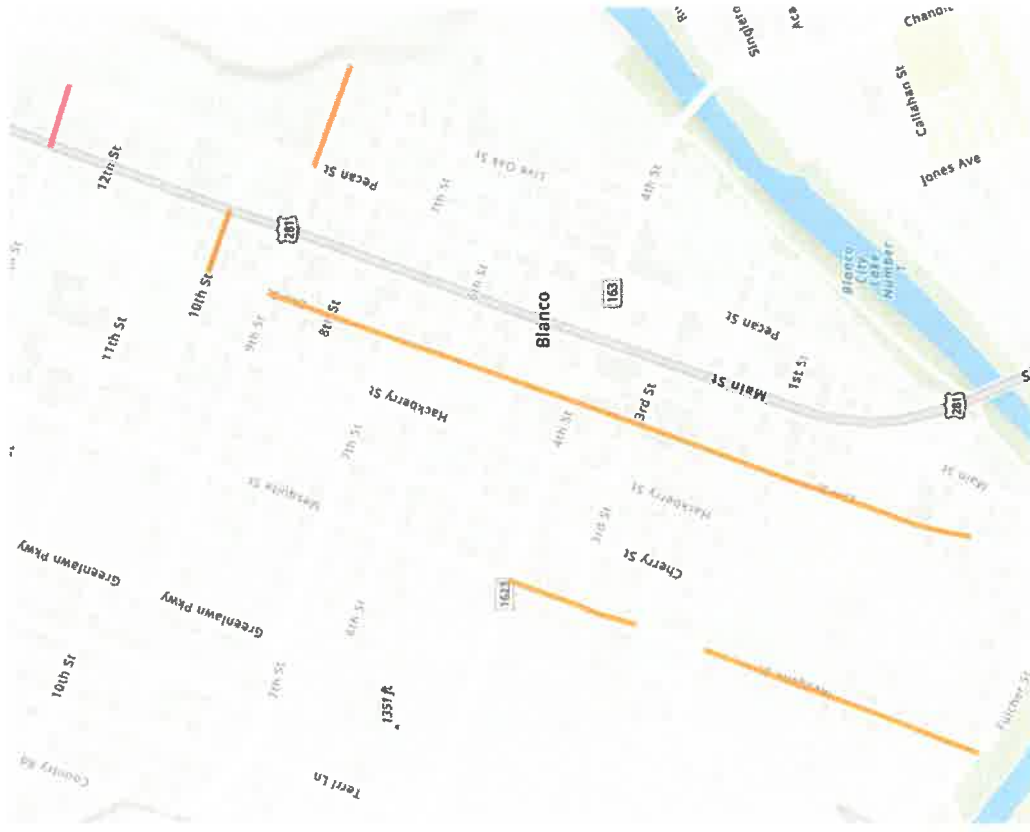
Street Name	To Cross Street	From Cross Street	Condition Rating	Street Width (ft)	Length (ft)	Traffic Volume	Street Material	Road Edge	Comments
11th St	Pecan St	Main St	3	30	351	High	Asphalt	None	
5th St	Pecan St	Main St	3	21	366	High	Asphalt	None	
Main St	S US Hwy 281	Park Rd 23	3	26	129	High	Asphalt	None	
Jones Rd	Whispering Oak Dr	Blanco Ave	4	24	1267	High	Asphalt	None	
8th St	Pecan St	Main St	4	18	371	High	Asphalt	None	
Park Rd 23	Main St	TX-P23	4	30	543	High	Asphalt	None	Entrance to the state park.



Complete listings of all city streets and intersections are available, if needed.

The next tier of repairs, if sufficient funds are available; Condition Rating 1-3, Medium Traffic

Street Name	To Cross Street	From Cross Street	Condition Rating	Street Width (ft)	Length (ft)	Traffic Volume
Elm St	3rd St	Alley	3	17	1845	Medium
9th St	Calico Way	Pecan St	3	18	571	Medium
Mesquite St	Main St	Fulcher St	3	20	1542	Medium
10th St	9th St	Elm St	3	24	349	Medium
Elm St	8th St	8th St	3	18	337	Medium
Elm St	7th St	7th St	3	18	337	Medium
Elm St	6th St	6th St	3	18	339	Medium
Elm St	5th St	5th St	3	18	328	Medium
Elm St	4th St	4th St	3	18	340	Medium
Elm St	4th St	3rd St	3	18	353	Medium
Mesquite St	4th St	3rd St	3	20	350	Medium
Mesquite St	3rd St	2nd St	3	20	351	Medium



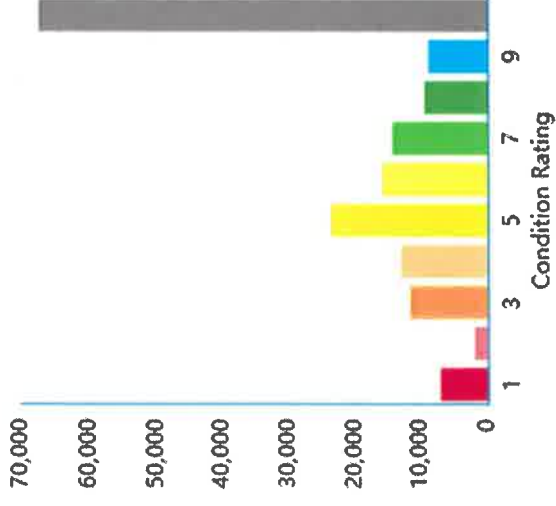
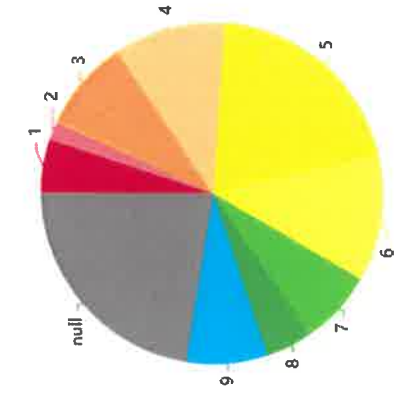
Defective Intersections with High Traffic Volume

Intersection Name	Condition Rating	Traffic Volume
Fulcher & Hwy 281	2	High
Mesquite & 4th	2	High
Pecan & 11th	2	High
Pecan & 4th	3	High
Mesquite & 9th	3	High
Mesquite & 12th	3	High
Pecan & 8th	3	High
East side 281 & 8th	3	High
East side 281 & 11th	3	High
Pecan & Main	3	High
Elm & 13th	3	High
Pecan & 5th	3	High
East side 281 & 3rd	3	High
Cherry & 11th	3	High
Elm & 9th	3	High



