

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

**Meeting Minutes
March 12, 2024**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on March 12, 2024, 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 Arnold, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Troy LeBlanc, Blanco Methodist Church. Council members present: Mayor Arnold, Mayor Pro-Tem Thraikill and Council Members Smith, Swinson, and Moses. Council Member McClellan was absent and excused due to medical reasons.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Sasha Ricks, Finance Director, and Lt. Jerry Thornhill.

Mayor Arnold made the following announcements:

- March 23 will be the first Founders Day in Blanco, to be held on the square for local residents.
- March 25 from 4-7 pm TxDOT is holding a US 281 Blanco Relief Route Study Workshop at the Blanco High School Cafeteria to gather input on the three relief route options that will be evaluated further.
- There is currently no burn ban in effect.
- Water restrictions are currently at Stage 2.

Public Comments:

- Retta Martin, Blanco resident, shared information regarding the upcoming 24th annual, KBB Trash Off to be held April 13, 2024 and the 17th annual Blanco river clean up. The mission statement is education and beautification of town. She also shared information regarding the Streetscape Committee goals.
- Jay Palmer, Blanco resident, spoke regarding discharge into the Blanco River in front of his property. Wants to sit down and discuss problem and come to a resolution.
- Libbey Aly spoke regarding the upcoming Eclipse happening on April 8, 2024. Total Eclipse is expected to last 3:37 in Blanco. The Eclipse Committee has been meeting and preparing for over a year. It is expected to cause a high increase in traffic, most hotels are at full capacity during this time. Please see the City website for tip sheets and more information. The Chamber did receive grant they requested for this event.

Public Hearing: Opened at 6:14 pm with no comments and closed at 6:14 pm.

1. Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2nd Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith).

Proclamations read by Mayor Arnold:

- American Red Cross Month, March 2024
- Women's History Month, March 2024

Presentation:

1. Amy Arnold gave a presentation on the upcoming Founder's Day event. An elderly lady requested from the Mayor to see one more street dance in her lifetime. In August 2023 Mayor Arnold proclaimed the fourth Saturday in March to be Blanco Founder's Day. The committee has been meeting and preparing for the event. The main event for this first year is the street dance, bands, and some community connection booths. The event is for the Blanco community. She shared the event's setup map and street closures at 3rd Street and Pecan Street. Warren discussed the need for accident and liability insurance.

Staff Presentations:

- City Hall, Warren Escovy, City Administrator, shared the following: Blanco Founders Day, General Election, May 4, 2024, Meter audit update: third party review has been completed, financing underway, first meters to be installed in early Spring and should be completed by October/ November, the City's 2023 fiscal year audit will be presented to the Council at a special council meeting on March 20, Sasha was presented with a Certification of Investment Policy from Government Treasurer's Organization of Texas, and lastly, the next TxDOT Community Workshop is coming to Blanco High School March 25, 4-7 pm.
- Police Department, Lt. Thornhill presented the February Monthly 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 Council Member, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the February 13, 2024, Regular Meeting and Public Hearing.

A motion was made by Mayor Pro-Tem Thrailkill to approve the consent agenda item one as presented, seconded by Council Member Smith, all in favor, motion carried unanimously.

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

1. Consideration, Discussion and Take Possible Action on Approval of proposed variance to allow a hair salon, (home business) in the R-3 zone at 302 2nd Street (Lots 9 and 10, Block 13, Abstract 5B0001), Blanco, Texas 78606 (Property Owner: Patrick Warren Smith). Warren Escovy, City Administrator said the Planning & Zoning Commission recommends approval of the variance to allow a hair salon on 302 2nd Street to be allowed as a home based business. Variance is attached to the property owner not the property. **A motion was made by Council Member Swinson to Approve the variance to allow a hair salon, (home business) in the R-3 zone at 302 2nd Street, seconded by Council Member Moses, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of Los Altos Subdivision, Phase 2, Final Plat, 2.20 Acre Tract (Block 2), Blanco, Texas 78606 (Property Owner: JLE Investment Properties, LLC). Planned Development District was approved in June 2020 along with concept plan. The developer has met all of the requirements of the final plat, PDD, and has approved plans. 12th Street was widened to 20' with a concrete apron at Greenlawn as required Planning & Zoning Commission recommends approval of the final plat to City Council. **A motion was made by Mayor Pro-Tem Thrailkill to Approve Los Altos Subdivision, Phase 2, Final Plat, 2.20 Acre Tract (Block 2), Blanco, Texas 78606, seconded by Council Member Swinson, all in favor, motion carried unanimously.**

