

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

**Meeting Minutes
November 18, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on November 18th, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:03 pm by Mayor Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Pastor David Mayer from Trinity Lutheran church of Blanco, TX. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members Mack-McClung, Thrailkill, Behrends, and Moses.

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

The following announcements were made:

- Bobby Mack-McClung reminded those present of the “Show Us Your Blanco” survey, instructing that this was the first of a set of surveys that focuses on what the public loves most about Blanco.
- Mayor Cargill gave the community a list and explanation of upcoming events that are local to Blanco. These events were as follows:
 - November 22nd: Masonic Lodge is hosting their Turkey Dinner
 - City Hall would be closed the 27th and 28th of November for the Holidays
 - Celebrate Small Business Saturday on the 29th of November by shopping local stores
 - December 5-7 marks the Texas Fiddling Festival at Twin Sisters Dancehall
 - December 5th is a breakfast at 2 Mile Recreation Center
 - Enjoy breakfast with Santa at the Terraqueous RV Resort
 - December 13th is National Wreaths Across America Day.
 - Real Ale Brewing is hosting a holiday market from the 12th to the 13th of December
 - The Blanco City Christmas Parade is scheduled for December 20th.
- City Secretary, Callie Ann Alex, then displayed the new visual timer for use during Public Comments. This timer has green, yellow, and red lights which depict the allotted time remaining. All speakers begin with 3 minutes. The timer will beep and the light will turn yellow when there is 30 seconds remaining. At the conclusion of the 3 minutes, the light will turn red and the timer will beep repeatedly.

Public Comments

- Alyssa Barker spoke about how the property proposed to be rezoned next to her property was not R5 but was R3. She stated is it R3 and now was being considered for zoning as commercial. She is not against growth; however, she believes growth needs to be respectful to the homes that are already established.
- Mark Polojac spoke against the proposed resolution of the septic system solution to City water. He stated that the Resolution holds omissions of law and there should be discussion of its specifics prior to it being on the Agenda.
- Robin Dallenbach discussed her Status Quo Demand she submitted to the City per her Disannexation petition.
- Patrick Newcombe-addressed the council and public in opposition to the rezoning of 172 San Saba to a commercial property.

OPEN PUBLIC HEARINGS:

1. 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).

No additional comments were made.

CLOSE PUBLIC HEARINGS

PROCLAMATIONS:

1. **Veterans Day Proclamation**
2. **Thanksgiving Day Proclamation**

Both proclamations were made by Mayor Cargill and were a retroactive honoring of veterans and a call to the community for their gratitude, generosity and togetherness. respectively.

STAFF PRESENTATIONS:

1. City Hall, Warren Escovy, City Administrator announced the following items: The completion date for the sewer line is set for February of 2026. The water plant is projected to be a 70/30 blend and is projected for a March or April timeline to become operational. In regard to the Blanco Comp Plan, there is intent for a Community meeting set in December. The City has been granted \$200,000 (\$160,000, with a \$40,000 match) towards its Alternate Transportation Plan; this includes trails, sidewalks, etc. Installation will begin on light shields, a free project orchestrated between City Hall Utilities and PEC, which will shield already lit poles.
2. City Hall, Jose Martinez, Finance Director, shared the October Financial Report, and explained since it was the first month of the fiscal year it showed minimal change or activity. He did state that New CivicPlus and GIS expenditures consumes a vast amount of administrative costs. Additionally, the addition of a new City Secretary, while the Deputy City Secretary is still obtaining her certification, is something that was unforeseen when the budget was first developed.
3. Police Department, Chief Thornhill- October Monthly Report- Chief Thornhill updated that the Police Department has received their 2 new vehicles. Both will be in the Outfitters shop for another 6-8 weeks. He also reported that the Police Station was adversely affected by the storm and it damaged the communications system. Insurance is reimbursing for the expenses and it will include a storm surge protector.
4. Inframark, Danny Maldonado- October Monthly Report- 25 leaks were reported in October. The City is holding at 4% water loss, and Inframark has been working collaboratively with the county and City Fire Department. Their report now includes a Pothole List, and they are also assisting the City with mapping the lights. He did note that the hot topic still is the pump at Cielo Springs.