Road Condition Pie Graph

Street Length by Condition Bar Graph



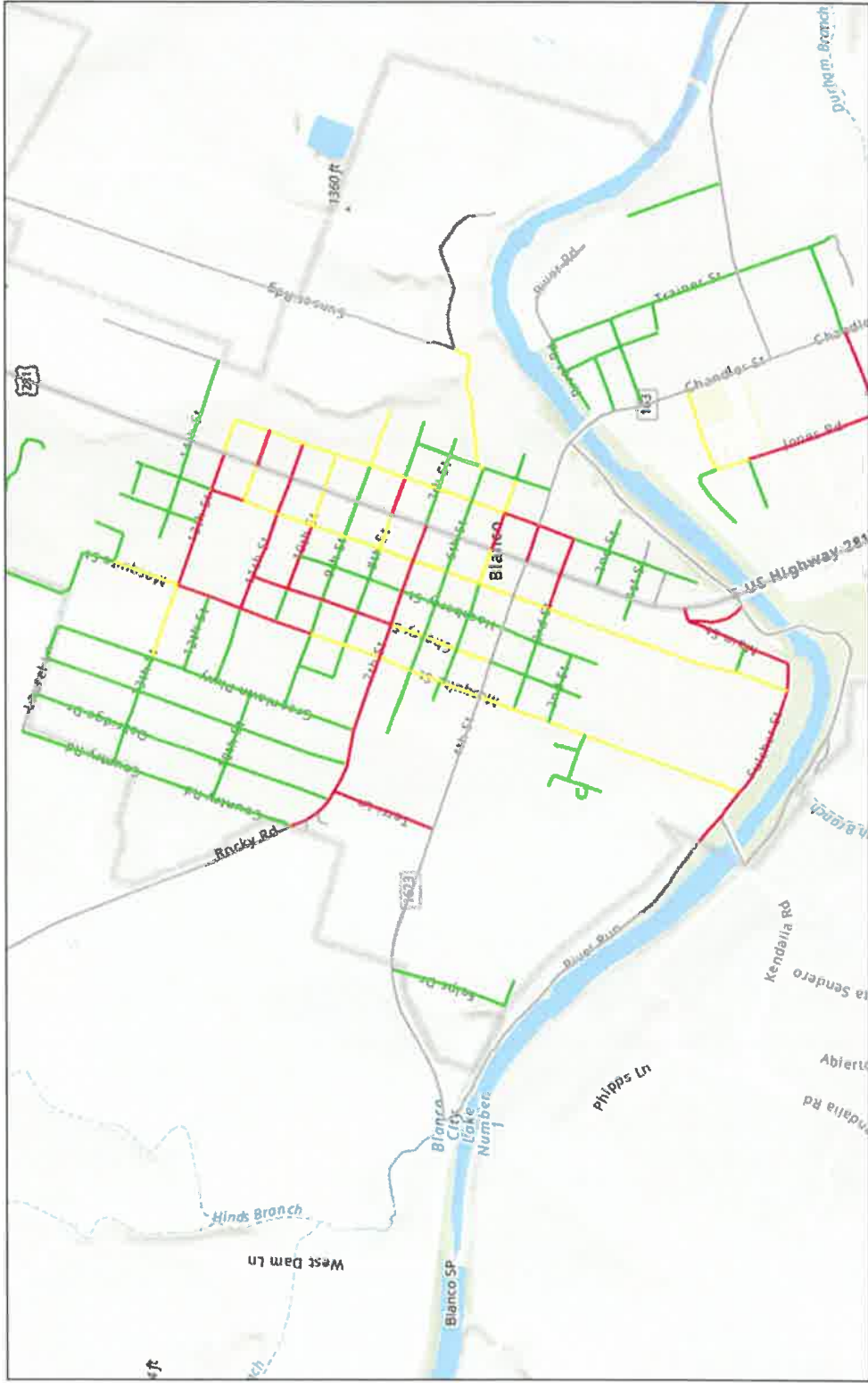
Condition rating 1-4 is considered bad.

Condition rating 5 & 6 is considered marginal.

Condition rating 7 – 10 is good.

“Null” rating applies to State Highways and private roads within the city limit.

Blanco Street Traffic Volume Feb 2022



2/25/2022, 9:29:09 AM

1:18,056

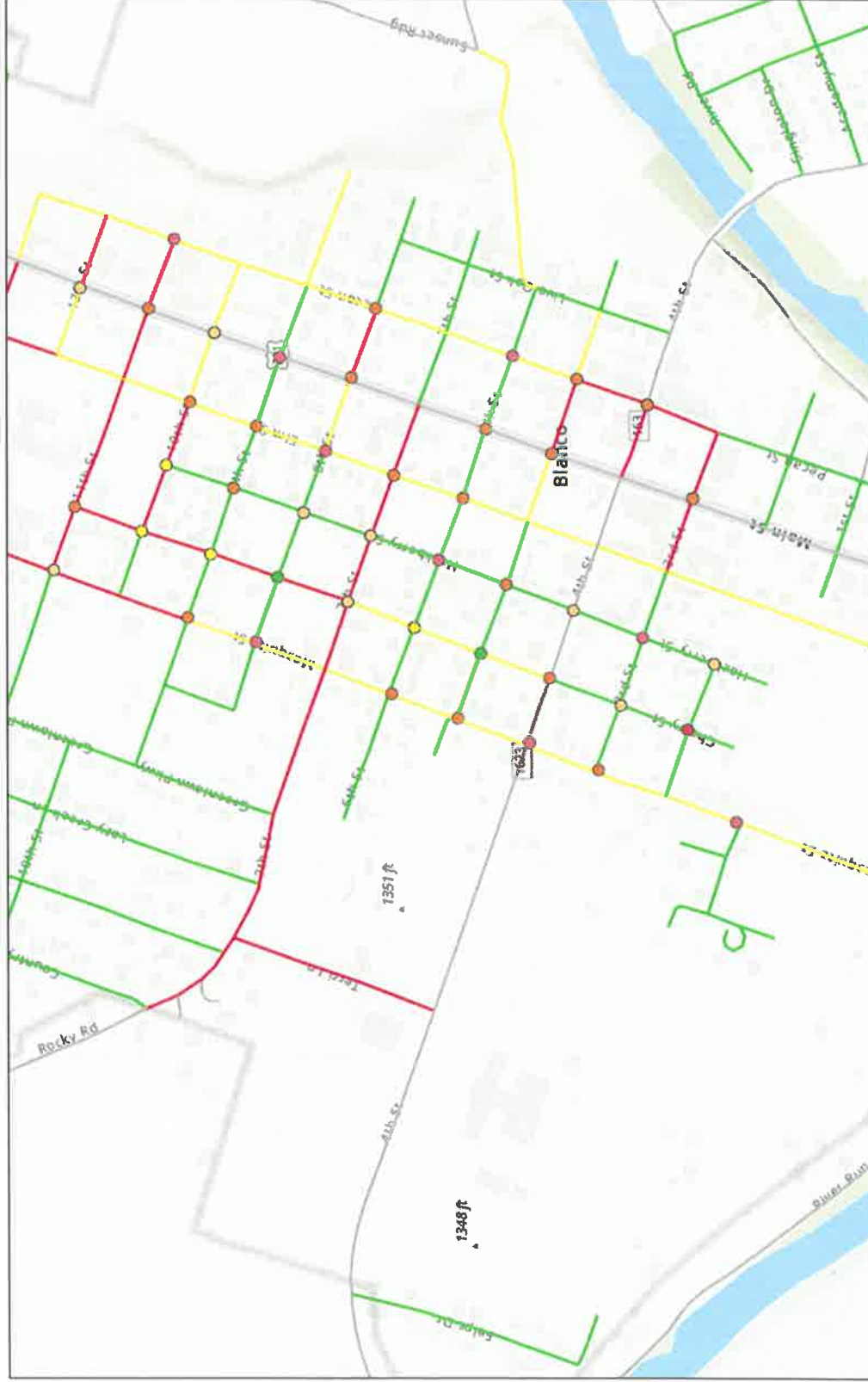


- Traffic Volume Low
- Traffic Volume High
- Traffic Volume Medium
- County Boundary
- City Limits

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Texas
 Esri, HERE, Garmin, Swire, DeLorme, Intermap, Inc., SwireHightech, SwissVO, Aerotech, USGS, Esri, NPS, US Census Bureau, USDA

City of Blanco

Blanco Traffic & Intersections Feb 2022



2/26/2022, 9:34:59 AM

1:9,028

0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

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● 1 ● 2 ● 3 ● 4 ● 5 ● 6 ● 7 ● Other
— High — Medium — County Boundary
— Low — Other

CONDITION RATING 7

Smooth pavement, deterioration of parking areas, pavement showing signs of distress.