3. Consideration, Discussion, and Take Possible Action on Approval of Release of Retainage Payable to Associated Construction Partners Ltd. (ACP) in the amount Not to Exceed \$63,000.00 (Warren Escovy, City Administrator). **No Action Taken, Mayor moved item to Executive Session.**
4. Consideration, Discussion, and Take Possible Action on Update to Current Water and Wastewater Grants. Warren Escovy, City Administrator shared current water and wastewater grants obtained and in process. **No Action Taken.**
5. Consideration, Discussion and Take Possible Action on Approval to add Non-Binding Referendum, Recycling Services to the May 4, 2024 General Election Ballot. The Mayor and Council Members discussed low cost way to poll residents and receive their feedback regarding recycling option. **No Action Taken.**
6. Consideration, Discussion and Take Possible Action on Authority and Structure of Comprehensive Master Plan Committee. **No Action Taken, Mayor moved item to Executive Session.**

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

1. Consideration, Discussion, and Take Possible Action on Approval of proposed amendments to the Unified Development Code (UDC) Section 5.4 Lot Standards, Section 5.7 Residential Design Standards (Reducing the Maximum Block Size to 275 Feet and Applying the Same to all Zoning Types, subject only to Council-approved Exceptions), Section 7.2 Streets, and Definitions: Section 1.13 Street Length and Block/Block Length. Council Member Swinson shared the benefits of small blocks: 1) Maintain Blanco's character by extending the original layout of town, 2) Limiting big box and strip center style development through block size, and 3) Walkability and traffic. Proposed Changes to C1, R5, and R4: 278' maximum block length, double or quadruple blocks allowed with P&Z and Council approval, no private roads unless in the interior of a double or quadruple block, updates to setbacks and lot widths. R2, R3, and R4: Maximum block length of 612', and R1: Exempt from block length requirements. **A motion was made by Council Member Swinson to Approve Ordinance 2024-O-002, seconded by Council Member Moses, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas. **No Action Taken, Mayor moved item to Executive Session.**
3. Consideration, Discussion and Take Possible Action to Confirm City Administrator's Authority to Execute an Easement of Ingress and Egress for the Release of \$50,000 to the City under the existing Escrow Agreement between the City and Winona 416 Ltd., concerning the Old Lift Station Property Purchase and Sale. Attorney Tim Tuggey discussed, the State of Texas has been released and is doing quick claim deed, now need Warren to be given authority to execute easement document. **A motion was made by Mayor Pro-Tem Thrailkill to Confirm City Administrator's Authority to Execute an Easement of Ingress and Egress for the Release of \$50,000 to the City under the existing Escrow Agreement between the City and Winona 416 Ltd., seconded by Council Member Swinson, motion carried 3-0 with Council Member Smith abstaining from the vote.**

Closed regular meeting and convened into executive session at 7:08 pm.

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 Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Administrator.
3. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Chief of Police.
4. Texas Government Code Section 551.071 (Consultation with City Attorney) and 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a Police Officer.
5. 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 the lift station to include payment and possible damages for delay of project.
6. 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 the Authority and Structure of Comprehensive Master Plan Committee.
7. 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 utilities at US Highway 281 and 4th Street with TxDOT.
8. 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 City Water Agreements with Texas Water Company
9. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
10. 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.
11. 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 Pending Legal Matters.

Closed executive session at 9:10 pm and convened into regular meeting.

New Business #3: Consideration, Discussion, and Take Possible Action on Approval of Release of Retainage Payable to Associated Construction Partners Ltd. (ACP) in the amount Not to Exceed \$63,000.00.


A motion was made by Council Member Smith to conditionally release an additional \$62,998.81 currently being held in retainage by ACP, Pay Request #27, also note there is an error on the payment request line “Less Amount Retained at 5%” should read “Less than 1%”, other conditions are the General Contractor’s warranty on the project and the start date on the maintenance bond will not begin at this time and will begin after the successful startup of the water plant, seconded by Mayor Pro-Tem Thraikill, all in favor, motion carried unanimously.

Adjournment:

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

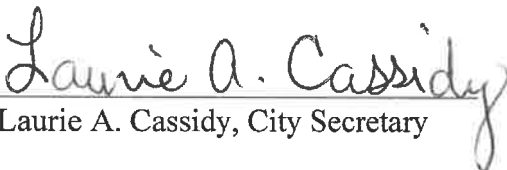
The meeting was adjourned at 9:12 pm.

Respectfully submitted,



Mike Arnold, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 9 day of April, 2024.



