

PROCLAMATION #1

**PROCLAMATION
OF THE CITY OF BLANCO
PROCLAIMING OCTOBER 2025 AS**

“Hill Country Night Sky Month”

- WHEREAS,** the aesthetic beauty and wonder of star-filled skies are the heritage of all humankind and locally to the inhabitants of Blanco, Texas and are therefore worthy of celebration; and
- WHEREAS,** the experience of standing beneath a star-filled night sky inspires feelings of wonder and awe, and may encourage interest in science and nature especially among young people; and
- WHEREAS,** the opportunity to view star-filled skies attracts tourists to our region and therefore economic benefit to Blanco, Texas; and
- WHEREAS,** preserving the rich historic heritage and starry night skies of Blanco, Texas is important to its residents; and
- WHEREAS,** “light pollution,” which is wasted light that performs no function or task and artificial light that goes where it is not supposed to go, creates glare, light trespass, sky glow, and overlighting; and
- WHEREAS,** light pollution wastes natural resources amounting to at least \$2 billion per year and contributes to diminished American energy independence; and
- WHEREAS,** the historical view of the night skies has been eroding in many nearby areas and generations are growing up with limited, if any, view of the wonders of the universe; and
- WHEREAS,** the influx of people into the Texas Hill Country region and the accompanying light pollution from area lighting fixtures has been steadily on the rise; and
- WHEREAS,** solving the problem of light pollution involves making better use of outdoor lighting to direct light down to where it is needed instead of upward into the sky, putting outdoor lights on timers and using outdoor lighting only where necessary; and
- WHEREAS,** Hill Country communities are increasingly dedicated to the preservation of the region’s night skies, as evidenced by the frequent educational activities conducted in our region and by the increasing number of places in our region recognized as International Dark-Sky Places by the International Dark-Sky Association, including: Enchanted Rock State Natural Area, South Llano State Park, the City of Dripping Springs, the Wimberley Valley, the City of Fredericksburg, the City of Horseshoe Bay, U Bar U Camp & Retreat Center, River Hills Neighborhood of Travis County, Lost Creek Neighborhood of Travis County and the City of Blanco; and
- WHEREAS,** this regional effort and the preservation and celebration of our night skies is worthy of a month-long celebration.

NOW THEREFORE, BE IT PROCLAIMED by the City Council of the City of Blanco, Texas:

1. October 2025 shall hereafter be known as “Hill Country Night Sky Month” in Blanco, Texas.
2. That the Mayor and the Blanco City Council encourage citizens to enjoy the night sky and to participate in Blanco County and the Hill Country region’s events and programs celebrating the night sky and promoting the ways in which communities are working to preserve it.
3. That the Mayor and the Blanco City Council encourage citizens to learn about light pollution and why it matters, night sky friendly lighting, and lighting regulations, and to implement practices and lighting improvements that will reduce light pollution, thereby preserving our night skies.
4. The Blanco City Secretary is hereby instructed to post this Proclamation for Public Display and enter this document into the permanent records of the City of Blanco.

Candy Cargill, Mayor, Blanco, TX

PROCLAMATION #2



PROCLAMATION

WHEREAS, Breast Cancer Awareness Month is a worldwide annual campaign in October, involving thousands of organizations, to highlight the importance of breast cancer awareness, education and research; and

WHEREAS, breast cancer is the second most commonly diagnosed form of cancer for women in the United States and remains the second leading cause of cancer death among women; and

WHEREAS, researchers, scientists, and numerous nonprofit organizations are dedicated to discovering a cure for breast cancer. During the month of October, we acknowledge the extraordinary commitment and effort invested in this cause; and

WHEREAS, we recognize that over two and a half million Americans are breast cancer survivors which gives us hope for a better future; and

WHEREAS, Breast Cancer Awareness Month is an opportunity to unite all citizens in our community to prevent breast cancer deaths through increased education and regular screening.

