

# **PROCLAMATION #1**

# PROCLAMATION

**THE STATE OF TEXAS**

**COUNTY OF BLANCO**

**CITY OF BLANCO**

**WHEREAS**, the United States of America was established following the War of Revolution from 1776 to 1783, a war won through the brilliant and courageous leadership of George Washington, revered Father of our Nation; and

**WHEREAS**, George Washington, who lived from 1732 to 1799, mobilized the Continental Army and led the American colonies against the most powerful country in the world, finally defeating the British at the famous battle of Yorktown, Virginia; and

**WHEREAS**, this revered founder of our nation resisted the efforts of many supporters to make him a king or dictator, instead using his influence and power to support the creation and adoption of the Constitution of the United States; and

**WHEREAS**, George Washington was elected as the first President of the United States, serving two terms of office from 1789 to 1797, and through his devotion, wisdom, and vision, became the exemplar of distinguished leadership for all future presidents; and

**WHEREAS**, the San Antonio Chapter of the Sons of the American Revolution with the James McHenry Chapter of the Daughters of the American Revolution encourage all citizens to recognize the epochal contributions of George Washington to our nation by celebrating his birth on Saturday, February 22, 2025.

NOW THEREFORE I, Candy Cargill, by virtue of the authority vested in me as Mayor, City of Blanco, Blanco County, Texas do hereby proclaim Sunday, February 22, 2026 as

## **PRESIDENT GEORGE WASHINGTON DAY**

And call upon all citizens to recognize and honor the brilliance, courage, and vision of the Father of our Nation and the relevance of his life to the preservation of our democracy in today's complex world.

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused to be affixed  
the Seal of the City of Blanco of Blanco County, Texas, this 10<sup>th</sup> day of February,  
2026.

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Mayor

ATTEST:

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Deputy City Secretary

# **PROCLAMATION #2**

# **City of Blanco, Texas**

## **Valentine's Day Proclamation**

**WHEREAS**, Valentine's Day is all about love, laughter, and maybe a little chocolate; and

**WHEREAS**, in Blanco we don't just celebrate Valentine's Day on February 14th—we live it every day through friendly waves, helping hands, and looking out for one another; and

**WHEREAS**, love in Blanco shows up in many forms: neighbors helping neighbors, volunteers stepping up, local businesses keeping our town thriving, and citizens who care deeply about this special place we call home; and

**WHEREAS**, this community proves time and again that the heart of Blanco beats strong—whether during celebrations, challenges, or ordinary days that turn out to be pretty extraordinary;

NOW, THEREFORE, I, Candy Cargill, Mayor of the City of Blanco, Texas, do hereby proclaim February 14th as

## **VALENTINE'S DAY IN BLANCO**

and encourage everyone to share a smile, lend a hand, hug a neighbor (with permission), support local, and spread a little extra love around town.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Blanco to be affixed this \_\_\_\_\_ day of February, 2026.

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Candy Cargill, Mayor

City of Blanco, Texas

For the ❤️ of Blanco

**STAFF  
CITY HALL**

# **STAFF FINANCE**

**STAFF  
POLICE  
DEPARTMENT**



# Chief's Monthly Report

## January 2026

Jerry Thornhill,  
*Chief of Police*

### Disclosure

*Many data collection sources were utilized to compile the presented information to include Record Management System reporting and administrative logs. In our continued effort to report accurate and transparent numbers, the department discloses that the RMS system is continuously updated, and reports run at various times, sometimes producing different results. Care should be taken when comparing this monthly report to other data reports as different data collection methods and data sources may be used. The data provided is for informational use only.*



# BLANCO POLICE DEPARTMENT

Jerry Thornhill, B.A.S.  
Chief of Police

437 Blanco Avenue  
Blanco, Texas 78606

Office: (830) 833-4375  
Fax: (830) 833-4975



Chief's Monthly Report — January 2026

## Department News

New BPD Officers Aguilar and Moreno have been sworn in successfully and have completed their origination week and are now in Phase 1 of field training program under the direction and supervision of Patrol Cpl. Salazar. The Blanco Police Department is also pleased to announce that Officer Robert Butler has returned to work for the Blanco Police Department in a reserve capacity where his 45 plus years of federal and state law enforcement experience and training will be fully utilized to assist in criminal investigations as well as in firearms training.

In addition to being fully staffed once again, the Chief is happy to report that the grant application for Community Improvement has been successfully filed and received by the Lower Colorado River Authority (LCRA) and is now under review.

As the new year begins, departmental activity reflects a steady operational tempo with a slight overall reduction in calls for service and traffic stops compared to the prior month. Enforcement efforts showed a shift toward warnings over citations, while arrests and warrant activity increased. Motor vehicle collisions rose notably, reinforcing the continued need for proactive traffic safety efforts. These figures represent reported activity and workload, not verified offenses or final case outcomes.

## Community Events & Involvement

While there has been fewer community events this month to report, the recent ice storm led to a notable uptick in accident reports most of which were minor and involved single vehicle damages.

## Administrative Operations

### ○ **Chief Activities**

The Chief has continued his efforts to work side by side with VC3 to oversee the critical repairs to the police department's IT system and communications infrastructure which has been restored and should not cause any additional delays in workflow for the seeable future.

### ○ **Records Requests**

The Police Department received and fulfilled a total of 10 records requests in January 2026.

## Department Statistics

### **Patrol Operations**

<b>Total Calls for Service</b>	<b>Dec. 2025</b>	<b>+/- Previous Month</b>
-In city	336	▲ 12.5% Decrease
-Out of city	2	▼ 100% Increase
<b>Agency Assist</b>	<b>1</b>	▲ 100% Increase

*It is important to note these statistics represent reported Calls for Service and not verified offenses or incidents*

<b>Traffic Stops</b>	<b>Dec. 2025</b>	<b>+/- Previous Month</b>
Total Vehicles Stopped	158	▼ 11.7% Decrease
Resulting Citations	28	▼ 33.3% Decrease
Resulting Warnings	193	▲ 44.0% Increase
<b>Arrests</b>	<b>Dec. 2025</b>	<b>+/- Previous Month</b>
On view	4	▲ 33.3% Increase
Warrants	4	▲ 300% Increase
<b>Motor Vehicle Collisions</b>	<b>9</b>	▲ 125% Increase

### **Fleet Updates**

Fleet IN COMMISSION	3	
Fleet IN REPAIR	2	212 & 201
Fleet OUT OF COMMISSION	2 (New Units)	251 & 252 (Upfitting)

### **Criminal Investigations Division**

<b>Number of Reports Taken</b>	<b>Total</b>	<b>+/- Previous Month</b>
-resulting in offense report	3	▼ 62.5% Decrease
-resulting in informational/other report	23	▲ 15.0% Increase
<b>Offenses Filed</b>		
-felony	1	► No Increase / Decrease
-misdemeanor	3	▼ 50.0% Increase

### Detailed Statistics

**Total Traffic Stops: 158      Total Violations: 193**

<b>Traffic Violations by Type</b>	<b>Resulting in Citation</b>	<b>Resulting in Warning</b>
Moving Violation	28	127
Non-Traffic Violation	3	0
School Zone Violation	0	0

*\*Some traffic stops resulted in multiple citations/warnings if the officer addressed more than one violation.*

### Arrests Made by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Adult	6											
Juvenile	0											
Total	6											

### Calls for Service by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	339											

### Offenses/Incident Reports by Month

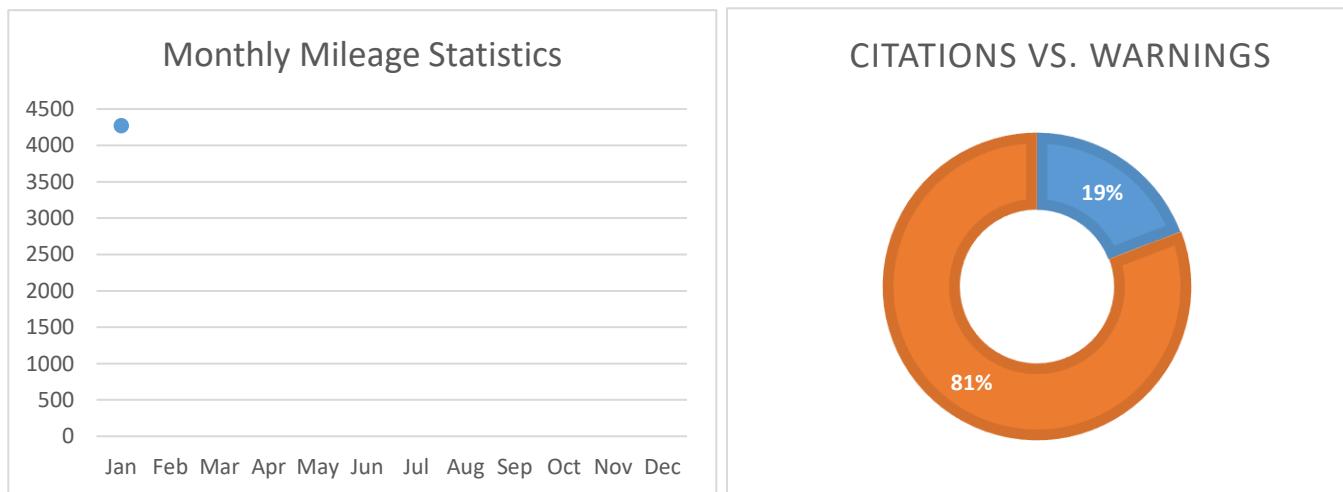
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	26											

### Motor Vehicle Collisions by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	9											

### Miles Patrolled by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	4273											



## **Monthly Report of Incident by Incident Type**

<b>Call Type</b>	<b>No. of Calls</b>
Unclassified	4
911 Open Line	2
Administrative	1
Alarm - Business	4
Animal Bite	2
Animal Complaint	6
ASSAULT	1
Assist Other Agency	1
Assist Public	15
Business Check	9
Cardiac Problems	1
CP	49
Disturbance - Verbal	1
Domestic Violent	1
Drugs	1
Electrical Hazard	2
Explosion	1
Follow Up	5
Fraud	1
Funeral Escort	2
Harassment	2
Headache	1
Informational	6
Lost Property	1
Motorist Assist	5
MVA - Injury	1
MVA - Non Injury	6
MVA - Unknown Injury	2
Reckless Driver	5
Respiratory Arrest / Not Breathing	1
Robbery	1
Standby	2
Structure Fire - Residential	2
Suicidal Person	1
Suspicious Circumstance	6
Suspicious Person	4
Suspicious Vehicle	4
Theft	1
Traffic Hazard	4
Traffic Stop	162
Trespass	2
Vegetation Fire	1

Welfare Check	11
<b>Total:</b>	<b>339</b>

*\*Note, numbers reflect the incident type the call was dispatched as, not necessarily what the incident type and/or offense was determined to be. Additionally, some incidents required multiple incident codes and can be listed under many categories.*

## **Summary**

As the department enters the new year, staffing and organizational readiness remain strong. Officers Aguilar and Moreno were successfully sworn in and have completed orientation, transitioning into Phase I of the field training program under the supervision of Patrol Corporal Salazar. Additionally, the return of Officer Robert Butler in a reserve capacity brings more than 45 years of federal and state law enforcement experience back to the department, strengthening investigative capabilities and enhancing firearms training efforts.

With the department once again fully staffed, progress continues on key administrative and strategic initiatives. The Community Improvement Grant application has been successfully submitted to the Lower Colorado River Authority and is currently under review. This represents an important opportunity to secure additional resources that will directly benefit departmental operations and community service delivery.

Operational activity for the reporting period reflected a steady pace, with a modest decrease in overall calls for service and traffic stops compared to the previous month. Enforcement activity showed a noticeable shift toward warnings rather than citations, while both on-view and warrant arrests increased. Motor vehicle collisions rose significantly, driven in part by adverse weather conditions, underscoring the continued need for proactive traffic safety and enforcement measures.

Community engagement during the month was limited due to fewer scheduled events; however, the recent ice storm resulted in an increase in accident responses, most of which involved minor, single-vehicle incidents. Officers remained actively engaged in public assistance, motorist support, and welfare checks, reinforcing the department's commitment to community safety during hazardous conditions.

From an administrative standpoint, the Chief continued working closely with VC3 to oversee critical repairs to the department's IT and communications infrastructure. These systems have now been restored and are expected to function reliably without further disruption. In addition, the department processed and fulfilled ten records requests during January, maintaining transparency and compliance with public information requirements.

Overall, the data reflects a department that is operationally stable, responsive to community needs, and focused on continuous improvement. While fluctuations were observed in enforcement activity and collision rates. Moving forward, the department remains committed to maintaining public safety, supporting officer development, and strengthening infrastructure and resources to meet the evolving needs of the Blanco community.

# **INFRAMARK**

# **DANNY MALDONADO**

## CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



AGILITY



RESPECT

# City of Blanco, TX December 2025 Monthly Report

01/16/2026



# PAUSE

## Before Each Task

**P**ause all physical activity

**A**ssess and identify all possible hazards

**U**nderstand the cause and effect of the hazards

**S**hare findings of the hazards

**E**xecute after all safety measures have been taken

01/16/2026



Warren Escovy  
300 Pecan St.  
Blanco, TX 78606

Re: Letter of Transmittal – December 2025 Monthly Client Operations Report

Dear Mr. Escovy,

This report provides a representation of the overall operations, financials, and maintenance for the month reported.

If you have questions or comments, please feel free to call 830-660-1522.

Sincerely,

Danny Maldonado  
Project Manager  
[dmaldonado2@inframark.com](mailto:dmaldonado2@inframark.com)

# Summary

All reporting and samples completed for December 2025.

Inframark continues to improve operations, teamwork, and build Clear Partnerships with the City of Blanco.

## Noteworthy Events

- Several leaks repaired throughout the month
- The Wastewater Plant is doing great!
- We do have some outstanding Violations with TCEQ on past issues at the WWTP. I am working on getting those resolved at soonest.

## Daily Operations Meeting Schedule

**City of Blanco Yard – 455 Jones Ave**

**At 07:30 am**

We would like to welcome the city administrator, city staff or council members to attend this meeting at their leisure. We discuss plant operations, health & safety, maintenance requirements, as well as opportunities for operational efficiency improvements. We also train and refresh on local processes and procedures.

