

**REGULAR MEETING
OF THE CAPITAL IMPROVEMENT AND
ASSET MANAGEMENT ADVISORY COMMITTEE
OF THE CITY OF BLANCO**

November 17, 2025

2:00 PM

Byars Building, 308 Pecan Street, Blanco, Texas 78606

Notice is hereby given that a regular meeting of the Capital Improvement and Asset Management Advisory Committee of the City of Blanco will be held on November 17, 2025, at 2:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call:

Gerald (OJ) Armstrong, Chair

Frank Leblanc

David Behrends

George Vaverek

Steve Scheffe

Brandon Carlson

BUSINESS:

Discussion Items of the Committee:

1. Status of Action Items

a. Confirm Planning Action Items for Initial Bond Tranche (2025-2026)

1. SPI Engineering (Update)

a. Initial projects and implementation timelines of projects for presentation to Council for funding **2-year plan**:

i. Design, project execution and construction

2. Timelines

a. Engineering

i. Design

ii. Estimate of project design fees

iii. Estimate of construction costs

b. Bond Sales

i. First tranche cost estimate

1. Bond issuance fees

2. Allocations (design, construction, project bids, contingencies, etc.)

ii. Dollar amount for initial tranche 2025-2026

1. Confirm Compliance with Debt Reduction to New Debt- 5% Ratio

b. Chronological Order of Capital projects for initial 2 years

1. City owned/operated OSSF systems in lieu of extending new centralized wastewater collection system.

2. Consensus for execution to deliver OSSF treatment services for remote residential and commercial properties (P3, Funding, Licensed OSSF site assessment/ installer/operate & maintenance, legal agreement between City and Property Owners for easements and Right of Access)

c. Discuss Infrastructure Prioritization Framework

1. Method for Council, Administration, CIAMAC and Consultants to have a clear understanding and execution of projects to meet timelines and funding.
2. Discuss Type 1 Status
 - a. Discuss Type 1 water resources for augmenting water supply. Discuss the pros and cons for a long-term solution to secure multiple water supplies
 - b. SPI assessment of routes and a ballpark estimate of a pipeline cost including using existing rights-of-way.

Discuss other matters related to infrastructure: funding options, existing, pending, and future projects.

NOTES:

Infrastructure Priority Framework

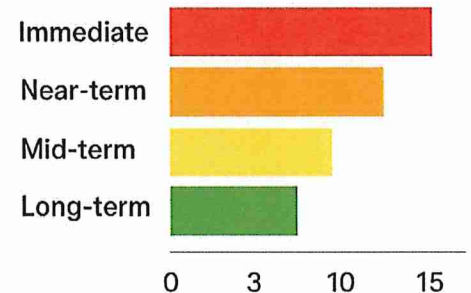
Ranking Criteria

Criteria	Weight
Condition	25%
Risk of Failure	20%
Coordination Opportunity	20%
Regulatory/Compliance	10%
Service/Capacity Deficiency	10%
Public Impact/Benefit	10%
Funding Availability	5%

Example Scoring

Water	Sewer	Streets
85	90	75
70	60	55
45	40	50
90	88	92

Timeline & Prioritization



Coordination Matrix

Scenario	Priority Action
Sewer & Water both failing	Replace both prior to street reconstruction
Water or Sewer failing, street in poor condition	Replace utility first, then reconstruct street
Water or Sewer fair condition; street poor	Delay street work until utilities reach mid-life or replace preemptively

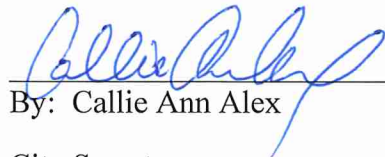
Adjournment

This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of

the meeting, considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Notice is hereby given that a possible quorum of the City Council of the City of Blanco may be in attendance at the Capital Improvement and Asset Management Advisory Committee Meeting of the City of Blanco. No action by the City Council shall be taken.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Capital Improvement and Asset Management Advisory Committee of the City of Blanco is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 17th day of November 2025 before 2:00 pm so all action will be deferred to a later meeting.


By: Callie Ann Alex
City Secretary