NOW, THEREFORE, I, Candy Cargill, Mayor of the City of Blanco, Texas, and on behalf of the Blanco City Council, do hereby proclaim the month of October 2025, as:

“Breast Cancer Awareness Month”

in the City of Blanco and encourage all citizens to talk to family and friends about getting screened and to join in on activities that will increase awareness and prevention of breast cancer.

IN WITNESS, WHEREOF I have hereunto set my hand and caused to be affixed the seal of the City of Blanco on this 21st day of October 2025.

Candy Cargill, Mayor
City of Blanco

STAFF CITY HALL

STAFF FINANCE

City of Blanco

Financial Statement

As of September 30, 2025

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100 - General Fund					
	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary					
Ad Valorem Tax Revenue	4,584.07	612,822.52	629,650.11	97.33%	16,827.59
Tax Revenue	112,472.09	1,343,905.45	1,205,000.00	111.53%	(138,905.45)
Other Revenues	466.42	32,609.41	9,105.00	358.15%	(23,504.41)
Grant Revenue	15,000.00	15,000.00	12,000.00	125.00%	(3,000.00)
Court Fines and Fees	17,834.19	86,745.90	220,920.00	39.27%	134,174.10
Permit Fees	6,800.40	69,837.10	70,050.00	99.70%	212.90
Interest Income	4,897.26	64,868.88	80,000.00	81.09%	15,131.12
Revenue Totals	162,054.43	2,225,789.26	2,226,725.11	99.96%	935.85
Expense Summary					
Community Aide and Events	0.00	4,123.36	13,900.00	29.66%	9,776.64
Education and Training	2,486.10	22,819.71	31,945.00	71.43%	9,125.29
Outside Services	57,986.54	223,588.61	217,778.78	102.67%	(5,809.83)
Personnel	104,906.80	1,270,327.93	1,416,810.39	89.66%	146,482.46
Travel Expenses	376.15	4,719.97	10,488.00	45.00%	5,768.03
Services	398.92	32,046.71	35,611.00	89.99%	3,564.29
Supplies	1,315.19	7,398.85	57,050.00	12.97%	49,651.15
Other Expenses	1,571.78	49,779.18	86,284.00	57.69%	36,504.82
Computers	13,955.04	79,061.24	64,271.00	123.01%	(14,790.24)
General Insurance	24.00	57,050.92	58,380.45	97.72%	1,329.53
Maintenance	38.98	55,334.27	32,500.00	170.26%	(22,834.27)
Utilities	3,310.58	36,239.31	50,500.00	71.76%	14,260.69
Vehicle Expenses	2,879.78	42,884.06	51,000.00	84.09%	8,115.94
Water	21.64	86.56	600.00	14.43%	513.44
Expense Totals	189,271.50	1,885,460.68	2,127,118.62	88.64%	241,657.94