## Critical Issues / Maintenance and Repair

Please review the following for all items that could have a critical impact on operations:

WWTP	ATS Circuit Board For Generator	Potential Compliance	\$15k	12/30/2023 HOLT CAT rep site visit Dec 18, 2025	Searching for the part and quote
Cielo Springs	Booster Pumps	Failure to supply water	\$14k	07/23/2024 9/30/25	Received in January- pumps have been received – We attempted to replace these Jan 7, 2026 we got BP 2 installed and operational
Church GST	VFD for Booster Pump		\$14k	08/15/25	We have a spare at the shop

# Financial Update

TOTAL CAP SUMMARY							
12/1/2025							
ITEM	Annual Budget	% Complete	YTD Budget	YTD Actuals	Prior Year Rollover	% Spent YTD	YTD Variance incl. Rollover
MAINTENANCE	\$ 238,766.64	83.3%	\$ 198,972.20	208,115.74	-	104.6%	(9,143.54)
TOTAL	\$ 238,766.64	83.3%	\$ 198,972.20	\$ 208,115.74	-	104.6%	(9,143.54) Due to Client/(Due from Client)

## Wastewater Operations & Collections

WWTP Monthly Operations												
Month	Average Flow		BOD Average		TSS Average		NH3-N Average		Phosphorous Average		E. coli Average	
	Influent	Effluent	Influent	Effluent	Influent	Effluent	Influent	Effluent	Influent	Effluent	Effluent	
	MGD	MGD	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	(mg/L)	
25-Dec	0.104	0.088	205	1.6	N/A	N/A	N	N/A	7.98	11.1	1	
25-Nov	0.105	0.09	141.8	1.5	N/A	N/A	N/A	N/A	6.74	0.74	18.5	
25-Oct	0.112	0.095	165.3	1.5	N/A	N/A	N/A	N/A	ND	ND	1.3	
25-Sep	0.113	0.098	241.6	17.2	N/A	N/A	N/A	N/A	8.5	12.2	1.2	
25-Aug	0.11	0.095	162.5	4.25	N/A	N/A	N/A	N/A	10.6	4.25	1.8	
25-Jul	0.133	0.181	127	1.4	N/A	N/A	N/A	N/A	7.8	0.42	1	
25-Jun	0.121	0.110	113.8	1.500	N/A	N/A	N/A	N/A	9.610	5.970	1.200	
25-May	0.125	0.122	148.0	9.5	N/A	N/A	N/A	N/A	12.3	4.39	17.9	
25-Apr	0.115	0.099	>331	<2.6	N/A	N/A	N/A	N/A	12.7	4.87	97.8	
25-Mar	0.117	0.093	104.5	<1.5	N/A	N/A	N/A	N/A	8.56	6.93	<1.0	
25-Feb	0.123	0.103	113.5	<1.5	N/A	N/A	N/A	N/A	5.56	6.47	<1.0	
25-Jan	0.123	0.104	<106.0	4.5	N/A	N/A	N/A	N/A	5.36	N/A	<2.3	
<b>Maximum</b>	0.133	0.181	241.6	17.2	-	-	-	-	12.7	12.2	97.8	
<b>Average</b>	0.117	0.107	152.3	4.8	-	-	-	-	8.7	5.7	15.7	

### WWTP Effluent: (As asked by CIAMAC)

WWTP Effluent		
Date to Date	804 Flow Read in MG	Total
1/15/2026	308.65	2.658
12/15/2025	305.992	2.767
11/14/2025	303.225	2.754
10/15/2025	300.471	

# WWTP Capacity:

Formula: Permitted capacity – Current Month or Yearly Avg = X.XXX/0.225 = %

## December

$0.225 - 0.104 = 0.121 / 0.225 = 54\% \text{ Capacity}$

## Yearly

$0.225 - 0.117 = 0.108 / 0.225 = 48\% \text{ Available}$

\*When we reach 25% available we need to start having a plan for expansion

# Irrigation Operations

Irrigation Operations					
Month	801 WWTP Effluent MG	900 Field Application MG	Harbison's Irrigation	Estimated Storage (IF NO LAND APP)	RAIN INCHES
25-Dec	2.74	0.444	0	25	0
25-Nov	2.704	0	0	25	0.25
25-Oct	2.942	0.155	0	25	1.25
25-Sep	2.9	0.209	0.535	25	4
25-Aug	3	0.291	0	25	2.75
25-Jul	3.7	0.789	0	25	8.25
25-Jun	3.3	1.57	0.089	15	4.3
25-May	2.8	0.49	0	15	6
25-Apr	3.0	2.18	0	15	1.3
25-Mar	2.9	2.17	0.69	15	1
25-Feb	2.9	1.15	0	15	1.5
25-Jan	3.1	0.98	0	20	3.5

# Water Plant Operations & Distribution – (Added Church and Cielo Springs per CIAMAC)

Water Monthly Flows			
Month	Stallion MG	Church	Cielo Springs
25-Dec	8.381	8.242	0.617
25-Nov	7.693	7.627	0.586
25-Oct	8.731		
25-Sep	8.923		
25-Aug	9.304		
25-Jul	8.894		
25-Jun	9.534		
25-May	9.395		
25-Apr	8.599		
25-Mar	9.062		
25-Feb	8.182		
25-Jan	8.961		
<b>Max</b>	<b>9.534</b>	<b>8.242</b>	<b>0.617</b>
<b>Average</b>	<b>8.80</b>	<b>7.9345</b>	<b>0.6015</b>

# Water Loss\*\*

This is the best representation to date that we have of the water loss!

Read date	Meter Read	Meter Read	Production Gallons	Metered Unbilled Gallons - (City Hall, Police Dept, City Meter 5, Bldngs Park, City properties, etc)	LEAKS	FIRE	PALOMINO	Total	Difference	Difference	TOTAL Unbilled Gallons	Total Authorized	Total Water Loss Gallons	Water Loss %		
Month	Previous Month	This Month	(Gallon Tank Meter and/or Metered Billed Gallons SWTP Meter)	LINE	DEPT	LINE	Metered	Prod/Metered	Prod/Billed %							
2/13/2025	7388800	74526000	8,448,000	6,439,700	No Data	-	-	-	6,439,700	20830	23.77%	0	6,439,700	2,008,300	24%	
3/14/2025	74526000	75445000	8,879,000	5,887,400	No Data	-	-	-	5,887,400	319600	35.95%	0	5,887,400	3,191,600	36%	
4/14/2025	75445000	76278000	8,639,000	6,188,600	No Data	-	-	-	6,188,600	245340	28.40%	0	6,188,600	2,453,400	28%	
5/15/2025	76278400	77193000	9,152,000	6,090,900	No Data	-	-	-	6,090,900	306100	33.45%	0	6,090,900	3,061,100	33%	
6/11/2025	77193600	78035900	8,423,000	5,657,700	No Data	-	-	-	5,657,700	2765300	33.83%	0	5,657,700	2,765,300	33%	
7/15/2025	78035900	79061000	10,257,000	6,665,700	No Data	-	-	-	6,665,700	3888300	37.93%	0	6,665,700	3,888,300	38%	
8/14/2025	79061100	79562000	9,011,000	7,200,800	No Data	25000	20000	0	9000	7,200,800	1801200	20.00%	41400	7,614,800	1,396,200	15%
9/15/2025	79562100	80882000	9,360,000	6,973,000	86000	48000	21000	13500	0	7,842,000	1518000	16.22%	157300	8,546,500	833,500	9%
10/15/2025	80882100	81797000	8,956,000	7,328,600	826300	234000	20000	3400	15,000	8,354,900	841100	9.33%	109300	8,448,100	567,900	6%
11/14/2025	81797800	82579800	7,820,000	6,419,400	66000	24600	15000	9700	18500	7,079,400	746600	9.47%	109300	7,513,200	306200	4%
12/15/2025	82579800	83494000	8,544,000	6,116,600	46000	114000	20000	1050	22000	6,577,500	1966400	23.01%	798850	6,955,450	1,628,550	19%
1/15/2026	83494200	84192000	7,58,000	6,165,600	63600	8500	155000	3150	25000	6,780,200	797800	11%	91850	7044850	53350	7%
					Yearly Average Water Loss %	24.59%				22,614,100						

# Leaks for December 2025

Leak Capture Report				
Date	Address	Size	Materials used	Water Loss
			Comments	
1-Dec	110 Whispering Oak	3/4"	Full circle clamp	3,000
3-Dec	121 Trainer	3/4"	Full circle clamp	4,000
4-Dec	4th & Elm	2"	Full circle clamp	8,000
5-Dec	Bindsell Park	8"	Full circle clamp	140,000
6-Dec	9th St	2"	Full circle clamp	8,000
7-Dec	Bindsell Park	8"	Full circle clamp	15,000
9-Dec	900 Pecan	2"	Full circle clamp	5,000
10-Dec	224 Estrell Cove	1"	Full circle clamp	3,000
12-Dec	1780 Mesquite	3/4"	Meter Gaskets	1,500
15-Dec	208 Felps	3/4"	Full circle clamp	2,000
16-Dec	106 Abierto Cove	1"	Full circle clamp	2,500
17-Dec	147 Lone Star	3/4"	Full circle clamp	3,500
18-Dec	1114 Oakridge	6"	Full circle clamp	5,000
16-Dec	RR165	3"	2- 411CLAMPS	10,000
22-Dec	RR165	3"	Full circle clamp	2,000
12/23/258	RR165	3"	Full circle clamp	1,000
30-Dec	RR165	2"	Full circle clamp	1,000
31-Dec	RR165	2"	Full circle clamp	2,000
			TOTAL	216,500

## PotHoles

- We have material and have begun filling potholes

## Health & Safety

- No issues to report

## Personnel

- Inframark continues to invest in its personnel through training and development.

## Looking Ahead

- Continued discussions with CIAMC on options to better the infrastructure, and which needs attention foremost.

# **CONSENT AGENDA**

## **ITEM #1**

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

**Meeting Minutes  
December 13, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on January 13, 2026, 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 Candy Cargill, followed by roll call announcing a quorum was present. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore and Council Members McClung, Threlkill, Behrends, and Moses.

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

Mayor Cargill and Council Member McClung announced Maria Guerrero as the winner of the \$200 Amazon Gift Card. The Gift Card was based on a random drawing of participants who submitted responses for the *Show Us Your Blanco* survey in support of the City of Blanco Comprehensive Master Plan.

The Invocation and the Pledge of Allegiance was led by Pastor Carlos Cloyd of the Blanco Methodist Church.

Mayor Cargill then made the following public announcements:

- The Blanco County Judge, acting together with the Blanco County Commissioners Court has established a burn ban by Executive Order. This Order is dated 13 January, 2026.
- Governor Greg Abbot, of the State of Texas, has proclaimed January 2026 to be Crime Stoppers Month.
- Friday, January 16<sup>th</sup>, Mayor Cargill is hosting an All Committee Chair luncheon and meeting at the Byars Building at twelve o'clock.
- She presented Certificates of Appreciation for participation on the City of Blanco float for the 2025 Christmas parade to the following individuals:
  - Callie Ann Alex
  - Brant Alex
  - Anezka Alex
  - EJ Bongard
  - Ryan Moses
  - Everly Moses
  - McKayla
  - Thornhill
  - Haylee Hartman
  - Keith Hartman
  - Kolby Hartman
  - Mayor Candy Cargill
  - Warren Escovy

**PUBLIC COMMENTS**

- Jay Palmer spoke in favor of TXDoT Relief Route Study Resolution No. 2026-R-001. He shared the story of a project in El Paso that was shelved, but then enacted with a new City Council and Mayor.
- Rhetta Martin discussed the history of Streetscape and the Comprehensive Master Plan.
- Ken Welch spoke in favor of moving forward with the Streetscape plan to bury the power lines. He stated it is urgent to do it now since the sidewalk reconstruction and design is already planned.
- John Sone presented the situation of his property's annexation and his submitted disannexation request. sees the change in the State legislation as a positive way out for cities facing a defective annexation process. He also discussed his negative opinions regarding the recent action by Council to impose a fee for filing a disannexation or ETJ Removal petition.
- Elissa Barker spoke on the Planned Development Agreement (PDD) for the "Judge's Hill" project on San Saba. She is happy with steps taken, but is still uncomfortable with a parking lot next to a R3 home. She would love a green space, but is then concerned with how that will affect cars seeking to park.
- Raymond Lightfoot believes that if a bypass is inevitable for Blanco, then he would like it outside of the City and the ETJ.

- Stephanie Wright commented that she is in favor of burying the electric lines and would love to preserve the historic look of the downtown Blanco. She believes it may also increase the safety of the City.
- Mike Ethridge feels he has the most at stake with the TXDoT Relief Route bypass. He has over 100 acres and the bypass, as projected, would cut through the middle. He stated it would go through the natural spring, his house, and his cattle pens. This would also leave most of his property as floodplain.
- Mike Smith spoke in opposition to the approval of Esther's Haus at 303 Chandler Street as a new Short-Term Rental, or STR (Old Business Item 2). He referenced the STR ordinance and the limiting of STRs at 10%. He stated if this STR is approved, it will leave that city block at 27% STRs.
- Wayne Gosnell wrote a letter to be read aloud for City Council. The letter addressed the Resolution for the TXDoT Relief Routes proposed in City Council 1.13.26 Agenda. He's concerned with the verbiage utilized and made some suggestions. These suggestions included editing the 10<sup>th</sup> Whereas statement, striking paragraph three, and emphasizing an unfavorable relief route is preferable to no relief route.
- Martha Gosnell wrote a letter to be read aloud for City Council. The letter addressed the potential placement of the powerlines underground in Blanco's Historical District. She gave a background of all the work that has gone into this project and stated this would be a beneficial action for the City.
- Eric Moses wrote a letter to be read aloud for City Council. The letter addressed his property and his disannexation petition. He gave a history of his property, the joint disannexation petition he participated in 2024, and his concerns over actions and inactions he has felt have been taken by the City. He concluded by calling Council to approve his disannexation request.