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 October 21, 2025 Special Meeting
2. Approval of Minutes from the November 10, 2025 Special Meeting

A motion was made by Mayor Pro Tem Dennis Moore, Jr. to approve both consent agenda items as presented, seconded by Council Member Thrailkill. 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 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). **P&Z requested Council to table this item, on the expectation for a new site plan from the applicant. Mayor Cargill tabled the item.**
2. Consideration, Discussion, and Take Possible Action on Approval of a Variance to reduce minimum lot size from 32,500 sq ft to ½ acre in the R-1 District located 918 Fulcher St Blanco, Tx 78606 (Blanco River Addition, Blk S PT of 14, Acres 3.0094), Blanco, Texas (Property Owner: Dorothy Trimble). **Council Member Thrailkill moved to approve a variance to reduce minimum lot size from 32,500 sq ft to ½ acre in the R-1 District located 918 Fulcher St Blanco, Tx 78606. Council Member Ryan Moses seconded. All in favor and motion passed unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Blanco Hideaway at 704 6th Street, (Traweek, BLK 2, LOT SE ¼ OF, Acres 0.4276 Life Estate), Blanco, Texas (Owner: Shelli McLaughlin & Wayne Storer). This property has received 2 protest letters. **Council addressed their desire to know how many letters were sent out in total moving forward, to compare the amount of those notified to the number of relative protestants. Council Member Mack McClung moved to approve a New Short-Term**

Rental, Blanco Hideaway at 704 6th Street. Council Member Thrailkill seconded. Motion passed unanimously.

4. 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). **Council Member Thrailkill noted that the location of Short Term Rentals around this proposed property may not be accurate, Mayor Cargill tabled the item until information can be confirmed and/or corrected.**
5. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Gracie's Place at 806 Chandler St. (PITTSBURG , BLK 29 & 30 , LOT 13 PT OF , ACRES 1.445), Blanco, Texas (Owner: Trainer Street Enterprises LLC % Teresa Seidel). **Council Member Thrailkill moved to approve the New Short-Term Rental, Gracie's Place at 806 Chandler St. Mayor Pro Tem Dennis Moore, Jr Seconded. All in favor, and motion passed unanimously.**
6. Consideration, Discussion, and Take Possible Action on Appointment of new City Secretary and administration of the Oath of Office. **Mayor Pro Tem Dennis Moore, Jr moved to appoint Callie Ann Alex as the new City Secretary. Council Member Ryan Moses Seconded. All in favor and motion passed unanimously. Mayor Cargill administered Callie Ann Alex's swearing in and Oath of Office.**
7. Consideration, Discussion & Possible Action on Long-Term Agreement for Reclaimed Water Service between the City of Blanco and Ricky Dale Harbison and Evon Hobart Harbison. **Mayor Cargill moved this item to Executive Session.**