City of Blanco

Financial Statement

As of September 30, 2025

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100 - General Fund						
	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining	
Ad Valorem Tax Revenue						
100-4001 Current I&S	0.00	0.00	0.00	0.00%	0.00	
100-4002 Current Interest (I & S)	0.00	0.00	0.00	0.00%	0.00	
100-4003 Current Penalty (I & S)	0.00	0.00	0.00	0.00%	0.00	
100-4004 Delinquent Interest (I&S)	0.00	0.00	0.00	0.00%	0.00	
100-4005 Delinquent Penalty (I&S)	0.00	0.00	0.00	0.00%	0.00	
100-4006 Delinquent I&S	0.00	0.00	0.00	0.00%	0.00	
100-4007 Current M&O	3,464.57	603,584.39	619,050.11	97.50%	15,465.72	
100-4008 Current Interest (M&O)	273.39	1,269.50	1,000.00	126.95%	(269.50)	
100-4009 Current Penalty (M&O)	504.30	3,295.06	3,000.00	109.84%	(295.06)	
100-4010 Delinquent Interest (M&O)	53.87	893.20	800.00	111.65%	(93.20)	
100-4011 Delinquent Penalty (M&O)	30.85	644.66	750.00	85.95%	105.34	
100-4012 Delinquent M&O	257.09	3,135.71	5,000.00	62.71%	1,864.29	
100-4013 Current Overages	0.00	0.00	25.00	0.00%	25.00	
100-4014 Delinquent Overages	0.00	0.00	25.00	0.00%	25.00	
Ad Valorem Tax Revenue Totals	4,584.07	612,822.52	629,650.11	97.33%	16,827.59	
Tax Revenue						
100-4110 City Sales & Use Tax Allocation	109,905.91	1,181,738.76	1,075,000.00	109.93%	(106,738.76)	
100-4120 Franchise Fees/Right of Way	1,000.00	140,224.66	110,000.00	127.48%	(30,224.66)	
100-4180 Mixed Beverage Taxes Allocation	1,566.18	21,942.03	20,000.00	109.71%	(1,942.03)	
Tax Revenue Totals	112,472.09	1,343,905.45	1,205,000.00	111.53%	(138,905.45)	
Other Revenues						
100-4133 PD Vehicles Sold	0.00	3,000.00	0.00	0.00%	(3,000.00)	
100-4150 LEOSE (Law Enforcement Officer	0.00	2,405.77	1,000.00	240.58%	(1,405.77)	
100-4160 Liquor License	0.00	12,007.50	3,000.00	400.25%	(9,007.50)	
100-4165 Land Lease	0.00	500.00	500.00	100.00%	0.00	
100-4170 Miscellaneous Income	0.00	13,969.72	1,500.00	931.31%	(12,469.72)	

100-4325 Open Records	0.00	42.00	200.00	21.00%	158.00
100-4350 Recycling	436.42	436.42	1,930.00	22.61%	1,493.58
100-4501 Police Services - Escorts	0.00	0.00	700.00	0.00%	700.00
100-4502 Police Services - Reports	30.00	248.00	275.00	90.18%	27.00
Other Revenues Totals	466.42	32,609.41	9,105.00	358.15%	(23,504.41)
Grant Revenue					
100-4215 PD - Grants	0.00	0.00	10,000.00	0.00%	10,000.00
100-4220 Grants - Other	15,000.00	15,000.00	2,000.00	750.00%	(13,000.00)
Grant Revenue Totals	15,000.00	15,000.00	12,000.00	125.00%	(3,000.00)
Court Fines and Fees					
100-4302 Fines	13,266.80	65,944.89	90,000.00	73.27%	24,055.11
100-4305 FTA3 (Omni Fee - City \$10.00)	30.00	120.00	500.00	24.00%	380.00
100-4306 LTPDF (Local Truancy Prevention &	6.18	200.19	3,500.00	5.72%	3,299.81
100-4308 MCTF	0.00	(50.00)	0.00	0.00%	50.00
100-4309 MJF (Municipal Jury Fund - \$0.10)	11.13	49.52	100.00	49.52%	50.48
100-4310 Court Income	0.00	0.00	100,000.00	0.00%	100,000.00
100-4311 Time Payment Reimbursement Fee	6.00	486.00	500.00	97.20%	14.00
100-4312 Mun Court Svc Fee Retained	4,374.08	18,627.40	25,000.00	74.51%	6,372.60
100-4320 Notary Public	40.00	465.00	500.00	93.00%	35.00
100-4330 Photocopies	0.00	2.90	20.00	14.50%	17.10
100-4360 Rental Income	100.00	900.00	800.00	112.50%	(100.00)
Court Fines and Fees Totals	17,834.19	86,745.90	220,920.00	39.27%	134,174.10
Permit Fees					
100-4401 Building Inspection Fees	0.00	400.00	500.00	80.00%	100.00
100-4402 Building Permit	500.00	28,947.22	40,000.00	72.37%	11,052.78
100-4403 Certificate of Occupancy	900.00	4,500.00	1,500.00	300.00%	(3,000.00)
100-4405 Demolition Permit	0.00	0.00	500.00	0.00%	500.00
100-4406 Development Fees	0.00	0.00	1,000.00	0.00%	1,000.00
100-4407 Driveway Permit	0.00	150.00	500.00	30.00%	350.00
100-4408 Electrical Permit	200.00	4,150.00	3,000.00	138.33%	(1,150.00)
100-4409 Fencing Permit	0.00	200.00	500.00	40.00%	300.00
100-4410 Garage Sale Permits & Other	5.00	35.00	200.00	17.50%	165.00