#### **STAFF PRESENTATIONS:**

1. City Hall, Warren Escovy, City Administrator announced the following items: The water plant is awaiting a blending permit and still has an anticipated April 2026 launch date. The bid opening for the Northbound 281 sewer extension is scheduled for January 15, with a tentative completion timeline of May 2026. The Candidate filing date for the local General election is January 14<sup>th</sup> through February 13<sup>th</sup>. He spoke on the \$200,000 grant and the striping plan. Additionally, there will be a workshop for a potential utility rate increase during the next Special City Council meeting on January 27, 2026.
2. City Hall, Jose Martinez, Finance Director, shared that the Workman's Compensation audit was completed. The City is continuing the work on the audit and is on track to meet the March 1<sup>st</sup> deadline.
3. Police Department, Chief Thornhill- October Monthly Report- Chief Thornhill announced that the Police Department is onboarding 1 Patrol Officer and 2 Reserve Officers. The Department has received their new vehicles, one of which he brought to the meeting in case anyone would like to view it. He addressed the ongoing communications issue due to weather damage that impacted their building, but wanted to reassure the public that 911 was unaffected. The Radar signs were discussed; one has been ordered, and another order can be placed for the second one. The signs cannot be placed until TXDoT approval is received since they will be placed on 281.
4. Inframark, Danny Maldonado- December had reports of significant water leaks, including one at Bindseil Park which required two days to repair. One pump has been installed at Cielo Springs. It was estimated to cost over \$20,000; however, Inframark was able to complete it for \$1,600.

**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 December 9th, 2025 Regular Meeting**

A motion was made by Mayor Pro Tem Dennis Moore, Jr. to approve the consent agenda item. Seconded by Council Member Thrailkill. **All in favor and motion carried unanimously.**

#### **NEW BUSINESS: Consider, discuss, and take appropriate action on the following:**

1. **Discussion and possible action for the City to come up with a plan to place powerlines underground in the Historic District and to review a proposed agreement with PEC to develop such a plan.** Before

Pedernales Electric Company (PEC) can give any estimates or plans it will require \$40,000 to inspect and develop a design. The actual cost of the project will be presented at a later time. Ken Welch, Streetscape, asked if City Council had a desire to place the powerlines underground. If the desire was there, this was an opportune time, as the sidewalks are being redone. He also described the establishment of a Streetscape fund; monies to be utilized large scale purchases. He requested volunteers for Streetscape for the City's assistance in networking with PEC and negotiate the costs of the project. Council Member McClung motioned to approve the conceptual goal of moving power lines and directed City Staff to negotiate with PEC and return to City Council with a report. Seconded by Council Member Moses. **All in favor and motion carried unanimously.**

- 2. Consideration, Discussion, and Take Possible Action on TxDOT Relief Route Study Resolution No. 2026-R-001.** Tim Tuggey referenced Wayne Gosnell's letter read during public comments. He stated that paragraph 3 was not essential. Council Member McClung shared his view that he is in favor of the Relief Route being within the City/ ETJ. Council Member Moses fears the Resolution will not be viewed with as much significance if it is not an unanimous vote. Mayor Cargill wants to continue to propose the TXDoT Relief Route topic to keep the City of Blanco on TXDoT's agenda. Council Member Moses motions to approve Resolution No. 2026-R-001 on the contingency that the 10<sup>th</sup> Whereas statement is deleted and there is a rewording of paragraph 3 to begin with and include "in any event we support and urge continuous and immediate...". Council Member Thraillkill seconded. **Motion Passed 4-1, with Council Member McClung opposed.**
- 3. Discussion, and Take Possible Action on Ordinance 2026-O-001 as an amendment to Ordinance 2025-O-008 Disannexation and ETJ Fee.** Mayor Cargill moved this Item to the Executive Session.
- 4. Consideration, Discussion, and Possible Action on Petition for Disannexation by Eric Moses.** Mayor Cargill moved this Item to the Executive Session.

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

- 1. Consideration, Discussion, and Take Possible Action on Approval on of the Planned Development District for Judges Hill, located at 172 San Saba Ct Blanco, Texas 78606 (Blanco Station Blk 01 Lot 01 & 02), Blanco, Texas (Property Owner: Cory Pavlica, CPGC Services, LLC).** Laura Mueller, lawyer for the project, spoke on behalf of the PDD. She stated that a PDD holds them to a specific guideline which they can't deviate from. One big change to note is the reduction of parking to allow a green space buffer for neighboring housing; additional parking will be across the street at Real Ale. Brandon Melland, third party development review assistant, spoke on the PDD report and the perimeter border between residents and the property. Council Member Behrends confirmed the retaining wall was a significant height, except for lot one, which belongs to Elissa Barker. Elissa Barker was present to state that a 6-foot fence would be satisfactory to her since the parking had been relocated. Council Member Moses moved to approve the Planned Development District (PDD) as presented in new plan with 6-foot resident border fence, Fire Marshal approved gate, San Saba Road Maintenance Plan, and Real Ale parking agreement. Mayor Pro Tem Dennis Moore, Jr. seconded. **All in favor and motion carried unanimously.**
- 2. 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 discussed that this location has already been in operation as an STR. Concerns were shared since that city block, if this were to be approved, would be at 30% STR saturation. City Secretary, Callie Ann Alex, did speak on how the resident was trying to file the correct way and ensure they are compliant with the City. Council Shared that while they always appreciate people taking correct measures, decisions have to be made based on established ordinances. Council Member Behrends motioned to deny the approval of new Short-Term Rental (STR), Esther's Haus at 303 Chandler St. Council Member Thraillkill seconded. **All in favor and motion carried unanimously.**

**3. 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 went over the history of the sales tax issue and how any change will affect ad valorum tax credits. The date to call for an election is the 13<sup>th</sup> of February, and the date the ballot language is due is the 1<sup>st</sup> of March. Council Members shared the feedback they have received from the community, both in favor or against, and the overall desire to see this item placed on the ballot for vote. Council Member Moses emphasized his desire to meet with, educate, and gain feedback from citizens during public meetings and engagements. Council Member Moses motioned to place the 1988 sales tax issue on the ballot for the May election and develop language to be reviewed at the next City Council Meeting. Council Member McClung Seconded. **Motion passed 4-1, with Council Member Thrailkill opposed.**

**4. Consideration, Discussion and Take Possible Action on Approval on Reclaimed Water Agreement.** Mayor Cargill tabled this Item for a future City Council Meeting.

**Closed Regular meeting at 9:08 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 session at 10:20 pm and convened into regular meeting**

**New Business Item 3: Discussion, and Take Possible Action on Ordinance 2026-O-001 as an amendment to Ordinance 2025-O-008 Disannexation and ETJ Fee.** Council Member Moses motioned to approve Ordinance 2026-O-001 as an amendment to Ordinance 2025-O-008 Disannexation and ETJ Fee, with the correction on page 2 of \$200 to \$250. Council Member McClung seconded. **All in favor and motion carries unanimously.**

**New Business Item 4: Consideration, Discussion, and Possible Action on Petition for Disannexation by Eric Moses.** Mayor Cargill tabled this Item until the January 27<sup>th</sup> Special City Council Meeting.

**Adjournment:**

**A motion was made by Council Member Moses to adjourn the meeting, seconded by Mayor Pro Tem Dennis Moore, Jr. All in favor, motion carries unanimously.**

**The meeting was adjourned at 10:23 pm.**

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Candy Cargill, Mayor

ATTEST:

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Callie Ann Alex  
City Secretary

These minutes were approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

# **OLD BUSINESS**

## **ITEM #1**

CITY OF BLANCO, TEXAS

GENERAL ELECTION ORDER

ORDINANCE 2026-O-003

AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, PROVIDING FOR THE HOLDING OF A GENERAL ELECTION ON MAY 2, 2026, FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS; AND PROVIDING DETAILS RELATING TO THE HOLDING OF THE ELECTION.

WHEREAS, the laws of the State of Texas provide that on May 2, 2026, there shall be a general election for municipal officers; and

WHEREAS, the term for the three (3) City Council Members At-Large 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 Election is called and ordered for May 2, 2026, at which election the qualified voters of the City of Blanco 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 14, 2026 and shall file their applications no later than 5:00 p.m. February 13 2026, on the 78<sup>th</sup> 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 3, 2025, 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.

C. The present boundaries of the City of Blanco shall constitute one election precinct. The polls shall be open for voting 7:00 a.m. to 7:00 p.m. at some, or all, of the following countywide polling places:

### **ELECTION DAY POLLING PLACES**

First Baptist Church  
1200 4<sup>th</sup> Street  
Blanco, TX 78606

Good Shepherd Catholic Church  
285 281 Loop Road  
Johnson City, TX 78636

Blanco County Courthouse Annex-Hoppe  
101 E. Cypress Street  
Johnson City, TX 78636

Round Mountain Fire Department  
8480 US Highway 281  
Round Mountain, TX 78663

Blanco County South Annex  
402 Blanco Avenue  
Blanco, TX 78606

The names and addresses of polling locations will be determined by the contracted Elections Administrator and announced by the City Secretary. These final locations will be annotated on the Elections Notice posted no later than the 22nd of April, 2026.

### **SECTION 2. APPOINTMENTS**

A. The Election Officer is authorized to appoint the Presiding Election Judge, and the Alternate Presiding Election Judge. The Election Officer is authorized to appoint additional alternates, if necessary. The Presiding Judge at each polling place shall have the authority to appoint no more than two (2) 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. The Election Officer is hereby appointed clerk for early voting. The Election Officer 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 Elections Officer 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 Election Officer 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**

Blanco County Courthouse-Annex-Hoppe  
101 E. Cypress Street  
Johnson City, TX 78636

Blanco County South Annex  
402 Blanco Avenue  
Blanco, TX 78606

The names and addresses of polling locations will be determined by the contracted Elections Administrator and announced by the City Secretary. These final locations will be annotated on the Elections Notice posted no later than the 22nd of April, 2026.

- C. The election 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 20, 2026, and continuing through May 02, 2026 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 Blanco County Elections 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 Blanco County Elections mailing address is P.O. Box 13, Johnson City, Texas, 78636 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. Electronic voting 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 in Blanco County Annex-Conference Room at 101 E. Cypress, Johnson City, TX 78636. The Election Officer will be appointed as the Central counting station manager and the Election Clerk will be appointed as the Tabulation Supervisor.
- 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 Election Officer 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 Election Officer 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 \_\_\_\_\_, 2026, by a vote of  
\_\_\_\_ ayes, \_\_\_\_ nays, \_\_\_\_ abstentions of the City Council of the City of Blanco, Texas.

CITY OF BLANCO, TEXAS

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Candy Cargill, Mayor

ATTEST:

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Haylee Hartman, Deputy City Secretary

# **OLD BUSINESS**

## **ITEM #2**

# **NEW BUSINESS**

## **ITEM #1**



# City of Blanco

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

STAFF REPORT: 2-4-06

DESCRIPTION: Approve a seventh member to the Historic Preservation Commission

ANALYSIS: Historic Preservation Commission members are recommended by HPC and ultimately approved by Council. HPC is allowed to have 7 members which makes quorums easier to achieve. Historic Preservation Commission will meet on Feb 9 and will forward a recommendation to Council.

FISCAL IMPACT:

RECOMMENDATION: Approve HPC's recommendation.



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

### Application for Consideration of Appointment

The Public Information Act (PIA) may allow for public review of this application upon request.

New application

Re-appointment application

Board  Historic Preservation Commission  Advisory  Committee  Other:

#### Personal Information

Last Name: Crisp First name: Mike Middle Initial

Street Address: 619 Live Oak St. & Mailing Address:

City, State & Zip: Blanco, TX 78606

Cell Phone Number: 210-326-6221 Home:  Business:

E-mail: onlybygrace02@yahoo.com other:

Employer: Pratt & Whitney

Occupation: Engineer

Business Address: East Hartford, CT

To the best of your knowledge, are you employed by, or a member of, any identity (business or non-profit) with proposals, programs, requests, business, applications, licenses, or any other matters which might come before a board or commission for review, funding, support, or approval during the next two-to-four years?

Yes  No  If yes, please list the name of the entity and interest:

How long have you been a resident of Blanco [UDC Section 4.11 (2)]? 1 year, 8 months

Please give a brief information on your education, past, employment, and special background or qualifications you have for serving on this board/commission. Use attachment, if necessary. Skills listed below should be used as available when making these appointments. *Please attach your resume.*

Texas Master Naturalist, worked with TPW & Texas Forest Service on projects in and around San Antonio,

and an M.S. in Civil and Environmental Engineering from Southern Methodist University which could benefit related projects.

Please state why you wish to serve the City of Blanco as a member of a commission, committee or other. Use attachment, if necessary.

Having recently established roots in Blanco, I have a strong desire to ensure our city maintains its cultural heritage.

Do you currently serve on the City council, or commission [UDC Section 4.11 (5)]?

Yes  No      If yes, which board or commission? \_\_\_\_\_ How long? \_\_\_\_\_

Do you any have any relatives who work for the City of Blanco [UDC Section 4.11 (11)]?  Yes  No

If so, please list \_\_\_\_\_

Are you able to meet from 75-100% of all meetings of the Commission within any twelve (12) months period (Ch 4 HPC [6])?  Yes  No

Are you able to manage a committee?  Yes  No. How many hours can you devote per week? 6 - 10 \_\_\_\_\_ or month? \_\_\_\_\_

#### Certification

I am not employed by the city of Blanco or by city council member.

If appointed, I will notify the city of Blanco of any changes in my residence or business or have any other relevant changes that would affect my appointment. I will also notify the city of any potential conflicts of interest does arise.

I recognized in my appointment that it requires my regular attendance and participation in all scheduled meetings. Failure to do so I am resolving my removal. I am willing to make this commitment of time and effort.

I hereby certify could all information is application is complete truthful and accurate to the best of my knowledge.

February 3, 2026

Signature

Date

Some boards/commissions/committees require members to reside within the city limits. Please return completed form to the City Secretary's office for processing. Your application will be kept on file.

Note: When filed at City Hall, this will become public record that may be disclosed for the Texas Public Information Act. (Texas Government Code in Title 5, Subchapter A Subtitle 552.)