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

1. Consideration, Discussion, and Take Possible Action on the 1988 Sales tax issue and a potential May 2026 ballot referendum to repeal the current 0.5 allocation to offset local ad valorem taxes and possibly reimpose such allocation to support other lawful purposes. **Council Member McClung gave a summary of the sales tax issue. Council expressed concern that if it is just repealed, another source may acquire it; suggestion to repeal and reallocate to City. There was discussion on the specific allocation of funds, the deadline for placing the item for election, and the verbiage that would be recommended if putting the item on the ballot. Council Member Mack McClung moved to direct City staff to work diligently to obtain recommended options, demographics, and more information on ballot. Seconded by Council Member Ryan Moses with the comment of his intent to hold another public meeting. 4 in favor with Council Member Thailkill opposed. Motion Passed 4 to 1.**
2. Consideration, Discussion, and Take Possible Action on Various Options concerning Administration, Management, Distribution and Accountability for Hotel Occupancy Tax Revenue; to include but not limited to, Selection of Processes for Determining related Options or Approving a related Contract with the Blanco Chamber of Commerce or another Third Party. **10 applications were considered. The Council opted to select 7 members for the HOT Funds Committee instead of only 5. The Mayor then moved the discussion of personnel and individual applications to Executive Session.**
3. Consideration, Discussion and Take Possible Action on Approval of Water Service Agreement between the City of Blanco and Blanco RV & Storage LLC. **Mayor Cargill tabled this item.**
4. Consideration, Discussion, and Take Possible Action on septic system as a solution to City Sewer for certain locations and circumstances. **Mayor Cargill moved this item to Executive Session.**
5. Consideration, Discussion, and Take Possible Action on Approval of VARIANCE to reconsider relief from installation of sidewalk along Hackberry Street, 603 Elm Street (Harrison Heirs, Block 2, ABS: SB0009) (Property Owner: Larson, John and Kathryn). City Administrator, Warren Escovy, discussed the prior council approval, as well as the property owner's proposal. Both John and Kathryn Larson spoke on behalf of the property, the hardship of the current decision, and the details of their proposal. Darrel Wagner, owner of Available Construction & Transport Service, INC, also spoke in favor of the property owners' proposal. Council recommended this proposition goes through the Planning and Zoning Commission prior to them making a Council decision. Council Member Ryan Moses moved to reschedule this item to a special council meeting on December 4 after the P&Z Meeting.
6. Consideration, Discussion, and Take Possible Action on request from Robin Dallenbach & Robert McCall for de-annexation of the following properties:

- a. 1953 SUS HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
- b. ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
- c. ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
- d. 2029 SUS HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 105473

Mayor Cargill moved to Executive Session

Closed Regular meeting at 8:37 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 meeting at 9:48 pm and convened into Regular Session.

Per New Business Item 7, **Mayor Cargill Tabled this item to a future meeting.**

Per Old Business Item 2, **Council Member Thrailkill moved to form a HOT Funds committee consisting of Carol Zbytovsky, , Martha Gosnell Debra DuPont, Tom Green, Elissa Barker, Kenneth Welch, and Libbey Aly. The Council Liaison to the Committee will be Council Member Ryan Moses. City Representative will be the City Administrator. Mayor Pro Tem Moore, Jr seconded the motion. The motion passed unanimously.**

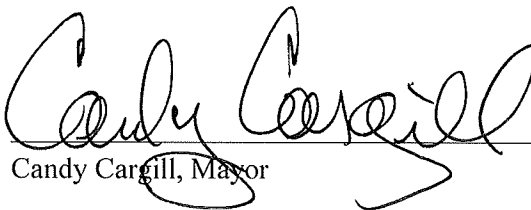
Per Old Business Item 6, City Attorney, Tim Tuggey explained Ordinance 400-A and that the City has found it in its best interest to disannex the specified properties that, through third party clerical error, were not properly recorded with Blanco County. The City will maintain annexation of the 29.895 acre tract the Chamber of Commerce has adopted. **Council Member Ryan Moses moved to approve City Ordinance No. 400-A, amending original Ordinance 400s. Seconded by Mayor Pro Tem Dennis Moore, Jr. All in favor and motion carried unanimously.**

Per Old Business Item 4, **Mayor Pro Tem Dennis Moore, Jr moved to approve Resolution 2025-R-015 to allow septic systems serve as a solution to City Sewer for certain locations and circumstances. Seconded by Council Member Thrailkill. 4 in favor with Council Member Moses opposed. Motion passed 4 to 1.**


Adjournment:

A motion was made by Mayor Pro Tem Moore to adjourn the meeting, seconded by Council Member Thrailkill seconded. All in favor, motion carried.

The meeting was adjourned at 9:58pm


Candy Cargill, Mayor

ATTEST:


Callie Ann Alex
City Secretary

These minutes were approved on the 9th day of DECEMBER, 2025.