100-4411 Golf Cart Permit	0.00	100.00	50.00	200.00%	(50.00)
100-4413 Mechanical HVAC Permits	450.00	2,750.00	1,500.00	183.33%	(1,250.00)
100-4414 Peddler Permit	25.00	175.00	500.00	35.00%	325.00
100-4415 Permits/Fees-Other	1,500.00	12,270.00	3,000.00	409.00%	(9,270.00)
100-4416 Plan Review	0.00	0.00	2,500.00	0.00%	2,500.00
100-4417 Plat	0.00	0.00	2,500.00	0.00%	2,500.00
100-4418 Plumbing Permit	200.00	4,000.00	2,500.00	160.00%	(1,500.00)
100-4419 Re-Zoning	0.00	750.00	1,000.00	75.00%	250.00
100-4420 Roofing	0.00	250.00	1,000.00	25.00%	750.00
100-4421 Sign Permit	0.00	200.00	500.00	40.00%	300.00
100-4424 TX Alcohol Beverage Commission	0.00	0.00	500.00	0.00%	500.00
100-4425 Variance Application Fees	1,500.00	4,500.00	3,000.00	150.00%	(1,500.00)
100-4427 Short Term Rental Fees	1,200.00	5,700.00	2,500.00	228.00%	(3,200.00)
100-4430 Mobile Food Truck Permit	100.00	100.00	1,000.00	10.00%	900.00
100-4432 Mailing/Postage	220.40	659.88	300.00	219.96%	(359.88)
Permit Fees Totals	6,800.40	69,837.10	70,050.00	99.70%	212.90
Interest Income					
100-4805 Interest Income	4,897.26	64,868.88	80,000.00	81.09%	15,131.12
Interest Income Totals	4,897.26	64,868.88	80,000.00	81.09%	15,131.12
Revenue Totals	162,054.43	2,225,789.26	2,226,725.11	99.96%	935.85

City of Blanco
Financial Statement
As of September 30, 2025

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100 - General Fund	Council	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	0.00	1,000.00	0.00%	1,000.00
Education and Training		207.70	502.70	3,500.00	14.36%	2,997.30
Outside Services		350.00	2,125.00	2,205.00	96.37%	80.00
Personnel		200.00	4,000.00	4,800.00	83.33%	800.00
Services		200.00	200.00	1,000.00	20.00%	800.00
Supplies		0.00	254.27	50.00	508.54%	(204.27)
Travel Expenses		0.00	79.40	1,550.00	5.12%	1,470.60
Council Totals		957.70	7,161.37	14,105.00	50.77%	6,943.63

100 - General Fund	Administration	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	2,373.45	10,700.00	22.18%	8,326.55
Computers		9,165.24	46,712.01	35,081.00	133.15%	(11,631.01)
Education and Training		1,360.00	9,215.14	7,090.00	129.97%	(2,125.14)
General Insurance		6.00	76.00	72.00	105.56%	(4.00)
Maintenance		0.00	1,874.00	5,000.00	37.48%	3,126.00
Other Expenses		143.69	7,217.25	7,995.00	90.27%	777.75
Outside Services		16,274.50	104,629.45	81,900.00	127.75%	(22,729.45)
Personnel		36,712.22	389,332.38	399,213.16	97.52%	9,880.78
Services		198.92	2,361.83	6,070.00	38.91%	3,708.17
Supplies		1,273.17	4,983.33	8,100.00	61.52%	3,116.67
Travel Expenses		376.15	4,280.32	7,845.50	54.56%	3,565.18
Utilities		910.01	9,020.38	11,500.00	78.44%	2,479.62
Administration Totals		66,419.90	582,075.54	580,566.66	100.26%	(1,508.88)