#### Texas Government Code

As a commissioner, you will be required to participate in education training and comply with the Open Meetings Act (OMA) required training pursuant Texas Government Code Section 551.005. Training must be complete within 90 days assuming the responsibilities of office. After completing the training course, you may print your certificate.

<https://www.texasattorneygeneral.gov/open-government/open-meetings-act-training>

#### BLANCO HISTORIC PRESERVATION COMMISSION

- Meets Last Monday at 6:00 pm at the City Council Chambers-at times on the last Monday.
- Six members
- Primary purpose is to advise the Council on COA's and all the subject matters of the historic square, landmarks, and business per the UDC.

**ADVISORS/HISTORIANS**

The commission may appoint two (2) to four (4) longtime residents of the area to serve as advisors/historians on local historic matters. These advisors/historians shall serve in a non-voting capacity for a term of two (2) years. These are preferred representatives. (UDC Ch 4)

# **NEW BUSINESS**

## **ITEM #2**



# City of Blanco

P.O. Box 750 Blanco, Texas 78606

Office 830-833-4525 Fax 830-833-4121

STAFF REPORT: 2-10-26

**DESCRIPTION:** Action on the Sales tax issue and placing a repeal (or partial repeal of the .05 sales tax ) on May 2026 ballot referendum to re-purpose the .5% or .25% allocation

**ANALYSIS:** There was a vote in 1987 for the 1988 tax year to take the .005 or half penny of sales tax earned and subsidize what residents pay in ad valorem taxes. As of 2024 year we have a total of \$378,114 that was used from sales tax to subsidize ad valorem.

**The City of Blanco decided in January of 2026 to place the repeal measure on the ballot but did not approve ballot language or repeal amounts**

When this is on the May ballot and if it were to pass it would fund specific purpose projects (can be streets, economic development, and other purposes approved by council) but would represent an increase to the ad valorem that is collected.

The repeal and repurpose of 1/4 penny can be approved or adjusted to 1/2 penny and direct it to roads and streets or economic development purposes, or split it up accordingly. Council can approve the repeal and repurpose in 1/8 penny increments.

**FISCAL IMPACT:** About \$378,000 for 1/2 penny and prorated for any percentage.

**RECOMMENDATION:**

Council should approve the ballot language and repeal and repurpose amounts to their desire.

**ORDINANCE NO. 2026-O-004**

**AN ORDINANCE OF THE CITY OF BLANCO, TEXAS, ORDERING A SPECIAL ELECTION ON MAY 2, 2026, TO SUBMIT TO THE QUALIFIED VOTERS OF THE CITY A COMBINED PROPOSITION TO (I) REDUCE THE LOCAL SALES AND USE TAX RATE FOR PROPERTY TAX RELIEF FROM ONE-HALF OF ONE PERCENT (0.50%) TO ONE-FOURTH OF ONE PERCENT (0.25%) AND (II) ADOPT A LOCAL SALES AND USE TAX FOR THE MAINTENANCE AND REPAIR OF MUNICIPAL STREETS AND ROADS AT THE RATE OF ONE-FOURTH OF ONE PERCENT (0.25%), WHICH STREET MAINTENANCE TAX SHALL EXPIRE FOUR (4) YEARS AFTER THE DATE OF THE ELECTION UNLESS REAUTHORIZED; MAKING PROVISION FOR CONDUCT OF THE ELECTION; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City Council of the City of Blanco, Texas (the “City Council”) finds and determines that a Special Election should be held to submit to the qualified voters of the City of Blanco, Texas (the “City”) a combined proposition to reduce the local sales and use tax rate for property tax relief from one-half of one percent (0.50%) to one-fourth of one percent (0.25%) and to adopt a local sales and use tax for the maintenance and repair of municipal streets and roads at the rate of one-fourth of one percent (0.25%), which street maintenance tax shall expire four (4) years after the date of the election unless reauthorized;

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

**SECTION 1. ORDER AND DATE OF ELECTION; PROPOSITION**

A Special Election is hereby ordered to be held on Saturday, May 2, 2026, the first Saturday in May and a uniform election date, for the purpose of submitting to the qualified voters of the City the following measure:

- “Should the City of Blanco be authorized to maintain the same overall level of sales tax within the City limits by reducing the local sales and use tax rate for property tax relief from one-half of one percent (0.50%) to one-fourth of one percent (0.25%) while adopting a local sales and use tax for the maintenance and repair of municipal streets and roads existing at the time of this election at the rate of one-fourth of one percent (0.25%), which street maintenance tax shall expire four (4) years after the date of this election unless reauthorized as permitted by law?”

\_\_\_\_ FOR \_\_\_\_ AGAINST”

## **SECTION 2. ELECTION SERVICES**

The City has entered into a Contract for Election Services (the “Contract”) with Blanco County whereby the Blanco County Elections Administrator will provide services for the election, which may include procuring and distributing election supplies, securing and staffing polling places for early voting and election day, providing voting equipment, supervising election operations, conducting early voting (including establishing dates, times, and places for early voting), and other related services.

## **SECTION 3. ELECTION DAY POLLING PLACE; OFFICERS; CONDUCT OF ELECTION**

To the extent not otherwise provided for in the Contract with Blanco County, the following shall apply; provided that any conflict shall be resolved in favor of the County’s contract and applicable law:

- The entire City shall have one or more election day polling locations as designated by the Blanco County Elections Administrator pursuant to the Contract.
- The City Council shall appoint the Presiding Judge and the Alternate Presiding Judge in accordance with the Texas Election Code. The Presiding Judge shall appoint not fewer than two (2) nor more than four (4) resident qualified electors of the City to serve as clerks. If the Presiding Judge serves, the Alternate Presiding Judge shall serve as one of the clerks. In the absence of the Presiding Judge, the Alternate Presiding Judge shall perform the duties of the Presiding Judge.
- Bilingual (English–Spanish) oral assistance shall be made available to voters who require such assistance. Voters needing assistance should contact the Presiding Judge or the Early Voting Clerk.
- On election day, the polls shall be open from 7:00 a.m. to 7:00 p.m., or as otherwise required by the Texas Election Code.

## **SECTION 4. EARLY VOTING; EARLY VOTING CLERK; BALLOT BOARD**

- Early voting by personal appearance shall be conducted at the dates, times, and locations designated by the Blanco County Elections Administrator in accordance with the Texas Election Code.
- [INSERT NAME], whose mailing address is [INSERT ADDRESS] and email address is [INSERT EMAIL], shall serve as the Early Voting Clerk. The permanent employees of the Blanco County Elections Administrator are appointed as Deputy Early Voting Clerks.
- The Early Voting Ballot Board is hereby created and shall process early voting ballots in accordance with the Texas Election Code. The Presiding Judge of the Early Voting Ballot Board and its members shall be appointed in accordance with law.

## **SECTION 5. FORM OF BALLOT; VOTING SYSTEM**

- The election shall be conducted with an electronic voting system and paper ballots as required or permitted by the Texas Election Code, and all election materials and proceedings shall be provided in both English and Spanish as required by law.
- The ballot shall permit electors to vote “FOR” or “AGAINST” the following proposition, which shall appear substantially as follows:

  FOR   AGAINST

### **CITY OF BLANCO PROPOSITION A: THIS IS A TAX INCREASE**

The reduction of the local sales and use tax rate for property tax relief in the City of Blanco from one-half of one percent (0.50%) to one-fourth of one percent (0.25%) and the adoption of a local sales and use tax for the maintenance and repair of municipal streets and roads at the rate of one-fourth of one percent (0.25%), (meaning the overall sales tax rate in the City will not change despite the ballot language required by the Election Code at the top of this proposition).

## **SECTION 6. ELIGIBILITY; CONDUCT OF ELECTION; BILINGUAL MATERIALS**

All qualified electors of the City shall be permitted to vote in the election at the designated polling place(s). The election shall be held and conducted in accordance with the Texas Election Code, the Texas Local Government Code, and other applicable law. All notices, instructions, and ballots shall be printed in English and Spanish as required by law.

## **SECTION 7. NOTICE OF ELECTION**

Notice of the election shall be given in the manner provided by the Texas Election Code, including posting on the bulletin board used for notices of City Council meetings not later than the 21st day before election day and publishing in the City’s official newspaper at least once, not earlier than the 30th day or later than the 10th day before election day. The notice shall be in English and Spanish and include the location of each polling place.

## **SECTION 8. INCORPORATION OF RECITALS**

The recitals set forth above are found to be true and correct and are hereby incorporated as findings of the City Council.

## **SECTION 9. CONFLICTS**

All ordinances or resolutions, or parts thereof, in conflict with this Ordinance are repealed to the extent of such conflict only, and this Ordinance shall control as to the matters provided herein.

## **SECTION 10. GOVERNING LAW**

This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America, including the Texas Election Code.

## **SECTION 11. SEVERABILITY**

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected, and to this end the provisions of this Ordinance are declared to be severable.

## **SECTION 12. OPEN MEETINGS**

It is officially found and determined that the meeting at which this Ordinance is adopted was open to the public and that public notice of the time, place, and subject matter of the meeting was given, as required by the Texas Government Code, Chapter 551.

## **SECTION 13. MODIFICATIONS.**

The Council acknowledges that information required to complete the Exhibit to this Order may not be available when the Election is ordered, and the Council therefore authorizes the Mayor, the City Secretary, or their designees, to correct, modify, or change the Exhibit to the extent permitted by applicable law. Additionally, the Council authorizes these individuals to make technical modifications to this Order that are necessary for compliance with applicable law or to carry out the intent of the Board as evidenced in this Order.

## **SECTION 14. EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF BLANCO, TEXAS

---

Candy Cargill, Mayor

ATTEST:

---

Callie Ann Alex, City Secretary

# MUNICIPAL SALES AND USE TAX FOR STREET MAINTENANCE

JANUARY 2020



**Glenn Hegar**

Texas Comptroller of  
Public Accounts

Many Texas cities do not have the funds necessary to repair existing streets and sidewalks. The Tax Code authorizes cities to impose a special sales tax to fund maintenance of this important mobility infrastructure.

## WHO IS ELIGIBLE?

Cities may impose the tax if the new combined local sales tax rate will not exceed 2 percent.

[Refer to [Tax Code, Sect. 327.003\(b\)](#).]

## ELECTION IS REQUIRED

A city's voters must approve the additional sales tax. The city's governing body must adopt an ordinance calling for an election to be held on one of the two uniform election dates:

- the first Saturday in May; or
- the first Tuesday after the first Monday in November.

For guidance on the timing of elections, please contact the Secretary of State at 512-463-5650 or toll free at 800-252-8683. Additional information is available on the [Secretary of State's website](#).

## BALLOT LANGUAGE

At the election to adopt the additional tax, a ballot must allow voters the choice of voting for or against the proposition. Following is the required ballot language:

"The adoption of a local sales and use tax in (name of municipality) at the rate of (insert appropriate rate) to provide revenue for maintenance and repair of municipal streets."

[Refer to [Tax Code, Sect. 327.006\(b\)](#).]



For sales tax elections called by the governing body, a municipality may combine measures to lower or repeal any dedicated or special purpose municipal sales tax into a single ballot proposition, and at the same time raise or adopt any other dedicated special purpose municipal sales tax. A combined sales tax proposition would have to contain substantially the same language as that required for lowering, repealing, raising or adopting each tax as appropriate. If a combined sales tax proposition were defeated, there would be no effect on existing sales taxes.

[Refer to [Tax Code, Sect. 321.109](#).]

The tax may be used to **repair existing streets**, but **not build new streets**.

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This publication is intended as a general guide and not as a comprehensive resource on the subjects covered.  
It is not a substitute for legal advice.

# MUNICIPAL SALES AND USE TAX FOR STREET MAINTENANCE

**Street  
maintenance tax**  
**funds** may be spent  
on municipal streets  
including sidewalks.

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## ELECTION RESULTS

If the election is successful, within 10 days of the election the city must declare the results of the election by resolution or an ordinance entered in its minutes of proceedings. The resolution or ordinance must include statements showing:

- the date the election was held;
- the wording of the proposition;
- the total number of votes cast for and against the proposition; and
- the number of votes by which the proposition passed.

[Refer to [Tax Code, Sect. 321.405.](#)]

If the voters of a municipality adopt the street maintenance sales tax at an election held on the same date that another political subdivision adopts a sales and use tax or approves the increase in the rate of its sales and use tax, the combined rate of all sales and use taxes must not exceed 2 percent at any location in the municipality. If the combined rate exceeds 2 percent at any location in the municipality, the election to adopt a street maintenance sales tax will have no effect.

[Refer to [Tax Code, Sect. 327.003\(c\).](#)]

## EFFECTIVE DATE

The tax will become effective on the first day of the first calendar quarter after one complete calendar quarter passes from the date the Comptroller receives the city's notice that voters have approved the tax.

[Refer to [Tax Code, Sect. 327.005.](#)]

For example, if voters approve the tax in an election held in May and the city sends the election results to the Revenue Accounting, Tax Allocation Section of the Comptroller's office by the end of June, the tax would take

effect on Oct. 1. The city would begin receiving revenue from the Comptroller beginning with the December sales tax allocation.

## ADMINISTRATION OF THE TAX

The city should account for street maintenance sales tax funds separately from other revenues.

## USE OF THE STREET MAINTENANCE SALES TAX

Funds may be used only to maintain and repair municipal streets and sidewalks that existed on the date of the election to adopt the tax. It may not be used to build new streets.

[Refer to [Tax Code, Sect. 327.008.](#)]

## WHAT ARE "MUNICIPAL" STREETS?

A "municipal street" includes the entire width of a way (including sidewalks) held by a municipality in fee or by easement or dedication that has a part open for public use for vehicular travel. The term does not include a designated state or federal highway or road or a designated county road.

[Refer to [Tax Code, Sect. 327.001.](#)]



# MUNICIPAL SALES AND USE TAX FOR STREET MAINTENANCE

## EXPIRATION AND REAUTHORIZATION OF THE TAX

For most cities, the street maintenance sales tax expires four years after it takes effect unless the city's voters authorize it to continue in an election held for that purpose. The election to reauthorize the tax must be held on one of the two uniform election dates noted previously. The ballot proposition language should permit voting for or against the following proposition:

"The reauthorization of the local sales and use tax in (name of municipality) at the rate of (insert appropriate rate) to continue providing revenue for maintenance and repair of municipal streets."