CONDITION RATING 5

Road surface is relatively smooth, raveling of pavement, some edge deterioration.



CONDITION RATING 3

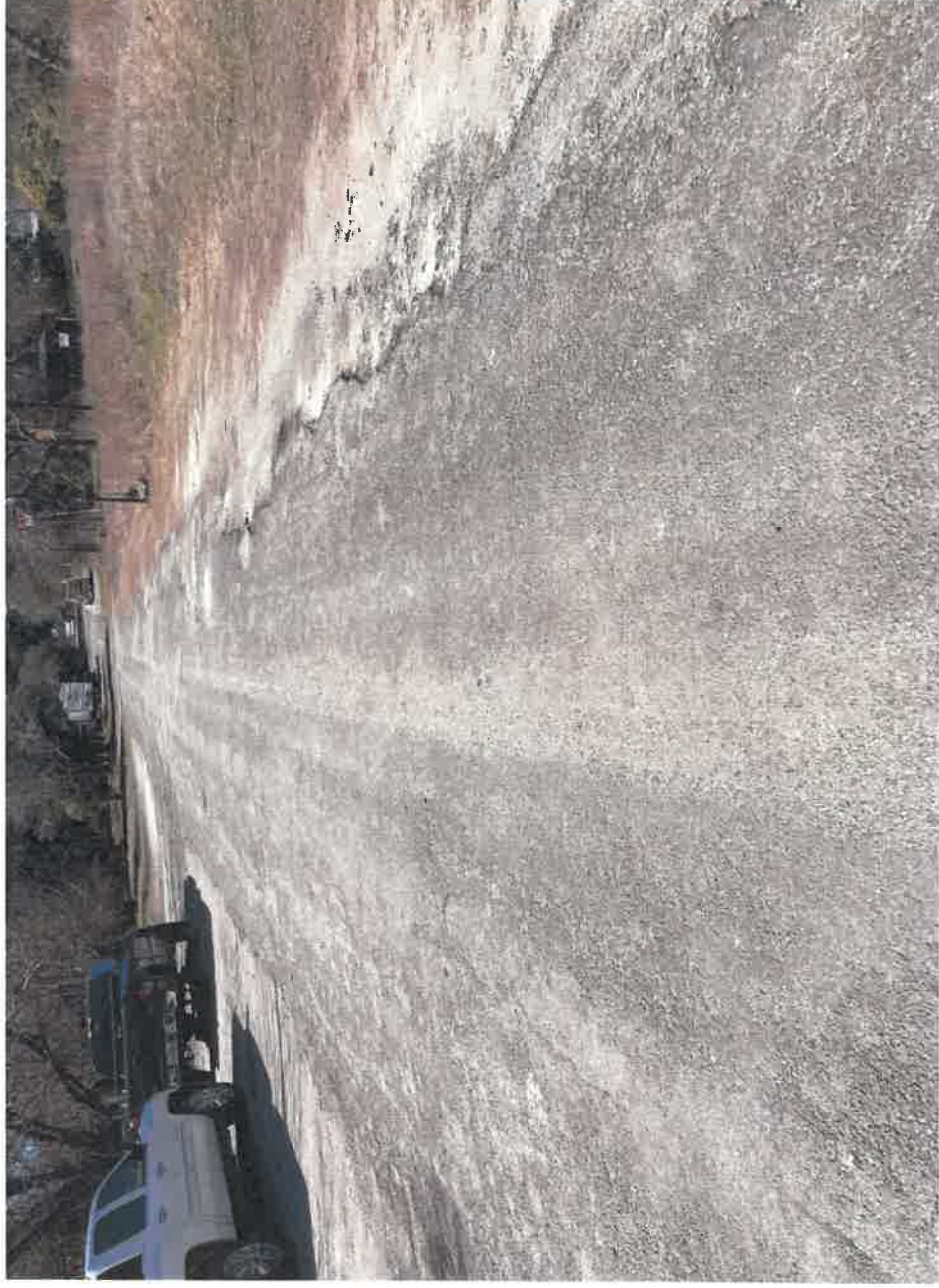
Numerous potholes and edge deterioration



CONDITION RATING 2

Serious deterioration of road edge, irregular surface (hard to see) and potholes further ahead.

Note: Condition Rating "1" was reserved for gravel surfaces or surfaces degraded to the point of little to no pavement.



STAFF
CITY HALL



City Administration Report

WARREN ESCOVY

MARCH 8, 2022

BLANCO CITY COUNCIL

1

New Happenings

INFRAMARK started on MARCH 1st



2

New Happenings

PEC TO SHUT OFF POWER MARCH 17th
9AM to 5pm city wide

CITY HALL CLOSED ALL DAY



3

Projects list updated weekly

City hall has been busy and is looking at hiring a
City Engineer. RFQ

Interim Finance Director



4

Blanco Trash off March 28th to April 1st
Inframark and City will help citizens dispose
of their trash at the City Yard.

April 2nd KBB Volunteers will do their Trash
off event

5



WARREN ESCOVY
MARCH 8, 2022
BLANCO CITY COUNCIL

6

**STAFF
POLICE
DEPARTMENT**

CONSENT
ITEM #1

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

**Meeting Minutes
Tuesday, February 8, 2022, 6:00 pm**

A regular meeting and Public Hearing of the City Council, City of Blanco, Texas was held on Tuesday, February 8, 2022, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:04 pm by Mayor Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The invocation was presented by Pastor Jim Boatright and the Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Saucedo, Councilmembers Smith, Barron, McClellan, and Divine.

City staff present: Warren Escovy, Laurie Cassidy, Lt. Jerry Thornhill, and Zach Dorris.

Mayor Lumpee made the following announcements: as of February 4, active COVID cases is 260; candidate packets are available for pick-up at city hall and applications are due by 5:00 pm on February 18; Gem of the Hills is hosting Indie Film Festival, Saturday, February 26; Blanco County burn ban has been lifted effective at 5:00 pm today.

Public Comments:

- Neil Neyens, resident at 1022 Oakridge Drive, spoke in favor of Inframark. He commented water standards have not passed the last 9 years and we need Inframark, Secondly, he said he does not find Susan Moore (Planning & Zoning Chair) to be objective, she is demeaning to others and not appropriate Chair.
- Jett Sophia, resident at 622 8th Street, spoke in support of Inframark and thanked Council for all they do.
- Debra Erickson, resident at 622 8th Street spoke in support of the Inframark contract.
- Heinz Roesch, resident at 1049 Cielo Springs, spoke regarding Old Business, Item #2, in support of Susan Moore, Planning & Zoning Chair. He said she ran the meetings expertly. He urged Council to support Mrs. Moore and thanked Council for their work.
- Matt Herden, resident at 33 Elm Street (Blanco resident for 30 years), spoke in favor of Inframark. Said they have been here before, spoke of Dripping Springs moratorium and said he highly supports Inframark.