100 - General Fund	Police	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
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Community Aide and Events	0.00	749.91	1,200.00	62.49%	450.09
Computers	653.31	15,682.88	21,290.00	73.66%	5,607.12
Education and Training	918.40	12,296.87	21,000.00	58.56%	8,703.13
General Insurance	16.00	8,967.22	16,529.35	54.25%	7,562.13
Maintenance	38.98	2,322.87	4,000.00	58.07%	1,677.13
Other Expenses	0.00	41,133.84	55,589.00	74.00%	14,455.16
Outside Services	580.00	2,039.99	1,000.00	204.00%	(1,039.99)
Personnel	61,665.44	780,371.45	902,285.07	86.49%	121,913.62
Services	0.00	24,531.88	23,200.00	105.74%	(1,331.88)
Supplies	42.02	1,914.08	4,100.00	46.68%	2,185.92
Utilities	1,157.82	12,905.78	19,000.00	67.93%	6,094.22
Vehicle Expenses	2,879.78	42,884.06	51,000.00	84.09%	8,115.94
Police Totals	67,951.75	945,800.83	1,120,193.42	84.43%	174,392.59

100 - General Fund	Court	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Computers		4,136.49	16,666.35	7,900.00	210.97%	(8,766.35)
Education and Training		0.00	805.00	355.00	226.76%	(450.00)
General Insurance		2.00	22.00	24.00	91.67%	2.00
Other Expenses		0.00	0.00	400.00	0.00%	400.00
Outside Services		2,408.73	19,962.05	23,000.00	86.79%	3,037.95
Personnel		6,329.14	75,185.62	68,712.16	109.42%	(6,473.46)
Services		0.00	0.00	2,341.00	0.00%	2,341.00
Supplies		0.00	127.17	1,070.00	11.89%	942.83
Travel Expenses		0.00	360.25	1,092.50	32.97%	732.25
Water		21.64	86.56	600.00	14.43%	513.44
Court Totals		12,898.00	113,215.00	105,494.66	107.32%	(7,720.34)

100 - General Fund	Parks and Street:	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Maintenance		0.00	51,137.40	23,500.00	217.61%	(27,637.40)
Supplies		0.00	0.00	43,600.00	0.00%	43,600.00
Utilities		1,111.67	12,264.47	17,500.00	70.08%	5,235.53
Parks and Streets Totals		1,111.67	63,401.87	84,600.00	74.94%	21,198.13

100 - General Fund	Non-Department	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		0.00	1,000.00	1,000.00	100.00%	0.00
General Insurance		0.00	47,985.70	41,755.10	114.92%	(6,230.60)
Other Expenses		1,428.09	1,428.09	22,300.00	6.40%	20,871.91
Outside Services		38,373.31	94,832.12	109,673.78	86.47%	14,841.66
Personnel		0.00	21,438.48	41,800.00	51.29%	20,361.52
Services		0.00	4,953.00	3,000.00	165.10%	(1,953.00)
Supplies		0.00	120.00	130.00	92.31%	10.00
Utilities		131.08	2,048.68	2,500.00	81.95%	451.32
Non-Department Totals		39,932.48	173,806.07	222,158.88	78.24%	48,352.81
Expense Total		189,271.50	1,885,460.68	2,127,118.62	88.64%	241,657.94

City of Blanco
Financial Statement
As of September 30, 2025

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100 - General Fund	Council	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-01-5180	Community Appreciation Events	0.00	0.00	1,000.00	0.00%	1,000.00
100-01-5312	Dues/Membership	207.70	207.70	2,000.00	10.39%	1,792.30
100-01-5313	Education (Education, Training, C	0.00	295.00	1,500.00	19.67%	1,205.00
100-01-5621	Janitorial	350.00	2,125.00	2,205.00	96.37%	80.00
100-01-5757	Stipends	200.00	4,000.00	4,800.00	83.33%	800.00
100-01-5791	Hotel Expense	0.00	0.00	1,000.00	0.00%	1,000.00
100-01-5792	Meals & Entertainment	0.00	0.00	250.00	0.00%	250.00
100-01-5793	Mileage	0.00	79.40	200.00	39.70%	120.60
100-01-5794	Parking & Tolls	0.00	0.00	100.00	0.00%	100.00
100-01-5859	Rental Facility Fees	200.00	200.00	1,000.00	20.00%	800.00
100-01-5904	Office Supplies	0.00	254.27	50.00	508.54%	(204.27)
Council Totals		957.70	7,161.37	14,105.00	50.77%	6,943.63