The municipality must notify the Comptroller of the scheduled expiration not later than the 10th day after the municipality determines that the tax will expire.

[Refer to [Tax Code, Sect. 327.007](#).]



If an election to reauthorize the tax is not held before the tax expires or if votes cast in an election to reauthorize the tax do not favor reauthorization, the municipality may not call an election to authorize a new tax under this chapter before the first anniversary of the date on which the tax expired.

[Refer to [Tax Code, Sect. 327.007](#).]

The **tax expires four years after it takes effect** unless voters authorize its extension.

## NEED MORE INFORMATION?

For more information about the street maintenance sales tax, call the Comptroller's Data Analysis and Transparency Division at 844-519-5672.

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**Glenn Hegar**  
Texas Comptroller of Public Accounts

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Equipment Surcharge  
Oyster Fee  
Sales and Use Taxes

**800-531-5441**

Cement Tax  
Inheritance Tax  
Local Revenue  
Miscellaneous Gross  
Receipts Taxes  
Oil Well Servicing Tax  
Sulphur Tax

**800-442-4353**

WebFile Help

**800-252-1381**

Bank Franchise  
Franchise Tax

**800-252-7875**

Spanish

**800-531-1441**

Fax on Demand (Most frequently requested Sales and Franchise tax forms)

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Clean Vehicle Incentive Program  
Manufactured Housing Tax  
Motor Vehicle Sales Surcharge,  
Rental and Seller Financed Sales Tax  
Motor Vehicle Registration Surcharge

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Interest Rate

# USING SALES TAX TO REDUCE THE PROPERTY TAX RATE

JANUARY 2020



**Glenn Hegar**

Texas Comptroller of  
Public Accounts

Texas cities, counties and hospital districts have the option to reduce property taxes by imposing a sales and use tax.

**A**lthough this tax is sometimes called “the sales tax to reduce the property tax rate,” state statutes refer to it as “the additional municipal sales and use tax” for cities, the “county sales and use tax” for counties and the “hospital district sales and use tax” for hospital districts.

[Refer to [Health and Safety Code, Sect. 285.061](#), and [Tax Code, Sect. 321.101, 323.101](#).]

## ELIGIBILITY

### CITIES

**A** city is eligible to adopt the tax if it is not within the boundaries of a regional transportation or rapid transit authority, does not impose a sales tax to fund a municipal transit department, and the new combined local sales tax rate would not exceed two percent at any location within the city.

Cities within the boundaries of the following metropolitan transit authorities (MTAs), regional transit authority (RTAs), and city transit departments (CTDs) are generally excluded from enacting the tax:

- Austin MTA, Corpus Christi MTA, Houston MTA and San Antonio MTA;
- Dallas RTA and Fort Worth MTA; and
- El Paso CTD and Laredo CTD.

[Refer to [Tax Code, Sect. 321.101](#), and [Transportation Code, Chapters 451-453](#).]



### COUNTIES

**A** county is eligible to adopt the tax if the new combined local sales tax rate would not exceed 2 percent at any location within the county, and no part of the county is located within the boundaries of a rapid transit or regional transportation authority. An authority is not considered part of a county if fewer than 250 people are residents of both the county and the authority.

[Refer to [Tax Code, 323.101](#), and [Transportation Code, Chapters 451-452](#).]

### HOSPITAL DISTRICTS

**A** hospital district authorized to impose a property tax is eligible to adopt the sales and use tax to lower the district's property taxes if the new combined rate of all local sales taxes would not exceed 2 percent at any location within the district.

[Refer to [Health and Safety Code, Sect. 285.061\(a\)](#).]

**Additional sales and use tax can be enacted if a community's total local sales tax rate will not exceed 2 percent.**

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# USING SALES TAX TO REDUCE THE PROPERTY TAX RATE

**Within 10 days after an election**, the governing body must enter the resolution or the ordinance declaring the results into the minutes of a meeting held for that purpose.

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## TAX RATE

### CITIES

**V**oters may adopt a tax rate of up to 2 percent in increments of 0.125 percent. Increases or reductions in the tax rate also must be in increments of 0.125 percent.

[Refer to [Tax Code, Sect. 321.103](#).]

A negative vote on a combined sales tax proposition under this section shall have no effect on either the sales tax to be lowered or repealed by the proposition or the sales tax to be raised or adopted by the proposition. This provision only applies to elections called by the city council.

[Refer to [Tax Code, Sect. 321.409](#).]

### COUNTIES

**V**oters may adopt the sales and use tax at a rate of 0.5 percent. If a county has no incorporated cities, the county tax rate must be 1 percent.

[Refer to [Tax Code, Sect. 323.103](#).]

### DEADLINE AFTER PETITION

**I**f responding to a petition, the governing body must determine if it is sufficient within 30 days of receiving it.

If deemed sufficient, the governing body must then adopt an ordinance or order calling for the election within 60 days after receiving the petition.

### HOSPITAL DISTRICTS

**V**oters may adopt or change the tax in increments of 0.125 percent to a maximum of 2 percent, as long as the combined local sales tax rate would not exceed 2 percent at any location within the district.

[Refer to [Health and Safety Code, Sect. 285.061\(a\), \(c\)](#).]

### TIME OF ELECTION

**T**he Tax Code specifies that the election must be held on the next uniform election date not less than 30 days after the ordinance or order is passed.

The uniform election dates are:

- the first Saturday in May; and
- the first Tuesday after the first Monday in November.

For guidance on the timing of elections, please contact the Secretary of State (SOS) at 512-463-5650 or toll free at 800-252-8683. Additional information is available on the [Secretary of State's website](#).

### WITHDRAWAL FROM A TRANSPORTATION AUTHORITY

**A** municipality may withdraw from a Transportation Authority after holding an election for that purpose. However, a municipality may not use a combined ballot proposition to withdraw from a Transportation Authority and impose a sales tax to reduce the property tax rate or any other special purpose sales tax.

## CALLING ELECTIONS

**T**he governing body of an eligible city, county or hospital district may call for an election in two ways:

- by majority vote of the governing body; or
- by petition of qualified voters equal to at least five percent of the number of registered voters.

### COMBINED BALLOT PROPOSITION

**A** city may use a combined ballot proposition to lower or to repeal any municipal sales tax, including the additional sales tax for property tax relief; and by the same proposition raise or adopt any other municipal sales tax.

A combined sales tax proposition under this section shall contain substantially the same language, if any, required by law for the lowering, repealing, raising, or adopting each tax as appropriate.

# USING SALES TAX TO REDUCE THE PROPERTY TAX RATE



## BALLOT WORDING

### CITIES

When holding an election to adopt, increase, reduce or repeal the additional sales tax, a city must print the ballot to permit voting for or against one of the following propositions, as appropriate:

If a city has a property tax and proposes to adopt or increase the additional sales tax, the ballot proposition must state:

*"The adoption of an additional sales and use tax within the city at the rate of \_\_\_\_\_ to be used to reduce the property tax rate." (Insert rate in increments of 0.125 percent as appropriate).*

*If a city does not have a property tax and proposes to adopt or increase the additional sales tax, the ballot proposition must state:*

*"The adoption of an additional sales and use tax within the city at the rate of \_\_\_\_\_."*

*(Insert rate in increments of 0.125 percent, as appropriate).*

*For a city to repeal the tax, the ballot proposition must state:*

*"The abolition of the additional sales and use tax within the city."*

[Refer to [Tax Code, Sect. 321.404](#).]

### COUNTIES

When holding an election to adopt or repeal the sales and use tax, a county must print the ballot to permit voting for or against one of the following propositions, as appropriate:

In a county with territory within the limits of a city, the ballot proposition to adopt the tax must state:

*"Adoption of a one-half percent county sales and use tax within the county to be used to reduce the county property tax rate."*

In a county that does not have territory within the limits of a city, the ballot proposition to adopt the tax must state:

*"Adoption of a one percent county sales and use tax within the county to be used to reduce the county property tax rate."*

In an election to repeal the tax, the ballot proposition must state:

*"Abolition of the county sales and use tax within the county."*

[Refer to [Tax Code, Sect. 323.404](#).]

### HOSPITAL DISTRICTS

When holding an election to adopt, increase, reduce or repeal the sales and use tax, a hospital district must print the ballot to permit voting for or against one of the following propositions, as appropriate:

For a hospital district to adopt the tax, the ballot proposition must state:

*"The adoption of a local sales and use tax in (name of district) at the rate of (proposed tax rate) percent to be used to reduce the district property taxes."*

To change the tax rate, the ballot proposition must state:

*"The (increase or decrease, as applicable) in the rate of the local sales and use tax imposed by (name of district) from (tax rate on election date) percent to (proposed tax rate) percent."*

To abolish the tax, the ballot proposition must state:

*"The abolition of the local sales and use tax in (name of district)."*

[Refer to [Health and Safety Code, Sect. 285.062\(c\)-\(e\)](#).]

Cities, counties and hospital districts may use revenues from this tax as they would use property tax revenues.

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# USING SALES TAX TO REDUCE THE PROPERTY TAX RATE

Cities and counties must use excess funds to pay current debt obligations.

## NOTIFICATION TO THE COMPTROLLER

Within 10 days after an election, the governing body must enter the resolution or the ordinance declaring the results into its meeting minutes. The resolution or ordinance must include:

- the date of the election;
- the proposition on which the vote was held;
- the total number of votes cast for and against the proposition; and
- the number of votes by which the proposition was approved.

Before the end of the current calendar quarter, the city, county or hospital district must send copies of the resolution or ordinance along with a map of the municipality clearly showing its boundaries to the Comptroller's office, through U.S. certified or registered mail. After receiving the resolution or ordinance, the Comptroller has 30 days to notify the entity that the Comptroller's office is ready to manage the administration of the tax.

[Refer to [Tax Code, Sect. 321.405](#).]

## COMPTROLLER'S ADDRESS

Comptroller of Public Accounts  
Revenue Accounting Division, Tax Allocation Section  
P.O. Box 13528  
Austin, Texas 78711-3528.

## EFFECTIVE DATE OF TAX OR TAX CHANGE

After voter approval, the tax change becomes effective on Oct. 1 after the expiration of the first complete calendar quarter after the Comptroller receives official notice from the entity of the tax rate change.

**May Election:** Send notice to the Comptroller no later than the last week in June. The new tax rate will take effect on Oct. 1 of the same year. The entity will receive its first payment from the Comptroller in December.

**November Election:** Send notice to the Comptroller no later than the last week in December. The new tax rate will take effect on Oct. 1 of the following year. The entity will receive its first payment from the Comptroller during the subsequent December.

[Refer to [Tax Code, Sect. 321.102\(a-b\), 321.409, 323.102\(a-b\)](#), and [Health and Safety Code, Sect. 285.063](#).]

## USE OF REVENUE AND EXCESS REVENUE

Cities, counties and hospital districts may use revenues from this tax as they would use property tax revenues. There are, however, some restrictions placed on cities and counties in the use of "excess" revenues—the additional sales and use tax that exceeds the projected amount of property tax to be reduced for a given year. For cities and counties that impose a property tax, the revenues collected from the additional sales and use tax up to the projected amount may be used for any legal budgeted purpose. The projected amount is the estimate of sales tax revenue calculated under [Tax Code, Sect. 26.041\(d\)](#).

During the first three years of imposing the tax, a city or a county must deposit any amounts that exceed the projected amount into an "excess sales tax revenue fund." During these first three years, the city or the county may use the excess revenues only if, and to the extent that, other revenues fall short of budgeted amounts. After the third year, the city or the county may use the revenue in the fund for any legal purpose listed in its budget. When all revenue in the fund has been spent, the fund ceases to exist.



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# USING SALES TAX TO REDUCE THE PROPERTY TAX RATE

Similarities in depositing and using funds end with the beginning of the fourth year. In the fourth year, a city must deposit excess funds into a “municipal sales tax debt service fund,” which may be used only to pay city debts. After current debt obligations have been paid, excess funds may be used for any legal budgeted purpose. A city cannot pledge the anticipated sales tax revenue to pay bonds or other debts.

Counties also must use excess funds to reduce county debts. After all debt is paid, a county may use the excess funds for any legal budgeted purpose. Similarly, a county cannot pledge anticipated sales tax revenue to secure the payment of bonds or other debts for a period longer than one year.

[Refer to **Tax Code, Sect. 321.506-7, 323.505**, and **Health and Safety Code, Sect. 285.064**.]

## FOR MORE INFORMATION

For more information about the sales tax to reduce the property tax rate, contact the Comptroller's Data Analysis and Transparency Division at 844-519-5672, or [econ.dev@cpa.texas.gov](mailto:econ.dev@cpa.texas.gov).

For more information about property taxes or about calculating no-new-revenue tax rates and voter-approval tax rates, contact the Comptroller's Property Tax Division at 800-252-9121.



**Find out more**

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Interest Rate

# ECONOMIC DEVELOPMENT SALES TAX

MARCH 2020



**Glenn Hegar**

Texas Comptroller of  
Public Accounts

## WHY LEVY A TYPE A OR B ECONOMIC DEVELOPMENT SALES TAX?

Voters in most Texas cities have the option of imposing a local sales and use tax to help finance their community's economic development efforts.

### WHO IS ELIGIBLE?

#### TYPE A SALES TAX

Any city located in a county with a population of less than 500,000 may impose the tax under **Type A** if the new combined local sales tax rate would not exceed 2 percent.

Some cities located in counties with a population of 500,000 or more also may use **Type A** for economic development efforts but a city's eligibility varies from county to county. For information on which cities are eligible to impose the **Type A** tax in these counties, call the Comptroller's Data Analysis and Transparency Division at 844-519-5672.

#### TYPE B SALES TAX

All cities are eligible to adopt the **Type B** sales tax in increments of 0.125 percent if the combined local sales tax rate would not exceed 2 percent.

### HOW IS THE TAX ADMINISTERED?

#### DEVELOPMENT CORPORATIONS

For both **Type A** and **Type B**, the Development Corporation Act requires cities to establish a corporation to administer the sales and use tax funds.