- John Sone, Partner, Echo Gallery, 1725 US Highway 281, spoke of the Grand Opening on February 24, 2022. After retirement searched for place to open new business and chose Blanco. Appreciates the Chamber and the vibrant action in Blanco.
- Richard Standifer, resident at 218 Live Oak, spoke in favor of contract with Inframark. Hope they put procedures in place to correct issues.
- Wayne Gosnell, owner since 1997, 1374 River Run spoke regarding change coming to Blanco, want to maintain our small town charm. Said Inframark is a professional company and we need to support them.
- Jay Palmer, resident at 1072 RR 165, spoke as contiguous landowner to City of Blanco. Said for years has had water spill onto his property, could not get previous Council's attention. He now has plans for large event center, for 450 people, including a winery. His agreement continues to be violated, feels like Council is now finally doing something, mismanagement of wastewater treatment plant, violation of TCEQ permit and our agreement. Feels like City is trying to get resolved. He did not know who Inframark was but if this change will be positive, he strongly supports Inframark.

Proclamations:

- George Washington's Birthday, February 22, 2022, Blair Rudy spoke, and Mayor Lumpee read the proclamation.
- Red Cross Month – March 2022, Mayor Lumpee read the proclamation.

PUBLIC HEARINGS:

Closed regular meeting and opened Public Hearing at 6:31 pm.

1. Discussion on Re-Zoning Request at 413 9th Street & 281.
2. Discussion on Variance Request at 631 Academy St.
3. Discussion on Variance Request at 205 Hackberry St.

Susan Villarreal, spoke regarding property at 631 Academy Street, rental of short term and additional two rentals. Three units on 9.2 acres, think about the residential neighborhood, Owners were given permission to remodel but not to operate a short term rental. Property Owner does not live in the neighborhood. Who is ensuring the safety of persons in the area? Please consider the neighbors when contemplating these issues.

Pamela Capps, resident at 317 Pittsburg, spoke regarding property at 631 Academy. She said her understanding was the back two units were long term rentals. They take care of their property. Air B&B is not a good fit for this area. Neighbors all take care of their properties. All contribute to tax base, we care about our investments. Do not understand confusion with permits. Should not have been zoned this way. Considers the Sullivans friends, but does not agree with this business.

Rodney Thrailkill, resident at 117 Trainer spoke regarding property at 631 Academy. Said multi-unit is not in the spirit of this lot and he does not believe this short term rental conforms to commercial multi-unit business, not economy housing. Substantial investment, does not believe the Sullivans would want this next to their residence.

Helen Knoll, resident at 633 Academy, thanked Council for allowing residents to speak. She spoke regarding the property at 631 Academy. She said she grew up in Blanco and has lived on Academy for 31 years. She saw the construction of garage and workshop but did not know this was developing into cabin rentals. Zoning of R2 with no more than three dwellings. She is opposed to this variance and special use permit request. She is considered a senior citizen, not comfortable with this arrangement and not in favor of this request.

Joe Sullivan, resident at 631 Academy spoke explaining the remodel was completed in two parts. June 15, 2020, purchased 1,700 sq ft, four bedroom, two bath home with garage and workshop. Prior to purchase, spoke to Mr. Will Daves, Code Compliance, was told zoned mixed use. Kelly Kuentler verified. In July-August 2020 converted to long term rental. Rio Blanco Contractors, determined remodel permit was required. The two existing structures needed water and sewer added. Mixed use, residential and commercial. Worked with Public Works on water and sewer. Remodel was completed in late 2021. Received letter from Ms. Kuentler late 2021, not in compliance. Ms. Kuentler said he needed to request special use permit through Planning & Zoning Commission. Since purchasing the property has operated under good faith with the City, clean safe, reliable units.

Closed Public Hearing at 6:51 pm.

Staff Presentations:

- City Hall, Warren Escovy introduced himself as the new City Administrator and said he is happy to be in Blanco. He updated Council on Inframark contract, auditor RFQ (no responses received to date), city engineer RFQ (received 8 RFQ's, team will be reviewing and will provide an update in March). He is working on list of projects and will be putting on website for better transparency.
- Public Works, Zach Dorris, Interim Public Works Director – No updates.
- Police Department, Lt. Thornhill presented the monthly statistics report for January 2022 and also presented the annual racial profiling 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 January 11, 2021, Regular City Council Meeting.
2. Discussion, Consideration and Possible Action on Ordinance 2022-O-002 General Election Order, providing for the holding of a General Election on May 7, 2022.

A motion was made by Council Member Smith to approve Consent Agenda Items one and two, seconded by Council Member Barron, all in favor, motion carried unanimously.

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

1. Approval of Amendment to the City of Blanco Personnel Policy Manual Section 2.05.E.3. **A motion was made by Council Member Smith to approve the amendment to the Personnel Policy Manual, seconded by Council Member Barron, all in favor, motion carried unanimously.**
2. Discussion, Consideration, and Possible Action on the Removal of the Planning & Zoning Chairperson. **A motion was made by Council Member McClellan to keep Susan Smith as Chair of the Planning & Zoning Commission, seconded by Council Member Smith, all in favor, motion carried unanimously.**
3. Discussion, Consideration, and Possible Action on Approval of Contract with Inframark to Operate the City's Water Treatment and Wastewater Treatment Plants (Warren Escovy). Mr. Escovy discussed the purpose and goals of request for qualifications. He also discussed the key components of the agreement with Inframark including fixed guaranteed fees for all "fixed costs". Managed and capped funds for variable costs, discussed scope of work. Mr. Escovy recommends approval of the contract with Inframark. Council Member Divine asked Attorney Tuggey and Ed Schwab, Inframark questions concerning the contract. Inframark will operate according to industry standards. Council Member McClellan asked about the cost of services and how can we afford this? Inframark is committing to City to control costs, stay within budget, run as efficiently as possible and provide record of accounts. Going to help make employees more efficient, will provide needed equipment to make pothole repairs. Bringing on the current four employees, in addition to a project manager to oversee all projects and train all employees. Also speaking with Ronnie for sixth and final position/opening. What is the status of the vehicles? Will work with City in the best, cost effective way for both parties. Council Member Saucedo spoke with employees to address concerns. Council Member Smith thanked all for the hard work that went into this agreement.

4. Discussion, Consideration, and Possible Action on Approval of Addendum to Contract with Inframark to Operate the City's Water Treatment and Wastewater Treatment Plants (Warren Escovy).

A motion was made by Council Member Barron to enter into Contract with Inframark to Operate the City's Water and Wastewater Treatment Plants, to include Approval of the Addendum, seconded by Council Member Smith, all in favor, motion carried unanimously.