100 - General Fund	Administration	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-02-5001	Appreciation	143.69	1,455.88	3,000.00	48.53%	1,544.12
100-02-5002	Bank Charges	0.00	196.43	50.00	392.86%	(146.43)
100-02-5003	Codification Expense	0.00	4,470.00	4,195.00	106.56%	(275.00)
100-02-5008	Awards	0.00	0.00	200.00	0.00%	200.00
100-02-5101	Christmas Lights	0.00	0.00	200.00	0.00%	200.00
100-02-5190	Elections	0.00	2,373.45	10,500.00	22.60%	8,126.55
100-02-5201	Computer Maintenance	2,080.91	22,750.90	13,125.00	173.34%	(9,625.90)
100-02-5202	Copier Lease	431.35	5,158.83	5,000.00	103.18%	(158.83)
100-02-5203	Computer Hardware	864.85	864.85	1,500.00	57.66%	635.15
100-02-5205	Computer - Software Updates	5,788.13	17,937.43	15,456.00	116.05%	(2,481.43)
100-02-5312	Dues/Membership	725.00	2,669.00	2,905.00	91.88%	236.00
100-02-5313	Education (Education, Training, C	635.00	6,546.14	4,185.00	156.42%	(2,361.14)
100-02-5402	Minor Equipment	0.00	0.00	500.00	0.00%	500.00
100-02-5601	Admin Fees	0.00	252.96	50.00	505.92%	(202.96)
100-02-5603	Filing Fees	0.00	841.98	0.00	0.00%	(841.98)
100-02-5621	Janitorial	300.00	1,875.00	1,900.00	98.68%	25.00
100-02-5627	Legal Fees	6,120.00	80,870.85	50,000.00	161.74%	(30,870.85)
100-02-5633	Professional Fees	9,854.50	21,883.60	30,000.00	72.95%	8,116.40
100-02-5702	AD&D	6.00	76.00	72.00	105.56%	(4.00)
100-02-5708	Dental	121.98	1,219.80	1,463.76	83.33%	243.96
100-02-5713	Health	2,460.78	24,575.64	29,529.36	83.22%	4,953.72
100-02-5715	Life	26.70	267.00	349.20	76.46%	82.20
100-02-5718	Vision	29.34	291.70	352.08	82.85%	60.38
100-02-5751	Salaries/Wages Expense	29,792.84	306,725.33	319,665.14	95.95%	12,939.81
100-02-5754	Social Security - Employer Paid	1,844.22	19,006.65	19,878.14	95.62%	871.49
100-02-5755	Medicare Expense	431.30	4,444.93	4,648.92	95.61%	203.99
100-02-5756	Longevity	0.00	450.00	450.00	100.00%	0.00
100-02-5758	Payroll Expenses	0.00	35.00	0.00	0.00%	(35.00)
100-02-5759	TMRS-Employer Contribution	2,005.06	20,446.33	22,376.56	91.37%	1,930.23
100-02-5786	Overtime	0.00	0.00	500.00	0.00%	500.00
100-02-5791	Hotel Expense	319.28	1,974.55	3,910.00	50.50%	1,935.45
100-02-5792	Meals & Entertainment	33.07	428.29	920.00	46.55%	491.71
100-02-5793	Mileage	0.00	1,846.68	2,755.50	67.02%	908.82