The corporation must file articles of incorporation with the Secretary of State. The articles of incorporation must state that the



corporation is governed by the Development Corporation Act of 1979 found in Chapters 501-505 of the **Local Government Code**.

#### BOARD OF DIRECTORS

A **Type A** or **Type B** corporation's board of directors serves at the pleasure of the city council and may be removed and replaced at any time and without cause. All expenditures authorized by a **Type A** or a **Type B** corporation also require approval by the city council.

Board meetings of **Type A** and **Type B** corporations must be held within the corporate limits of the authorizing municipality; unless the authorizing city is located in a county with a population of 30,000 or fewer where meetings may be held at any location within the county.

The following rules apply to terms and number of directors for each type of corporation:

- **Type A:** The city council must appoint a board of directors with at least five members to serve

A **Type A** or **B** sales tax can be levied in increments of 0.125% if the total rate does not exceed the 2% cap for all local sales tax rates combined.

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This publication is intended as a general guide and not as a comprehensive resource on the subjects covered.  
It is not a substitute for legal advice.

# ECONOMIC DEVELOPMENT SALES TAX

The **Type A** sales tax is primarily intended for manufacturing and industrial development.

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terms not to exceed six years. The statute does not specify qualifications for board members.

- **Type B:** The city council must appoint a board of seven directors. Three of the seven directors must not be employees or officers of the city or members of the city council. All directors are appointed to two-year terms. The directors must be residents of the city authorizing the sales tax if the city's population is 20,000 or more. For cities with fewer than 20,000 residents, directors must be residents of the county in which the majority of the city is located, or reside within 10 miles of the city and in a county that borders the county in which a majority of the city is located.

## ADMINISTRATION EXPENSES

**Type A** and **Type B** corporations are authorized to pay administrative expenses (including staff) to implement the corporation's projects. These may include administrative expenses for acquisition, construction, improvement, expansion and financing of projects. Cities that perform some of the administrative functions for the corporations may seek reimbursement for administrative expenses related to projects overseen by city staff. Additionally, corporations may contract with private corporations or other entities to carry out industrial development programs or objectives.

## TRAINING

Certain officials of cities that create a corporation and administrators of the corporation are required to attend an economic development training seminar within 90 days of taking office. Attendance is mandatory (at least once in a 24-month period) for the city attorney, the city administrator or the city clerk; and the executive director or other person who is responsible for the day-to-day administration of the corporation. Corporation funds may be used to pay the costs of attending the seminar.

The Comptroller's office may impose a penalty not to exceed \$1,000 for failure to attend the required training seminar.

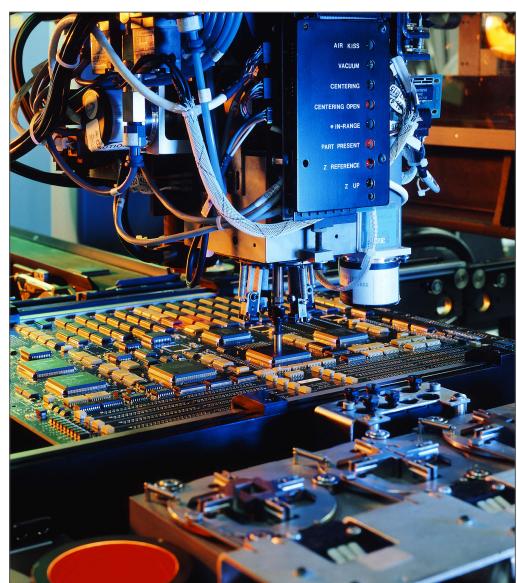
## OPEN MEETINGS AND PUBLIC HEARINGS

**A** development corporation's board of directors is subject to the Open Meetings Act (**Government Code, Chapter 551**) and the Texas Public Information Act (**Government Code, Chap. 552**.)

- **Type A** corporations are required to hold public hearings only when considering an election asking the municipality's voters to authorize a **Type B** project.
- **Type B** corporations located in cities with populations not exceeding 20,000 residents are exempt from holding public hearings when implementing **Type A** projects such as those that fund infrastructure or primary jobs activities. All **Type B** corporations, regardless of city population, must hold public hearings on all other types of projects. In addition, all **Type B** corporations must wait 60 days from the first public notice of the nature of a project before providing funds. This interval allows voters time to consider a petition for an election to be called on whether to pursue the project.

## HOW CAN TAX REVENUE BE USED?

Sales tax generated by both **Type A** and **Type B** is primarily intended to promote manufacturing and industrial development; **Type B** corporations



# ECONOMIC DEVELOPMENT SALES TAX



may fund some quality of life projects, and efforts to retain primary jobs.

## BOTH TYPE A AND TYPE B

Funds may be used to pay for land, buildings, equipment, facilities' expenditures, targeted infrastructure and improvements for purposes related to:

- manufacturing and industrial facilities, recycling facilities, distribution centers, and small warehouse facilities;
- research and development facilities, regional or national corporate headquarters facilities, primary job training facilities for use by institutions of higher education, job training classes, telephone call centers, and career centers that are not located within a junior college taxing district;
- a general aviation business service airport that is an integral part of an industrial park;
- certain infrastructure improvements that promote or develop new or expanded business enterprises;
- airport facilities;
- the operation of commuter rail, light rail or commuter buses;
- port-related facilities, rail-ports, rail switching facilities, marine ports, inland ports; and
- maintenance and operating costs associated with projects.

## TYPE A SPECIAL CONDITIONS

Under special conditions, a **Type A** Corporation's revenue can be used for projects normally eligible only under **Type B** without voting to abolish the **Type A** tax and impose the **Type B** tax.

- In cities with 7,500 or fewer residents that have created both types of corporation, the city council may authorize the **Type A** corporation to fund **Type B** projects by simple majority vote.
- In larger communities or those with only **Type A** corporations, the board of directors must publish notice of a proposed **Type B** project, hold at least one public hearing and conduct a special election to seek voter approval. The ballot must clearly describe the project under consideration.
- **Type A** corporations also may spend sales tax funds to clean up contaminated property if the city holds a separate election to gain voter approval. A corporation created under **Type A** cannot assume debts, or pay principal or interest on debts that existed before the city created the corporation.

## TYPE B ELIGIBLE PROJECTS

**Quality of Life:** In addition to the projects listed above, **Type B** corporations may fund quality of life improvements, and acquire or pay for land, buildings, equipment, facilities expenditures, targeted infrastructure and improvements required or suitable for use for:

- professional and amateur sports (including children's sports) and athletic facilities, tourism and entertainment facilities, convention facilities, public parks and event facilities (including stadiums, ballparks, auditoriums, amphitheaters, concert halls, parks and open space improvements, museums and exhibition halls); related store, restaurant, concession, parking and transportation facilities; related street, water and sewer facilities;
- water supply facilities and water conservation programs, and
- affordable housing.

**Primary Job Retention:** To promote and develop new and expanded business enterprises that create or retain primary jobs, a **Type B** corporation may provide funds for:

- public safety facilities;
- recycling facilities;

The **Type B** sales tax provides cities with a wider range of uses for the tax revenues because it is intended to give communities an opportunity to undertake a project for quality of life improvements, including economic development that will attract and retain primary employers.

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# ECONOMIC DEVELOPMENT SALES TAX

All **Type A** and **Type B** corporations must file an annual report with the Texas Comptroller of Public Accounts by April 1.

- streets and roads;
- drainage and related improvements;
- demolition of existing structures;
- general municipally-owned improvements;
- maintenance and operating costs associated with projects; and
- improvements or facilities that the board determines will contribute to the promotion or development of new or expanded business enterprises that create or retain primary jobs.

**Landlocked communities:** A city classified as a “landlocked” community may create a **Type B** corporation to fund projects that promote new or expanded business development without requiring the project to create or retain primary jobs. A landlocked community is defined as a city that is wholly or partly located in either Harris County or Dallas County and has less than 100 acres within its city limits and extraterritorial jurisdiction that can be used to develop manufacturing or industrial facilities in accordance with the zoning laws or land use restrictions of the city.

**Small municipalities:** A **Type B** corporation created by a city with a population of 20,000 or less also may fund projects that do not create or retain primary jobs. If a project of this nature would require an expenditure of more than \$10,000, the governing body of the city creating the corporation would have to adopt a resolution authorizing the project after giving the resolution at least two separate readings.

**Infrastructure Improvements:** A **Type B** corporation may promote new or expanded business development by funding streets and roads, rail spurs, water, sewer, electric and gas utilities, drainage, site improvements, and telecommunications and Internet improvements. Beach remediation along the Gulf of Mexico may also be funded.

A **Type B** corporation may, with voter approval of the project, spend sales tax for a water supply or water conservation program or to clean up contaminated property.

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## SPECIAL PROVISIONS FOR BORDER COMMUNITIES

Development corporations created by cities located within 25 miles of the Texas-Mexico border may fund airport facilities if the city has a population of less than 50,000 or an average unemployment rate that is greater than the state average rate during the most recent 12-month period for which data is available preceding the date the project is approved. In addition to airports, **Type A** and **Type B** corporations located in Hidalgo County may fund ports, and sewer or solid waste disposal facilities required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises.

## CAN YOU UNDERTAKE PROJECTS OUTSIDE CITY LIMITS?

An economic development corporation may undertake projects outside city limits so long as it is clear that the city benefits from the project. If a corporation undertakes a project outside city limits, it must receive permission to do so from the governing body of the entity with jurisdiction in that area. For example, if a corporation locates a project beyond the city limits, it should seek approval from the county's commissioners court.

## REPORTING REQUIREMENTS OF TYPE A AND TYPE B CORPORATIONS

The Development Corporation Act requires that all **Type A** and **Type B** corporations file an annual report with the Texas Comptroller of Public Accounts by April 1 of each year. The report must





include the corporation's economic development objectives, revenues and expenditures for the preceding fiscal year, a breakdown of these expenditures and a list of the corporation's assets.

The Comptroller also may ask for any other information required to determine the use of revenue from sales and use tax imposed under **Type A** or **Type B** to encourage economic development in the state. The report form and instructions for submitting the report are available through the [Comptroller's website](#). This information is compiled in the **Economic Development Corporation Report** to the Legislature each biennium.

## HOW TO IMPOSE THE TAX AND CALL AN ELECTION?

City voters must approve this special, dedicated tax at an election held for that purpose. Cities may call for this election in one of two ways:

- the governing body may call an election on its own; or
- the city council must call for the election if petitioned by at least 20 percent of the number of voters who cast ballots in the most recent regular municipal election.

For guidance on the timing of elections, please contact the Secretary of State at 512-463-5650 or toll free at 800-252-8683. Additional

information is available on the [Secretary of State website](#).

The election must be held on one of the two uniform election dates:

- the first Saturday in May; or
- the first Tuesday after the first Monday in November.

## HOW LONG IS THE TAX EFFECTIVE?

A development corporation's sales tax approved without a limit on its duration is effective until repealed by an election.

A tax imposed for a specified period expires at the end of that period; it may be extended or reimposed after its expiration date only with voter approval.

A tax for a specific project expires when all debts related to the project and obligations from the tax proceeds have been paid in full. A tax imposed for a specific project may also be reimposed by an election.

A **Type A** or **Type B** sales tax is effective until the city notifies the Comptroller's office to stop collecting the tax. A city must continue assessing the tax until all obligations incurred by the corporation, including principal and interest on bonds, are satisfied.

## CAN THE TAX BE INCREASED OR DECREASED?

### INITIATING AN ORDINANCE TO CHANGE THE TAX RATE

As with adoption, the sales and use tax rate must be increased or decreased in increments of 0.125 percent; the minimum **Type A** or **Type B** tax rate is 0.125 percent and may not result in a combined rate of all local sales and use taxes exceeding 2 percent.

If a city is already imposing an economic development sales tax, the city's governing body may adopt an ordinance calling for an election to increase, reduce or repeal the existing tax. The ordinance may be initiated by a majority vote of the governing body, or by a petition of registered voters.

The city's voters **must** **approve** an economic development tax before it can be enacted.

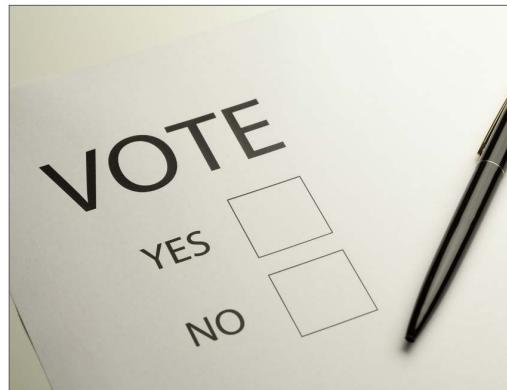
Economic development projects that clearly benefit a city may take place outside the city's limits.

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# ECONOMIC DEVELOPMENT SALES TAX

**Sales taxes** paid by consumers in one month, are remitted to the Texas Comptroller the next month by businesses, and paid to the city during the following month.



## PETITION REQUIREMENTS

**A** petition to initiate a change in the **Type A** tax requires 10 percent or more of the registered voters to request the city to call an election for that purpose.

No specific procedures for requesting **Type B** tax rate changes are included in the statute; however, general provisions of the **Texas Tax Code** for calling an election may be used. Under these provisions, the city council must call an election if a number of qualified voters of the municipality equal to at least 20 percent of the number of votes cast in the most recent regular municipal election present a petition to the governing body for a vote. Dissolution of a **Type B** corporation can be called for by petition of 10 percent of the registered voters in the city.

If the election to adopt or change the tax rate is by petition, the governing body must determine if the petition is sufficient within 30 days of receiving it. If the petition is sufficient, the city must, within 60 days after receiving it, adopt the ordinance that calls for the election to be held on the next uniform election date.

## COMBINED BALLOT PROPOSITION

**If** a city chooses to hold an election to reduce or abolish its **Type A** sales tax and adopt a sales tax under **Type B**, the city may address the two issues in a single ballot proposition.

A municipality may combine into one ballot for voters to concurrently consider a proposition that:

- lowers or repeals any dedicated or special purpose municipal sales tax, and

- raises or adopts any other dedicated special purpose municipal sales tax (such as a sales tax levied to reduce the property tax rate).