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

1. Discussion, Consideration, And Action on the Four Gateway Signs Declaring Blanco To Be An IDA-approved International Dark Sky Community (Mayor Lumpee) Mr. Escovy said the Blanco County Friends of the Night Sky (BCFNS) are close to achieving the International Dark Sky Community designation. The BCFNS is seeking Council approval of the design size of the signs. Signs will be heavy, durable metal with reflective lettering and will comply with TxDOT requirements and City ordinances. **A motion was made to Council Member Barron to approve the design of the sign, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
2. Discussion, Consideration, and Possible Action on approval of County Hazard Mitigation Agreement (Warren Escovy) County Judge, Brett Bray is looking for, approval of draft letter. Every five years Blanco County updates the Hazard Mitigation Plan for the Texas Division of Emergency Management (TDEM). **A Motion was made by Council Member Smith to approve signing of the County Hazard Mitigation Agreement Letter, seconded by Council Member Barron, all in favor, motion carried unanimously.**
3. Discussion, Consideration, and Action on approval of Capital Improvement and Asset Management Advisory Committee (CIAMAC) recommendation for the Creation of a Water Project Information Form (PIF) and Modification of the Existing Wastewater Project Information Form (PIF) (Warren Escovy). Mr. Escovy said the CIAMAC is a great committee. The committee is recommending the modification of existing wastewater PIF and the creation of a new water PIF. Expenditure authorization requested is \$4,200 to Bill Moriarty for Water PIF prep and submittal and \$8,000 to Bill Moriarty and Freeland Turk for scope definition, cost estimating for a total cost of \$12,200. Bill requires 2 weeks; Freeland Turk will work on at same time. Under very tight deadline. This is a committee of volunteers working hours reviewing our infrastructure, mapping, etc. Working to gain additional funding on clean water grants. Mr. Reiken thanked Zach Dorris for all of his hard work on this project. Council Member Saucedo asked where the funds will be coming from. Mr. Escovy said the money will come from the Water/Wastewater funds. **A Motion was made by Council Member Barron to authorize spending of \$12,200 for 2 PIF's, seconded by Council Member Smith, all in favor, motion carried unanimously.**

Closed regular meetings at 7:52 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 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.
2. Texas Government Code Section 551.071 (Consultation with Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding +/- 385 AC SH 281 & RR 32.
3. Texas Govt Code Sec. 551.074 (Personnel Matters), to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee(s) –Finance Director.
4. Texas Government Code Sec. 551.071 (Consultation with attorney) and Rule 1.05, Texas Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with public information requests, public information inquiries, and on general public or constituent communications.

Closed executive session at 9:57 pm and reconvened into regular meeting.

Item 1: No action taken

Item 2: No action taken

Item 3: No action taken

Item 4: No action taken

Adjournment:

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

Meeting was adjourned at 9:57 pm.

Respectfully submitted,

Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2022.

CONSENT
ITEM #2

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

**Meeting Minutes
Monday, February 14, 2022, 9:00 am**

A regular meeting and Public Hearing of the City Council, City of Blanco, Texas was held on Monday, February 14, 2022, at 9:00 am at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 9:01 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 Smith, Barron, McClellan, and Divine.

City staff present: Warren Escovy, Laurie Cassidy, Chief Rubin, and Zach Dorris.

Mayor Lumpee made the following announcements: Happy Valentine's Day!

Public Comments:

- Chuck McCann, resident at 205 Hackberry spoke regarding his residence at 205 Hackberry and his request for approval of replat and set back variance request.
- Jan Granberg, resident at 804 8th Street, spoke regarding her desire to serve as a Commissioner for the Planning & Zoning Commission. She is a long time resident of Blanco.
- Laurie Cassidy, City Secretary, read comments from multiple Blanco residents regarding their concerns over the opening of a vape store in Blanco near the Methodist Church (Vapor Genius, 48 Main Street).

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

1. Consideration, Discussion, and Take Action on Approval of Replat and Set Back Variance Request at 205 Hackberry Street (Owner: John Charles McCann). Warren Escovy explained the replat, Planning & Zoning has recommended approval of this replat. **A motion was made by Council Member Barron to approve the replat and variance request at 205 Hackberry Street, seconded by Council Member Smith, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Action on Approval of Cielo Springs Drive & US 281 Replat of Lots 1 and 2, 5.09 Acres (Owner: Robin McCall Dallenbach). Warren Escovy explained the approval, **A motion was made by Council Member Smith to approve replat of lots 1 and 2, 5.09 Acres at Cielo Springs Drive and US 281, seconded by Council Member Barron, all in favor, motion carried, unanimous.**

3. Consideration, Discussion, and Take Action on Approval of Ordinance 2022-O-003 Establishing Certain Location Restrictions Upon the Sale of Adult-Oriented Products or Services (Warren Escovy). Warren spoke saying the only permit pulled at this time was for a remodel. No one has pulled a permit to open any type of business referenced in this ordinance. Attorney Tuggey spoke saying he slightly revised heading, and added statutory language, effective immediately upon passing of ordinance. All referenced language, done by CDC, the most narrow, reasonable rights of City and residents. This ordinance pertaining to the primary business purpose, convenience stores are not affected. Display area includes entire store. Mayor Pro-Tem Saucedo asked about City liability. **A motion was made by Council Member Smith to approve Ordinance No. 2022-O-003 Establishing Certain Location Restriction Upon the Sale of Adult-Oriented Products or Services, with modification to section a)2) to read “Is prohibited within 750 feet of a church, school, public park, daycare center, playground, or residential district”, seconded by Council Member Divine, all in favor, motion carried 4-1 with Mayor Pro-Tem Saucedo opposed.**
4. Consideration, Discussion, and Take Action on Assignment of Three (3) New Commissioners to the Planning and Zoning Commission, as recommended by Planning and Zoning Commission. Warren Escovy spoke saying there are 3 openings and we received five applications. Council Member McClellan spoke asking Council to consider Jan Granberg, she is a long time resident of Blanco. Council Member Barron spoke regarding the recommendation from the Planning & Zoning Commission. **A motion was made by Council Member Smith to follow the recommendation of the Planning & Zoning Commission to elect Marissa Mensik, Lynn E. DeVincenzo, and Laura Swinson, seconded by Council Member Barron, all in favor, motion carried 4-1, with Council Member McClellan opposed.**
5. Consideration, Discussion, and Take Action on approval of Amendment to Ordinance 2022-O-001 Highway 281 Overlay District Steering Committee, to Add One Member from the Planning and Zoning Commission (Council Member Connie Barron). Marissa Mensik nominated by Barron. **A motion was made by Council Member Barron to appoint Marissa Mensik, seconded by Smith, all in favor, all in favor, motion carried unanimously.**
6. Consideration, Discussion, and Take Action on Approval of TxCDBG Contract Amendment/Modification Request, Contract No 7220040. Council Member Smith recused himself, **A motion was made Council Member Barron to approve the TxCDBG Contract Amendment Modification Request, seconded by Mayor Pro-Tem Saucedo, all in favor, motion carried unanimously.**
7. Consideration, Discussion, and Take Action on Approval of Change Order to the Water Treatment Plant Contract to Include Discharge pump valves and fittings (\$24K +/-) = replacement of leaking valves and fittings while the tank is out of service. Valves are leaking, need to make the repairs now before completion of new Water Treatment Plant. City Engineer, Tom Turk spoke saying the change orders are for a total of \$51,728.16.

This includes two change orders. 1) Discharge pump valves and fittings at a cost of \$23,708.75 and 2) intake valves and fittings at a cost of \$28,019.41. The review committee did not recommend replacement of the intake valves and fittings (\$28,019.41) at this time. This replacement can be done at a later time.

A motion made by Council Member Smith, to approve Change Order 1) Discharge pump valves and fittings at a cost of \$23,708.75, seconded by Council Member Divine, all in favor, motion carried unanimously.

8. Consideration, Discussion, and Take Action on Modification of Memorandum of Agreement Between the City of Blanco and the Streetscape Committee (Council Member Mike Smith). Council Member Smith spoke explaining work of the Streetscape Committee. **A motion was made by Council Member Smith to approve the Amended Memorandum of Agreement (MOA) Between the City of Blanco and the Streetscape Committee, seconded by Council Member Barron, all in favor, motion carried unanimously.**

Adjournment:

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

Meeting was adjourned at 9:50 am.

Respectfully submitted,

Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy, City Secretary

These minutes were approved on the _____ day of _____, 2022.