100-02-5794 Parking & Tolls	23.80	30.80	260.00	11.85%	229.20
100-02-5796 Contract Labor	0.00	11,870.00	0.00	0.00%	(11,870.00)
100-02-5801 Building Maintenance	0.00	1,874.00	5,000.00	37.48%	3,126.00
100-02-5857 Subscriptions	42.92	646.83	4,175.00	15.49%	3,528.17
100-02-5858 Records Retention	156.00	1,715.00	1,895.00	90.50%	180.00
100-02-5901 Cleaning Supplies	0.00	0.00	750.00	0.00%	750.00
100-02-5902 Consumables	0.00	0.00	100.00	0.00%	100.00
100-02-5903 Office Furniture - Admin	0.00	105.97	250.00	42.39%	144.03
100-02-5904 Office Supplies	148.32	2,104.47	2,500.00	84.18%	395.53
100-02-5905 Postage Meter Rental	0.00	89.85	1,500.00	5.99%	1,410.15
100-02-5906 Postage	1,124.85	2,357.62	2,500.00	94.30%	142.38
100-02-5909 Postage Supplies	0.00	325.42	500.00	65.08%	174.58
100-02-5951 Electric	275.73	2,180.29	3,000.00	72.68%	819.71
100-02-5954 Telephones/Broadband/Internet	634.28	6,277.99	7,500.00	83.71%	1,222.01
100-02-5964 Gas / Propane	0.00	562.10	1,000.00	56.21%	437.90
Administration Totals	66,419.90	582,075.54	580,566.66	100.26%	(1,508.88)

100 - General Fund	Police	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-03-5181	Community Outreach	0.00	749.91	1,200.00	62.49%	450.09
100-03-5201	Computer Maintenance	221.96	2,585.00	1,240.00	208.47%	(1,345.00)
100-03-5202	Copier Lease	431.35	5,158.83	5,000.00	103.18%	(158.83)
100-03-5203	Computer Hardware	0.00	2,336.20	3,500.00	66.75%	1,163.80
100-03-5205	Computer - Software Updates	0.00	5,602.85	11,550.00	48.51%	5,947.15
100-03-5312	Dues/Membership	276.00	746.00	3,000.00	24.87%	2,254.00
100-03-5313	Education (Training, Hotel, Meals	642.40	11,550.87	14,000.00	82.51%	2,449.13
100-03-5315	Tuition Reimbursement	0.00	0.00	4,000.00	0.00%	4,000.00
100-03-5401	Investigations	0.00	525.00	3,000.00	17.50%	2,475.00
100-03-5402	Minor Equipment	0.00	40,608.84	47,589.00	85.33%	6,980.16
100-03-5403	Grants/Donations	0.00	0.00	5,000.00	0.00%	5,000.00
100-03-5621	Janitorial	580.00	2,030.00	0.00	0.00%	(2,030.00)
100-03-5702	AD&D	16.00	174.00	268.80	64.73%	94.80
100-03-5708	Dental	325.28	3,822.04	4,879.20	78.33%	1,057.16
100-03-5713	Health	6,562.08	76,991.88	98,431.20	78.22%	21,439.32
100-03-5714	Law Enforcement Liability	0.00	8,000.72	14,560.55	54.95%	6,559.83
100-03-5715	Life	71.20	836.60	1,303.68	64.17%	467.08
100-03-5716	Mobile Equipment	0.00	792.50	1,700.00	46.62%	907.50
100-03-5718	Vision	78.24	893.81	1,173.60	76.16%	279.79
100-03-5719	Workmen's Comp TML-IRP	0.00	0.00	17,286.19	0.00%	17,286.19
100-03-5720	Animal Boarding	0.00	9.99	1,000.00	1.00%	990.01
100-03-5751	Salaries/Wages Expense	45,245.26	581,259.88	655,945.20	88.61%	74,685.32
100-03-5754	Social Security - Employer Paid	2,890.08	37,069.15	40,668.60	91.15%	3,599.45
100-03-5755	Medicare Expense	675.90	8,669.32	9,511.21	91.15%	841.89
100-03-5756	Longevity	0.00	1,145.00	1,210.00	94.63%	65.00
100-03-5758	Payroll Expenses	3.83	3.83	0.00	0.00%	(3.83)
100-03-5759	TMRS-Employer Contribution	3,149.49	39,935.37	44,976.19	88.79%	5,040.82
100-03-5760	Uniforms Allowance - Police	1,095.00	5,256.76	3,800.00	138.34%	(1,456.76)
100-03-5761	Uniforms/Apparel - Police	0.00	4,449.54	3,400.00	130.87%	(1,049.54)
100-03-5762	Safety Body Armor	0.00	1,035.00	4,000.00	25.88%	2,965.00
100-03-5764	Certification Pay	150.00	2,400.00	5,200.00	46.15%	2,800.00
100-03-5770	Employment Costs-Police	16.49	940.15	500.00	188.03%	(440.15)
100-03-5786	Overtime	1,402.59	15,663.12	10,000.00	156.63%	(5,663.12)