Only sales tax elections that may be called by the governing body of a city are eligible for combined ballot propositions. If a combined sales tax proposition is defeated, there is no effect on any existing sales taxes already imposed.

## WHEN DO TAX COLLECTIONS AND ALLOCATIONS START?

### CERTIFYING ELECTION RESULTS

**If** voters approve the tax, the governing body must adopt a resolution or ordinance declaring the election results in meeting minutes.

The city secretary must send the certified copy of the resolution or ordinance with the election results to the Revenue Accounting, Tax Allocation Section of the Comptroller's office. The information sent to the Comptroller must include:

- the date the election was held;
- the proposition voted on;
- number of votes cast for adoption;
- number of votes cast against adoption;
- number of votes by which the proposition was approved; and
- a statement the proposition was adopted.

The Comptroller's office must receive this information from the city secretary through U.S. certified or registered mail. The Comptroller's office will notify the city secretary when it is ready to handle the administration of the tax. Questions may be emailed to [taxalloc.revacct@cpa.texas.gov](mailto:taxalloc.revacct@cpa.texas.gov).

### COMPTRROLLER'S ADDRESS

Comptroller of Public Accounts  
Revenue Accounting Division  
Tax Allocation Section  
P.O. Box 13528  
Austin, TX 78711-3528

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# ECONOMIC DEVELOPMENT SALES TAX

## EFFECTIVE DATE

The tax becomes effective after one complete calendar quarter elapses from the date the Comptroller's office receives notification of voter approval. For example, if voters approve the tax in May, and the Comptroller's office receives notification in June, then the tax becomes effective on Oct. 1, after the calendar quarter of July-August-September has elapsed. The Comptroller's office will notify area merchants to begin collecting the new tax rate on Oct. 1, and the Comptroller will send the city its first revenue allocation in December.

## METHOD OF PAYMENT

The Comptroller's office will issue a payment for the total city tax and a letter with the first payment (that includes the economic development sales tax) with instructions explaining how to calculate the portion due the city and the amount due the development

corporation. After a city receives the sales and use tax revenues from the Comptroller's office, the city must deliver the revenue to the development corporation.

## NEED MORE INFORMATION ABOUT ECONOMIC DEVELOPMENT SALES TAX?

The Comptroller's office can provide presentations on matters related to local sales tax, including **Type A** and **Type B** sales taxes. Representatives also can meet in forums with city officials and the public to help them assess possible effects of the tax on their local communities, including effects on revenue. For more information about the sales tax, or to request a speaker to present information about the sales tax to your community, call 844-519-5672.

The Texas Municipal League publishes an **Economic Development Handbook** containing more detailed information and statutory citations.

The tax becomes effective after one complete calendar quarter elapses from the date the Comptroller's office receives notification of voter approval.

## BALLOT LANGUAGE FOR AN ECONOMIC DEVELOPMENT SALES TAX

### UNDER TYPE A

Following is ballot language specified for **Type A** corporations under the Development Corporation Act:

1. For a city to adopt, increase or reduce the tax, the ballot must state: *The adoption of a sales and use tax for the promotion and development of new and expanded business enterprises at the rate of . (Insert rate in increments of one-eighth of one percent as appropriate for the proposed tax rate.)*
2. A city may also allow a vote on a ballot proposition limiting the length of time a sales and use tax may be imposed. The following language should be added to #1: *to be imposed for \_\_\_ years.*
3. A city may also indicate a specific project on the ballot to be funded with the sales tax revenue. In this case, a description of the project is substituted in #1 in place of the following ballot language: *new and expanded business enterprises.*
4. For a city to dissolve the **Type A** corporation, the ballot should state: *Dissolution of the (name of development corporation).*

### UNDER TYPE B

Except for specific projects such as water supply facilities, water conservation programs and cleanup of contaminated property, the Development Corporation Act does not provide specific ballot language for **Type B**. City officials should consult with their legal counsel when drafting the ballot language under this section.

*Disclaimer: This brochure should not be construed as, and is not a substitute for, legal advice. Cities are urged to consult their own legal counsel for any questions or interpretations about economic development laws.*

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**Glenn Hegar**

Texas Comptroller of Public Accounts

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Customs Broker  
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Off-Road, Heavy-Duty  
Diesel Equipment  
Surcharge  
Oyster Fee  
Sales and Use Taxes

**800-531-5441**  
Cement Tax  
Inheritance Tax  
Local Revenue  
Miscellaneous Gross  
Receipts Taxes  
Oil Well Servicing Tax  
Sulphur Tax

**800-442-3453**  
WebFile Help

**800-252-1381**  
Bank Franchise  
Franchise Tax

**800-252-7875**  
Spanish  
**800-531-1441**  
Fax on Demand (Most frequently  
requested Sales and Franchise tax  
forms)  
**800-252-1382**  
Clean Vehicle Incentive Program  
Manufactured Housing Tax  
Motor Vehicle Sales Surcharge,  
Rental and Seller Financed Sales Tax  
Motor Vehicle Registration Surcharge

**800-531-5441**  
Fuels Tax  
IFTA  
LG Decals  
Petroleum Products Delivery Fee  
School Fund Benefit Fee

**800-252-1384**  
Coastal Protection  
Crude Oil Production Tax  
Natural Gas Production Tax

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Officer and Director Information  
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TELEFILE: To File by Phone

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GETPUB: To Order Forms  
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Treasury Find  
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Unclaimed Property Name Searches  
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Interest Rate

# **NEW BUSINESS**

## **ITEM #3**

*City of Blanco, TX  
Thursday, February 5, 2026*

## Exhibit 9A. Unified Development Code

### Chapter 4. Zoning Districts and Use Regulations

#### § 4.7. Temporary Use Permits.

(1) **Temporary Sales, Construction Officers [Offices] and Model Homes.** The following conditions must be met before the Model Home use will be permitted in accordance with Section 3.7(5) Temporary Use Permit:

- (a) A model home may be located within any zoning district provided it is located within the legal subdivision for which lots are being sold. In addition, the sales office occupying the Model Home shall only market homes within the legal subdivision in which the Model Home is located. (For example, a Model Home built in New Subdivision, Phase I cannot market home located in New Subdivision, Phase II or in Other Subdivision, etc.)
- (b) A conditional certificate of occupancy permit to operate the model home as a sales office will expire after twelve (12) months unless it is renewed by the respective business, which shall have the burden to demonstrate that the conditions of approval still exist. The City Staff will then evaluate the renewal request and determine its status. An unlimited number of extensions can be applied for and considered.
- (c) The following exceptions to Section 3.7(6) above [sic] may apply:
  - i. The City may extend the permit for a model home which was constructed to market one phase of a phased development to market new phases of the same development when this results in no increase in the total number of model homes within all of the phases and is less intrusive to the developing neighborhood by maintaining the most direct access to the model home from outside of the neighborhood;
  - ii. A permit [permitted] model home in one legal subdivision where a builder is actively marketing lots may be used to market lots in another legal subdivision if the builder has no model in the second subdivision and when such sales are clearly secondary, as demonstrated through signs and advertisements, to the marketing of lots within the subdivision in which the model is located;
  - iii. A model home constructed to market one legal subdivision may be granted a temporary permit to market a new legal subdivision for the period during which a new model home is being constructed in

the new legal subdivision. Such temporary permit shall be valid for a period not to exceed six (6) months.

- (d) Construction of the model home must be consistent with the character of the subject neighborhood. Signs must comply with sign regulations in this Code, and the zoning district in which the model home located.
- (e) A conditional construction permit for the model home may be issued once the streets to the subdivision have been constructed to sub grade and water service and a fire hydrant has been located within five hundred (500) feet of the lot on which the model home is located. The Building Official shall note on the permit that the property owner accepts all responsibility for commencing construction prior to completion of the public improvements and City acceptance of the subdivision. The conditional certificate of occupancy for the model home will not be issued until the subdivision and all public improvements have been accepted by the City, a final plat has been filed with the County, and all utilities are connected to the home.
- (f) The model home must be constructed in such a manner that it can be converted, without structural changes, and used as a single-family or duplex (if applicable) residence after certificates of occupancy have been issued to eighty (80) percent of the associated residential units or when use as a sales office or model home has ceased. This includes the provision of adequate off-street parking outside the front building line.
- (g) There is no restriction on the number of model homes permitted in each subdivision.
- (h) A temporary building for use as a sale or construction office is permitted on a twelve (12) month or shorter basis, subject to the renewal policy outlined for model homes, but only if a model home has not been constructed. Once a model home has been constructed, the temporary building must be removed.
  - (i) If the operation of the model home or temporary building used as a sales office violates any City ordinances including the provisions of this Code, the Certificate of Occupancy shall be revoked, unless satisfactory compliance is achieved.
  - (j) Temporary site storage or trash bins shall be located so as not to create a nuisance (see Chapter 6 and 7 for guidelines for concealment).

## (2) Temporary Concrete Products.

- (a) Temporary facilities for manufacturing concrete or concrete products may be located in all zoning districts where they are directly associated with construction in the area.
- (b) Retail sales of concrete products shall be prohibited in conjunction with temporary concrete plants. The production site must be returned to its pre-construction state following completion of the associated project.
- (c) The City Staff may impose specific terms and conditions on the issuance of a temporary use permit for concrete products based on the need to control dust and concrete waste materials and other forms of pollution, noise, and hours of operation, and obstruction or interference with automobile and other transportation.

- (d) A site plan is required for the site with the submittal for the temporary use permit.

(3) **Temporary Travel Trailer and Recreational Vehicle Use.**

- (a) The temporary use of travel trailers and recreational vehicles by visitors to the City of Blanco on private property for up to thirty (30) days is allowed. Extensions must be approved by City Council.

(Ordinance adopted 11/10/20)

(b) There are no specific restrictions applicable to the Special Use Permit requirements.

(5) Group Home.

(a) A group home, as defined and regulated by State agency, is permitted in accordance with this Code provided that the home is the only permitted use on a legally platted single lot.

(6) Industrialized housing.

(a) All single-family detached or duplex industrial housing units shall be required to have similar exterior siding, roofing, roofing pitch, foundation fascia, and fenestration.

(b) A complete set of designs, plans, and specifications shall be submitted to City Staff with the Building Permit bearing a stamp of approval from the Texas Industrialized Building Code Council and confirmation that each module or modular component bears an approved decal or insignia by the Texas Department of Licensing and Regulation signifying that each module or component has received a post-construction inspection in conformance with state mandated building codes. This requirement is in addition to general Building Permit requirements for all housing.

(7) Manufactured Home.

(a) Placement of manufactured homes types

i. Manufactured homes, as defined by the State of Texas, must be placed a minimum of 150 feet from the boundaries of an R1 or R2 residential district.

(8) Manufactured Home Park.

(a) All manufactured home subdivisions or developments will be consistent with all other provisions of this Code.

(b) For each manufactured home moved into a manufactured housing district, all proper permitting shall be obtained through the City.

(c) Any person whose application for a permit under this section has been denied may request a hearing as provided in Chapter 3.

(d) In calculating the impervious cover for lots the manufactured home will be treated as a part of the impervious percentage calculation.

(e) The City is authorized to make inspections as are necessary to determine compliance with the Code. (NEED CLARIFICATION:) Residential and a Certified Building Inspector for Commercial Property. The City Staff will determine the appropriate fee.

i. The inspection shall include the following:

1. Gas system. System to meet the requirements of the International Plumbing Code, 2015 Edition.
2. Electrical system. System to meet the requirements of the National Electrical Code. 2014 Edition.
3. Water supply. Hookups shall be made with schedule #40 PVC pipe or equivalent piping.
4. Sewer system piping shall be installed to connect the manufactured home to the subdivision sewer and to provide for gravity flow. Only rigid pipes shall be used, and piping shall be protected against damage.
5. Manufactured home stand. The area beneath the manufactured home shall be graded so that water will not stand under the home. The stand shall provide a stable area for placing a [of] tie-down anchors and blocking.
6. Tie-downs. The manufactured home shall be tied down as required by state standards.
7. Blocking. The manufactured home shall be blocked as required by state standards.
8. Skirting shall be required on all Manufactured homes and will consist of one of the following materials: Vinyl, Stone, Stucco, or Fiber Cement or equivalent and approved by the City Staff.

- ii. Upon completion and approval of required inspections a certificate of occupancy will be issued for the manufactured home.
- iii. A manufactured home may only be imported into the City of Blanco if it is on an MH zoned lot or replacing a unit in a Manufactured Home Park.
- iv. Signs: A sign shall be permitted at entrance to the Manufactured Home Park except that not more than one sign shall be permitted for one park, and sign shall be subject to the following provisions:
  1. Signs may be illuminated but the source of light shall not be visible and shall not be intermittent or flashing, revolving signs shall not be permitted. Signs shall not be lighted between the hours of 10:00 p.m. and 6:00 a.m.
  2. Such signs may be freestanding but shall have no more than two supports and the top of the sign shall be no more than eight feet above the grade.
  3. Each sign shall be single-faced and shall be limited to a maximum area of 12 square feet.

4. All signs shall conform to the requirements concerning setback from public streets that are applicable to structures, except that such signs may be attached flat against a wall or fence surrounding the manufactured home park, no portion of which shall extend into the public right-of-way.

- (f) Parking: Two spaces per dwelling unit in a manufactured housing subdivision and two spaces per dwelling unit in a manufactured home park.
- (g) Landscaping: For manufactured home parks, generally 4 percent of net site area or 30-foot deep landscaped area adjacent to public right-of-way.
  - i. Property Development standards for Manufactured Housing Subdivision and Parks will be as follows:

“MH” District: Manufactured Home Subdivision	
Land Area	4 acre minimum
Lot Area	4,000 square feet minimum per unit
Lot Width	30 feet minimum
Lot Coverage	50 percent maximum
Front Yard	20 feet minimum
Rear Yard	5 feet minimum
Side Yard	
Interior lot	5 feet minimum
Corner lot	10 feet minimum
Height	30 feet maximum

(9) Recreational Vehicle Park.

- (a) Recreational Vehicle Parks are allowed in the PR district as approved by a Special Use Permit.

(10) Triplex.

- (a) There are no specific restrictions applicable to the Special Use Permit requirement.