CONSENT

ITEM #3

CITY OF BLANCO, TEXAS
GENERAL ELECTION ORDER

AMENDED ORDINANCE 2022-O-002

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, PROVIDING FOR THE HOLDING OF A GENERAL ELECTION ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING THREE (3) COUNCILMEMBERS; AND PROVIDING DETAILS RELATING TO THE HOLDING OF THE ELECTION.

WHEREAS, the laws of the State of Texas provide that on May 7, 2022, there shall be a general election for municipal officers; and

WHEREAS, the terms for the City Council Members Place 2, 3, and 5 are scheduled to expire at the next uniform election date.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLANCO THAT:

SECTION 1. ELECTION

- A. A General Municipal Election is called and ordered for May 7, 2022, at which election the qualified voters of the City may vote for the purpose of electing the three (3) City Council Members At-Large.

- B. Candidates for the above offices may file their application beginning at 8:00 a.m. January 19, 2022 and shall file their applications no later than 5:00 p.m. February 18, 2022, on the 78th day before the date of the election, as provided in Sections 141.031 and 143.007 of the Texas Election Code. All candidates for the offices to be filled in the election to be held on May 7, 2022, shall file their sworn application with the City Secretary of the City of Blanco at City Hall, 300 Pecan Street, Blanco, Texas, said applications shall be on a form as prescribed by the Election Code of the State of Texas.

The City Secretary shall note on the face of each application the date and time of its filing. All applications shall include a clear reference to the office the candidate is seeking and, if applicable, the position number.

- C. The present boundaries of the City shall constitute one election precinct. The polls shall be open for voting 7:00 a.m. to 7:00 p.m. at the following polling place:

ELECTION DAY POLLING PLACE

Blanco Independent School District

Administrative Office

814 Eleventh Street

Blanco, Texas 78606

SECTION 2. APPOINTMENTS

- A. The Mayor is authorized to appoint the Presiding Election Judge, and the Alternate Presiding Election Judge. The Mayor is authorized to appointed additional alternates, if necessary. The Presiding Judge shall have the authority to appoint no more than six (6) clerks to assist in the holding of the election, but in no event serve as the early voting ballot board for the election and the Presiding Judge of the election precinct shall also serve as the presiding officer of the Early Voting Ballot Board. The Board shall process early voting results in accordance with the Texas Election Code. Compensation for each Election Judge(s) and Clerks shall be in accordance with Section 32.091 and 32.092 of the Texas Elections Code.
- B. Laurie Cassidy, City Secretary, is hereby appointed clerk for early voting. The City Secretary is authorized to appoint a deputy clerk or clerks for early voting in accordance with Chapter 83, Subchapter B of the Election Code.

SECTION 3. EARLY VOTING BY MAIL

Blanco County shall serve as Early Voting Clerk for the purpose of receiving ballot applications for ballots to be voted by mail. Ballot applications submitted by mail shall be addressed to the City's Early Voting Clerk at the following address:

Early Voting Clerk
P. O. Box 13
Johnson City, Texas 78636

SECTION 4. EARLY VOTING BY PERSONAL APPEARANCE

- A. The City Secretary shall serve as the Early Voting Clerk for early voting by personal appearance. The Early Voting Clerk shall have the authority to designate such deputy early voting clerks as may be necessary to staff the Early Voting Polling Place established under this Order.

- B. The place for early voting for the election shall be:

EARLY VOTING POLLING PLACE

City Hall
City of Blanco
300 Pecan Street
Blanco, Texas 78606

- C. The clerks shall keep the office open from 8:00 a.m. until 5:00 p.m., for early voting on each day that which is not a Saturday, a Sunday, or an official state holiday, beginning April 25, 2022, and continuing through May 3, 2022 for early voting by personal appearance. The clerks shall not permit anyone to vote early by personal appearance on any day which is not a regular working day for the clerk's office, and under no circumstances shall they permit anyone to vote early by personal appearance at any time when such office is not open to the public. The clerk's mailing address is P.O. Box 750, Blanco, Texas, 78606 where ballot applications and ballots voted by mail may be sent. The early voting clerk shall maintain a roster listing each person who votes early by personal appearance and each person to whom a ballot to be voted by mail is sent, in accordance with the provisions of the Election Code. The roster shall be maintained in a form approved by the Secretary of State.

SECTION 5. CONDUCT OF ELECTION

- A. Paper ballots shall be used for the election, both in early voting and for voting on election day, in accordance with the Election Code. The use of at least one (1) voting station that complies with Section 61.012 of the Texas Election Code, which provides a practical and effective means for voters with physical disabilities to cast a secret ballot is hereby authorized.
- B. A central counting station is established at the place designated as the polling place in Section 1 hereof. The City Secretary, Laurie Cassidy, is appointed counting station manager and tabulation supervisor. The Presiding Election Judge is appointed presiding judge of the central counting station. The City Secretary may appoint such clerks to serve at the central counting station as she may deem necessary.
- C. All expenditures necessary for the conduct of the election, the purchase of materials, and the employment of all election officials are hereby authorized in accordance with the Election Code. The City Secretary is hereby authorized and directed to furnish all necessary election supplies to conduct the election.

- D. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary, as provided by Section 52.094 of the Election Code. The City Secretary shall post a notice in her office, at least seventy-two (72) hours prior to the date on which the drawing is to be held, of the time and place of the drawing, and shall also give personal notice to any candidate who makes written request for such notice and furnishes to the City Secretary a self-addressed, stamped envelope. Each candidate involved in the drawing, or a representative designated by such candidate, shall have a right to be present and observe the drawing.
- E. The three (3) City Council Member candidates receiving the highest number of votes shall be declared elected to such positions.
- F. Notice of this election shall be given in accordance with the provisions of the Election Code. The Mayor shall issue all necessary orders and writs for such election and returns of the election shall be made to the City Secretary immediately after the closing of the polls.
- G. All election materials shall be printed in English and Spanish as required by Section 272.001 of the Texas Election Code.
- H. The election shall be held in accordance with the applicable requirements of the Texas Election Code. If any provisions of this ordinance conflicts with a mandatory provision of the Election Code, it is the intention of the City Council that the provision of the Election Code shall control.

SECTION 6. CANVASSING OF RETURNS

The City Secretary shall make a written return of the Election Results to the City Council in accordance with the Election Code. The City Council shall canvass the returns and declare the results of the Election in accordance with the Texas Election Code.

SECTION 7. AUTHORIZATION TO EXECUTE

The Mayor of the City of Blanco is authorized to execute, and the City Secretary is authorized to attest this Ordinance on behalf of the City Council. The Mayor is further authorized to do all other things legal and necessary in connection with the ordering, holding and consummation of the Election.

SECTION 8. EFFECTIVE DATE

This Ordinance is effective immediately upon its passage and approval.

SECTION 9. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 10. PROPER NOTICE & MEETING

A quorum of the City Council was present at the meeting at which this Ordinance was adopted. The meeting was open to the public and public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED & APPROVED this, the _____ day of _____, 2022, by a vote of _____ ayes, _____ nays, _____ abstentions of the City Council of the City of Blanco, Texas.