(11) Quadplex.

- (a) There are no specific restrictions applicable to the Special Use Permit requirement.

(12) Single-Family Attached.

- (a) A single-family, attached dwelling is permitted in accordance with Table 4.2 provided that all dwelling units are situated on separate legally platted lots.

(Ordinance adopted 11/10/20; Ordinance adopting Code)

# **NEW BUSINESS**

## **ITEM #4**

# **NEW BUSINESS**

## **ITEM #5**



# City of Blanco

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

2-4-26

RE: 30 Day notification

Byron G. Sanderfer, PE  
Ardurra Public Works Practice Director-Central  
8918 Tesoro Drive, Suite 401 San Antonio, Tx 78217

Byron,

This is notification of a 30 day notice for termination of the Professional Services Agreement between City of Blanco TWDB DWSRF #62938 Water System Improvements and Ardurra Group, Inc. As part of the contract the City will pay services rendered to Ardurra and be given the appropriate work product associated with the project.

All other projects that Ardurra may be working with the City of Blanco on is not impacted by this notification.

Respectfully,

Warren Escovy  
City Administrator

# **NEW BUSINESS**

## **ITEM #6**



# City of Blanco

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

STAFF REPORT: 2-10-26

**DESCRIPTION:** 1<sup>st</sup> Tranche of projects which is part of the overall bond approved by the citizens of Blanco

**ANALYSIS:** In May of 2025 the Citizens of Blanco approved a bond dedicated to public works projects with a focus on repairing, replacing, and maintaining current City Infrastructure. Within the framework of the bond it was designed to keep Interest and Synching (I&S) portion of Ad Valorem taxes low by requiring that the City keep the debt service at 5% of the total assessed value (AV) of all of Blanco property value.

The first bond tranche needs to have a value of \$2.9M to \$3M to keep the City at 5% of total AV. The City Engineer has designed a bond tranche of 10 projects that is slightly below the \$3,000,000 price tag.

As other debt is paid off it will allow for more debt to be added. The other avenue that would provide for new bond tranches to be added is for assessed value of property in the City to rise due to property improvements, developments, and rise in actual property values.

**FISCAL IMPACT:** About \$3,000,000 in bond money

**RECOMMENDATION:** Approve bond tranche as presented by City Engineer

Table 2: First Bond Tranche Project Aspects

TO No.	Name	Water	Wastewater	Street	Planning	Operations and Maintenance
3	Water Model	X			X	
4	Wastewater Model		X		X	
5	Smoke Testing		X		X	
6	CCTV		X		X	
7	MH Inspections		X		X	
8	Water Insert-a-Valves	X				X
9	Water Storage Rehab	X				X
10	Pecan St Phase 1	X	X	X		
11	River Lift Station Rehab		X			X
NA	Pressure/Leak Detection	X				X

Table 1: First Bond Tranche Estimated Project Costs

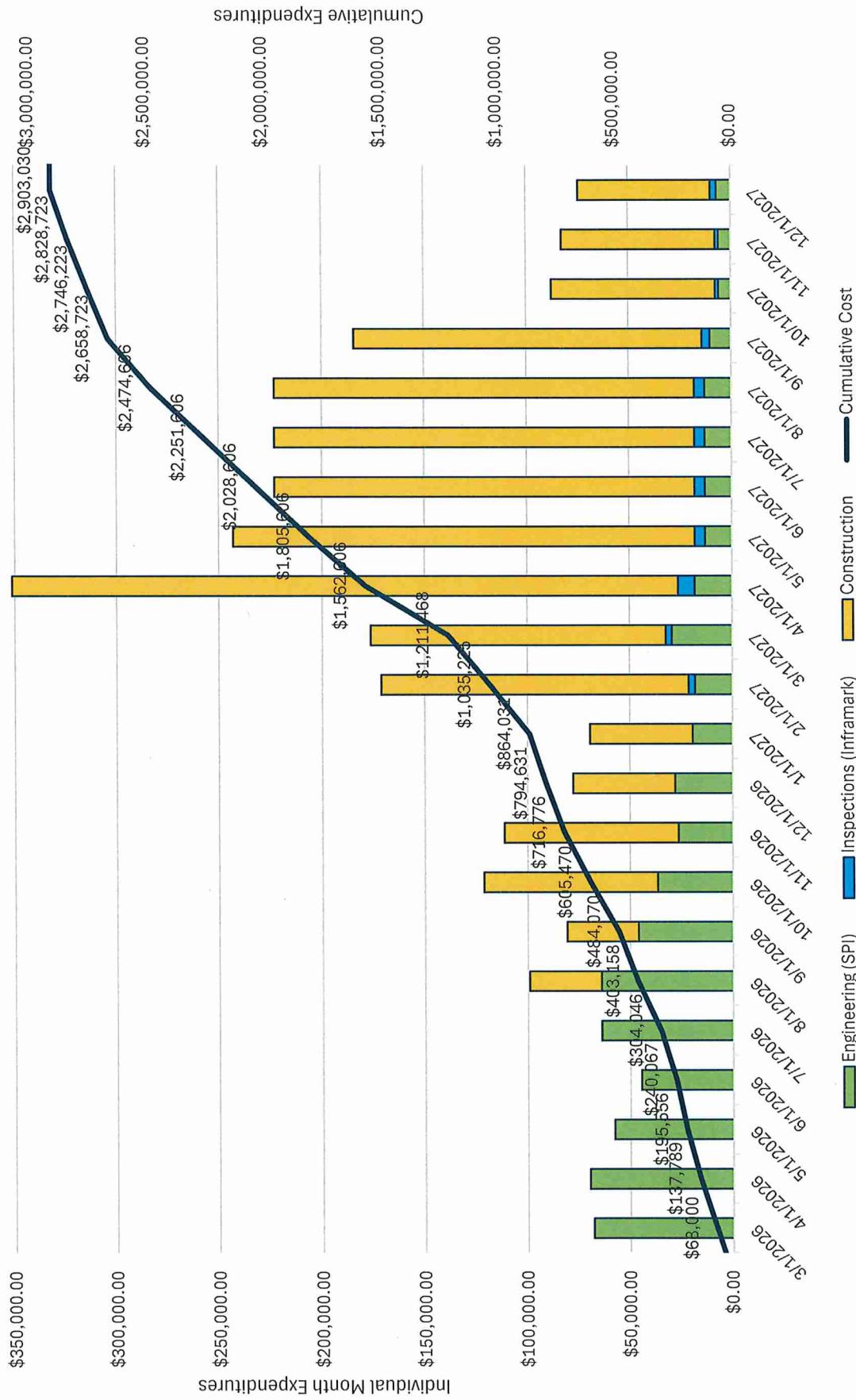
TO No.	Name	Engineering Design (SPI)	Construction	Construction Admin (SPI)	Inspection (Inframark)	Total
3	Water Model	\$75,000.00				\$75,000.00
4	Wastewater Model	\$75,000.00				\$75,000.00
5	Smoke Testing	\$4,789.00	\$60,000.00	\$10,208.00		\$74,997.00
6	CCTV	\$10,247.00	\$80,000.00	\$9,698.00		\$99,945.00
7	MH Inspections	\$49,764.00				\$49,764.00
8	Water Insert-a-Valves	\$22,932.00	\$294,000.00	\$14,553.00		\$331,485.00
9	Water Storage Rehab	\$99,093.00	\$739,500.00	\$54,807.00	\$15,000.00	\$908,400.00
10	Pecan St Phase 1	\$147,530.00	\$714,900.00	\$39,217.00	\$20,000.00	\$921,647.00
11	River Lift Station Rehab	\$38,654.00	\$300,000.00	\$19,138.00	\$9,000.00	\$366,792.00
NA	Pressure/Leak Detection	\$5,000.00	\$90,000.00			\$95,000.00
Total:		\$528,009.00	\$2,278,400.00	\$147,621.00	\$44,000.00	\$2,998,030.00

Table 3: First Bond Tranche Tentative Project Schedules

TO No.	Name	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27	Jul 27	Aug 27	Sep 27	Oct 27	Nov 27	Dec 27
3	Water Model																						
4	Wastewater Model																						
5	Smoke Testing																						
6	CCTV																						
7	MH Inspections																						
8	Water Insert-a-Valves																						
9	Water Storage Rehab																						
10	Pecan St Phase 1																						
11	River Lift Station Rehab																						
NA	Pressure/Leak Detection																						

 = Design     = Bidding     = Construction

## Projected Monthly Expenditures



# **NEW BUSINESS**

## **ITEM #7**

RESOLUTION NO. 2026-R-002

A RESOLUTION DIRECTING THE MAYOR, CITY ADMINISTRATOR, AND THE CITY'S TRANSPORTATION PLANNING COMMITTEE TO DEVELOP, IN COORDINATION WITH THE TEXAS DEPARTMENT OF TRANSPORTATION AND OTHER INTERESTED PARTIES, A COMPREHENSIVE TRAFFIC MANAGEMENT AND TRAFFIC-CALMING PLAN FOR U.S. HIGHWAY 281 IN DOWNTOWN BLANCO; REQUIRING THE FORMULATION OF AN ACTION PLAN WITH PRELIMINARY COST ANALYSES; ESTABLISHING A SIX-MONTH REPORTING DEADLINE TO THE CITY COUNCIL; AND RELATED MATTERS

WHEREAS, U.S. Highway 281 is the principal north-south transportation corridor through the City of Blanco and serves both local traffic and substantial regional and through-traffic; and

WHEREAS, traffic congestion, vehicle speeds, pedestrian safety concerns, and conflicts between local and through-traffic along U.S. Highway 281 in the downtown area have materially affected public safety, emergency response, local commerce, and the historic character and quality of life within the City; and

WHEREAS, the City Council wishes to pursue near-term, practical, and context-sensitive strategies to manage and calm traffic along U.S. Highway 281 in downtown Blanco while longer-term regional transportation concepts continue to be discussed; and

WHEREAS, the Texas Department of Transportation has adopted policies and guidance encouraging Complete Streets principles and context-sensitive solutions that consider safety, mobility, community character, and multimodal use when planning and operating state highways within communities; and

WHEREAS, the City of Blanco is currently engaged in an update to its Comprehensive Plan through the work of its Comprehensive Planning Committee, which includes consideration of land use, transportation, downtown character, pedestrian safety, and long-term community development; and

WHEREAS, the City Council finds that a structured planning effort culminating in a clear action plan, with identified measures, implementation steps, and preliminary cost information, and that is informed by and coordinated with the ongoing Comprehensive Plan process, is necessary to support informed decision-making and effective coordination with TxDOT and other partners;

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

1. The City Council hereby directs the Mayor, the City Administrator, and the City's Transportation Planning Committee to develop, in collaboration with the Texas Department of Transportation ("TxDOT") and other interested or affected parties, a comprehensive traffic management and traffic-calming plan addressing congestion, safety, and traffic operations along U.S. Highway 281 within the downtown area of the City of Blanco.
2. The planning effort shall be undertaken, where feasible, in a manner consistent with TxDOT's Complete Streets policies and context-sensitive solutions approach.
3. In developing the traffic management and traffic-calming plan, the City shall take into consideration the work of the City's Comprehensive Plan Committee currently underway.
4. The plan shall evaluate traffic-calming measures including, without limitation, enhanced crosswalks, lane narrowing, gateway treatments, median improvements, signage, signal timing modifications, pedestrian and bicycle enhancements, and related operational strategies.
5. The planning effort shall include an advisable action plan with preliminary cost analyses and be presented to City Council within six (6) months.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Candy Cargill, Mayor

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Haylee Hartman, Deputy City Secretary

# **NEW BUSINESS**

## **ITEM #8**

RESOLUTION NO.2026-R-003

A RESOLUTION REQUESTING A STATE-CONDUCTED ECONOMIC IMPACT ANALYSIS OF POTENTIAL HIGHWAY RELIEF ROUTES AROUND SMALL RURAL COMMUNITIES; AUTHORIZING A LEGISLATIVE EFFORT TO SEEK SUCH A STUDY; IDENTIFYING THE CITY OF BLANCO AS A PILOT COMMUNITY FOR PURPOSES OF THE STUDY; AND RELATED MATTERS

WHEREAS, the City of Blanco is a small rural community whose economic vitality, historic character, and quality of life are closely connected to transportation access, regional mobility, and through-traffic patterns; and

WHEREAS, various concepts for potential highway “relief routes” or bypass alignments around Blanco have been discussed or studied at different times, and such routes may have significant and differing impacts on local businesses, tourism, land use, tax base, emergency services, and long-term community development; and

WHEREAS, members of the City Council hold various perspectives regarding the potential location and effects of any future relief route, and the City Council desires objective, independent, and data-driven analysis to better inform public policy discussions and future decisions; and

WHEREAS, an economic impact analysis conducted or sponsored by the State of Texas could evaluate the short- and long-term economic effects of alternative relief-route scenarios, including impacts on local commerce, property values, municipal revenues, workforce access, tourism, and community sustainability; and

WHEREAS, the City Council believes that Blanco is well-situated to serve as a pilot or model community for such an analysis, the results of which could inform not only local decision-making but also future transportation planning efforts affecting similarly situated rural communities across the State of Texas; and

WHEREAS, the City Council finds that requesting and supporting such a study through a legislative initiative is consistent with the City’s responsibility to act in the best interests of its residents and to seek sound information before final positions on major infrastructure matters are determined;

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

1. The City Council supports and requests the preparation of a comprehensive, state-conducted or state-sponsored economic impact analysis evaluating the potential effects

of proposed or conceptual highway relief routes around small rural communities, with specific consideration of the City of Blanco.

2. The City of Blanco is hereby identified and proposed as an initial pilot community for such an economic impact analysis.

3. The City Council authorizes the Mayor, City Administrator, City Attorney, and/or the City's legislative or governmental relations representatives to communicate with members of the Texas Legislature and its legislative committees, the Commission of the Texas Department of Transportation (TXDOT) and senior staff leadership at TXDOT, and other relevant state agencies, to advocate for the authorization, funding, and completion of such a study.

4. Nothing in this Resolution shall be construed as endorsing, opposing, or predetermining any specific relief-route alignment, location, or design.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor

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\_\_\_\_\_  
City Secretary