CITY OF BLANCO, TEXAS

Rachel Lumpee, Mayor

ATTEST:

Laurie Cassidy, City Secretary

CONSENT
ITEM #4

**AGREEMENT BY THE CITY OF BLANCO,
BLANCO INDEPENDENT SCHOOL DISTRICT, AND
BLANCO-PEDERNALES GROUNDWATER CONSERVATION DISTRICT
TO HOLD JOINT ELECTIONS ON MAY GENERAL ELECTION DAY**

WHEREAS:

1. The City of Blanco (“City”) will hold Election for Council Members and for Mayor when the vacancies occur within the boundaries of the City;
2. The Blanco Independent School District (“BISD”) will hold an election for electing member Board of Trustees within the boundaries of the BISD;
3. The Blanco –Pedernales Groundwater Conservation District (“BPGCD”) will hold an Election for electing members of the Board of Directors within the boundaries of the BPGCD;
4. It would be to the benefit of the City, BISD, BPGCD, and the citizens and voters thereof to hold the election jointly.

THEREFORE, the City, BISD and BPGCD agree as follows:

1. The City, BISD, and BPGCD will hold the elections jointly on the May General Election Day at the Blanco ISD Administration Building, 814 Eleventh Street, Blanco, Texas 78606 if Blanco ISD has an election. If BISD has no election, joint elections for the City and the BPGCD will be held at 308 Pecan Street, Blanco, Texas 78606
2. Election officials will be named and agreed upon at a later date. All parties will agree to any changes. One set of election officials shall preside over the elections. Separate ballots, ballot boxes, tally sheets, return forms, and poll lists will be used by the City, BISD and BPGCD. A voter sign-in process consisting of separate lists of registered voters, and signature rosters for the City, BISD, and BPGCD. The officers designated by law to be the custodian of the voted ballots for City, BISD and BPGCD shall be their respective custodian of all materials used.
3. The expenses of the joint elections pertaining to judges and election workers will be divided equally between the entities. In case either entity is not required by law to hold an election, the other party will bear the cost of the election.
4. It is agreed that no charge will be made by the City, BISD, or BPGCD for the use of their office or facilities as a polling place.
5. Early Voting for the City (and if necessary, the BPGCD) shall be at the Office of the City Secretary, 300 Pecan Street, Blanco, Texas 78606, and the Early Voting for the BISD, and BPGCD shall be conducted jointly at BISD Administrative Office, 814 Eleventh Street, Blanco, Texas 78606.
6. Each entity shall be responsible for providing and distributing all necessary supplies, including ballots and election kits, and publishing the required legal notices pertaining to the election.
7. The Secretary for the BISD Superintendent is designated as the Joint Early Voting Clerk for the joint early voting unless the BISD is not required to hold an election, in which case the BPGCD designates the City Secretary as the Joint Early Voting Clerk. If neither the City or BISD are

required to hold elections, the BPGCD Regular Early Voting Clerk will conduct early voting for the BPGCD election.

8. The Regular Early Voting Clerk for each entity shall receive applications for early voting ballots to be voted by mail. The remaining procedures for conducting early voting by mail shall be completed by the Regular Early Voting Clerk for each entity respectively.
9. Each entity shall be responsible for providing and distributing all necessary supplies, including ballots and election kits, and publishing the required legal notice pertaining to the election.

PASSED AND APPROVED this the _____ day of _____, 20_____.

City of Blanco

By: _____
Rachel Lumpee Mayor

Attest:

Laurie A. Cassidy, City Secretary

PASSED AND APPROVED this the _____ day of _____, 20_____.

Blanco Independent School District

By: _____
Kirk Felps
President, Board of Trustees

Attest:

Liza Struck
Secretary, Board of Trustees

PASSED AND APPROVED this the 11 day of February, 2021.

Blanco-Pedernales Groundwater Conservation District

By: _____
Jimmy Klepac, Board President

Attest: _____
Lanny Counts, Board Secretary

CONSENT

ITEM #5

CITY OF BLANCO, TEXAS
RESOLUTION NO. 2022-R-001

A RESOLUTION OF THE CITY OF BLANCO, TEXAS TO HONOR, RECOGNIZE AND RETIRE CITY OF BLANCO K-9 “MAVERICK” UPON HIS COMPLETION OF SERVICE

WHEREAS, the City of Blanco, Texas is a General Law municipality located in Blanco County, and created in accordance with State Law;

WHEREAS, K-9 “MAVERICK” began his career with the City of Blanco Police Department in 2016 and has rendered 5 years of faithful and dedicated service to the City of Blanco with direction from his handler Officer Adam Johnson of 1 year and Officer Ethan Winn for 4 years of service; and

WHEREAS, the City of Blanco City Council recognizes that K-9 “Maverick” has carried certification from The National Narcotic Detector Dog Association with training to detect four different narcotics and trained in areas of article searches; and

WHEREAS, K-9 “Maverick” has represented his profession by participating in demonstrations for local school districts and youth organizations; and

WHEREAS, K-9 “Maverick” has been used in the assistance of other law enforcement agencies including Texas Department of Public Safety, Johnson City Police Department, Blanco County Sheriff’s Office, and Texas Parks and Wildlife; and

WHEREAS, K-9 “Maverick” will be retired to serve as a permanent family member to his handler, Officer Ethan Winn and his family; and;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLANCO, TEXAS:

That K-9 “MAVERICK” be retired from active service with the Blanco Police Department; and

Further, that Chief Scott Rubin is authorized to transfer care and custody of K-9 “Maverick” to Officer Ethan Winn.

PASSED and APPROVED on this the ____ day of _____, 2022.

CITY OF BLANCO, TEXAS

Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy, City Secretary

CONSENT

ITEM #6

**Amendment to
Ordinance 2022-O-001**

**AN ORDINANCE CREATING A STEERING COMMITTEE TO
SUPPORT THE STUDY OF A HIGHWAY 281 OVERLAY DISTRICT WITHIN THE CITY OF
BLANCO**

Whereas Texas State Highway 281 (“Highway 281”) intersects the City of Blanco, and serves as the major and most important thoroughfare and roadway corridor in the City;

Whereas the City’s connection to Highway 281 vitally impacts and influences the City’s economic welfare and development, as well as the quality of life for all residents of the City;

Whereas accordingly, the City has initiated study of potential guidelines and standards for business and residential development and operations in the Highway 281 corridor, which may be included in a potential, formal overlay district within the Highway 281 corridor; and

Whereas the participation and input of City leadership and the City’s residents and businesses is vitally important to the success of the overlay district study;

Therefore, be it RESOLVED:

1. A Highway 281 Steering Committee is hereby created, with the following members:
 - a. City Councilor – Connie Barron
 - b. Member of the P & Z Committee – Marissa Mensik
 - c. Business owner on Highway 281 in the Blanco area – Emily Becker
 - d. Residential owner on 281 in the Blanco area – Donna Ledvina
 - e. Owner of undeveloped property on 281 in the Blanco area – Laura Swinson

2. The Steering Committee shall regularly consult with the City’s professional consultant that is retained for the purpose of completing the overlay district study.

ADOPTED the _____ day of _____, 2022.

CERTIFIED BY MY HAND:

Mayor, City of Blanco

ATTEST:

City Secretary

February 28, 2022

Subject: Re: Letter of interest in steering committee

City council members of Blanco:

My name is Donna Fuchs Ledvina, I would like to serve on the 281 corridor steering committee.

I was born in the Blanco Courthouse, raised in Blanco and live in my childhood home. I have a great interest in our future for Blanco and the direction that we grow.

I very much appreciate the opportunity to serve the community.

Donna Ledvina

CONSENT

ITEM #7



City of Blanco

P.O. Box 750 Blanco, Texas 78606
Office 830-833-4525 Fax 830-833-4121

3/8/22

STAFF REPORT from City Administrator:

DESCRIPTION: Authorize the bill of Sale of Five Blanco Public Works vehicles to Inframark, LLC for the sum of \$1.

ANALYSIS: The City Council agreed to sell the five trucks in concept when they approved the agreement to allow Inframark to run Blanco Utilities and Public Works functions. The five vehicles being sold to Inframark (as seen in the Bill of Sale) are:

1. 2020 Ford F-250 Super White
2. 2020 Ford F-250 Super White
3. 2017 For F-250
4. 2015 F-250 Single Cab
5. 2014 F-250 Extended Cab

Inframark would have these five vehicles and will purchase a vehicle for their project manager thereby using a total of six vehicles. The City (who currently has 10 vehicles in the Public Works fleet) would retain the following:

1. GMC Flatbed (good working condition)
2. Ford Crew Cab (good working condition)
3. 2007 Chevy (at Seymore's awaiting repairs)
4. F150 (in disrepair)
5. ¾ ton Chevy (in disrepair)

FISCAL IMPACT: \$1 but allows Inframark to allow each employee in Blanco to have their own work truck.

RECOMMENDATION:

Authorize the City Administrator to authorize the Bill of Sale of Five Blanco Public Works Vehicles to Inframark, LLC.

**INFRAMARK, LLC
BILL OF SALE**

On this 1st day of March, 2022, in total considerations for the sum of One U.S. Dollar and 00/100 (\$1.00) (the "Purchase Price"), the City of Blanco, Texas ("Seller) does hereby sell, assign, transfer and set over all right, title and interest in and to the following described assets to Inframark, LLC ("Buyer"):

Description	VIN #	Mileage
2020 Ford F-250 Super White	1FD7X2A67LED87173	9,410
2020 Ford F-250 Super White	1FD7W2A61LED87172	8,579
2017 Ford F-250	1FDNF2A53AEA31088	64,732
2015 F-250 Single Cab	1FDBF2A67GEA40168	40,407
2014 F-250 Extended Cab	1FD7X2A67FEA15739	52,764

Buyer agrees to pay the Purchase Price and to accept said vehicle pursuant to the terms and conditions set forth herein.

BUYER IS ACQUIRING THE PROPERTY "AS IS," "WHERE IS" AND "WITH ALL FAULTS," AND SELLER HAS NOT MADE AND DOES NOT AND WILL NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WITH RESPECT TO THE QUALITY, PHYSICAL CONDITION, EXPENSES, OR ANY OTHER MATTER OR THING AFFECTING OR RELATING TO THE VEHICLES AND EQUIPMENT THAT MIGHT BE PERTINENT IN CONSIDERING WHETHER TO PURCHASE THE PROPERTY OR TO MAKE AND ENTER INTO THIS AGREEMENT, AND EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT AND IN THE DOCUMENTS TO BE DELIVERED AT CLOSING, SELLER HAS NOT MADE, AND BUYER HAS NOT RELIED UPON, ANY SUCH REPRESENTATIONS.

BUYER HAS MADE OR HAS CAUSED TO MADE SUCH INSPECTIONS AS BUYER DEEMS APPROPRIATE.

SELLER EXPRESSLY DISCLAIMS, AND BUYER CONSENTS TO THE DISCLAIMER OF, ANY WARRANTY AS TO THE CONDITION OF SAID VEHICLE INCLUDING WITHOUT LIMITATION (A) ANY IMPLIED EXPRESS WARRANTY OF MERCHANTABILITY, (B) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, (C) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERISLA, (D: ANY RIGHTS-OF BUYERS UNDER APPLICABLE STATUES TO CLAIM DIMINUTION OF CONSIDERATION, AND (E) ANY CLAIM BY BUYER FOR DAMAGES BECAUSE OF DEFECTS WHETHER KNOW OR UNKNOWN.

This Bill of Sale and the legal relations between the parties shall be governed by and construed in accordance with the laws of Texas without regard to principles of conflicts of laws otherwise applicable to such determinations.

Each party hereto agrees to execute all additional documents necessary to carry out the purposes of the Bill of Sale and to cooperate with each other for the expeditious fulfillment of the terms of this Bill of Sale.

Executed and effective as of the date first written above.

SELLER:

City of Blanco, Texas

BUYER:

Inframark, LLC

By: _____
Title: _____
Date: _____

By: Kirt Ervin
Title: Vice President – Central Region
Date: _____

cityadmin@cityofblanco.com

From: Quigley, Ryan <ryan.quigley@inframark.com>
Sent: Wednesday, March 2, 2022 1:29 PM
To: cityadmin@cityofblanco.com
Cc: Berryman, Damon
Subject: RE: Bill of Sale of vehicles to inframark

Warren,

These Vins are all the f250s. The City will retain the GMC flatbed, the Ford Crew Cab, and the new Chevy at Seymore awaiting repairs. Any of those are good trucks for the code officer. Two trucks located in the firehouse, the F150 and a ¾ ton Chevy, are in disrepair and should be sent to auction for surplus.

Ryan Quigley | Regional Manager



3928 Kingwood Drive | Kingwood, TX 77339
(M) 832.244.1750 | www.inframark.com

From: cityadmin@cityofblanco.com <cityadmin@cityofblanco.com>
Sent: Wednesday, March 2, 2022 1:12 PM
To: 'Tim Tuggey' <tnt@timtuggeylaw.com>
Cc: Quigley, Ryan <ryan.quigley@inframark.com>; 'Mayor Rachel Lumpee' <rachel@lumpee.com>; 'Laurie A. Cassidy' <citysec@cityofblanco.com>
Subject: Bill of Sale of vehicles to inframark

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

Tim,

Are the bill of sale of these five City of Blanco vehicles covered in our Inframark agreement or do I need to put this item on the Council agenda before me or the mayor signs off on it? Thanks

Warren Escovy, CFM
Blanco City Administrator
Blanco, TX 78606
(830) 833-4525

From: srm5750@gmail.com <srm5750@gmail.com>
Sent: Wednesday, March 2, 2022 1:50 PM

CONSENT

ITEM #8

AMENDMENT TO UNIMPROVED PROPERTY CONTRACT

This is an amendment to that certain Unimproved Property Contract ('Contract') by and between the City of Blanco ('Seller') and Winona 416 LTD ('Buyer'), dated December 1, 2021, relating to property described at Vol. 75, Page 673 and 674, Deed Records, Blanco County, Texas ('Property'), as follows:

Buyer and Seller understand that the Property currently serves as a wastewater lift station for Seller, which is to be replaced by other, nearby property to serve the same purpose ('Replacement Property'), that Seller is acquiring from Buyer. Performance under that purchase contract and this Contract are each conditioned on the other because, among other things, Seller must design, engineer, and construct the replacement lift station while also retaining certain access and related rights to infrastructure that will remain on the Property. At present, because final design and engineering is still pending and not final prior to closing, the precise location of the related infrastructure must be defined after closing.

Therefore, Seller and Buyer shall allow for and document reservation of a general easement on the Property in Seller's favor, at closing, that further requires such easement to be defined as a 15' space (or such space as reasonably necessary and required by electrical service providers and other infrastructure), centered on and running the length of the required utility lines to service City's new lift station. or other infrastructure necessary for service for the proposed lift station on the Replacement Property. The precise and exact location of the final easement shall be established after closing but during construction and shall be recorded immediately after the conclusion of construction, whereupon the general easement shall also be released.

Dated to be effective this ____ day of _____, 2022.

SELLER:

BUYER:

City of Blanco

Winona 416 LTD

By: _____

By: _____

Its: _____

Its: _____