100-03-5801 Building Maintenance	38.98	2,322.87	4,000.00	58.07%	1,677.13
100-03-5811 Fuel	2,800.41	22,896.07	36,000.00	63.60%	13,103.93
100-03-5815 Vehicle Repair & Maintenance	79.37	19,987.99	15,000.00	133.25%	(4,987.99)
100-03-5852 Copy/Printing Expense	0.00	142.00	200.00	71.00%	58.00
100-03-5853 Dispatch (County Dispatch)	0.00	24,389.88	23,000.00	106.04%	(1,389.88)
100-03-5901 Cleaning Supplies	0.00	127.28	1,000.00	12.73%	872.72
100-03-5904 Office Supplies	42.02	1,684.48	3,000.00	56.15%	1,315.52
100-03-5906 Postage	0.00	102.32	50.00	204.64%	(52.32)
100-03-5909 Postage Supplies	0.00	0.00	50.00	0.00%	50.00
100-03-5951 Electric	218.98	2,626.16	4,000.00	65.65%	1,373.84
100-03-5954 Telephones/Broadband/Internet	938.84	10,279.62	15,000.00	68.53%	4,720.38
Police Totals	67,951.75	945,800.83	1,120,193.42	84.43%	174,392.59

100 - General Fund	Court	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-04-5201	Computer Maintenance	221.96	2,454.92	1,000.00	245.49%	(1,454.92)
100-04-5202	Copier Lease	152.25	1,812.74	1,700.00	106.63%	(112.74)
100-04-5205	Computer - Software Updates	3,762.28	12,398.69	5,200.00	238.44%	(7,198.69)
100-04-5312	Dues/Membership	0.00	55.00	55.00	100.00%	0.00
100-04-5313	Education (Education, Training, C	0.00	750.00	300.00	250.00%	(450.00)
100-04-5402	Minor Equipment	0.00	0.00	400.00	0.00%	400.00
100-04-5628	Municipal Court Judge	1,200.00	14,400.00	15,000.00	96.00%	600.00
100-04-5629	Municipal Court State Fees	0.00	0.00	0.00	0.00%	0.00
100-04-5630	Prosecutor	840.00	2,570.00	5,500.00	46.73%	2,930.00
100-04-5633	Professional Fees	0.00	0.00	1,500.00	0.00%	1,500.00
100-04-5636	Municipal Court Collection Serv	368.73	2,992.05	1,000.00	299.21%	(1,992.05)
100-04-5702	AD&D	2.00	22.00	24.00	91.67%	2.00
100-04-5708	Dental	40.66	487.92	487.92	100.00%	0.00
100-04-5713	Health	820.26	9,827.04	9,843.12	99.84%	16.08
100-04-5715	Life	8.90	115.70	116.40	99.40%	0.70
100-04-5718	Vision	9.78	116.51	117.36	99.28%	0.85
100-04-5751	Salaries/Wages Expense	4,769.60	56,479.12	50,590.80	111.64%	(5,888.32)
100-04-5754	Social Security - Employer Paid	290.90	3,448.06	3,136.63	109.93%	(311.43)
100-04-5755	Medicare Expense	68.04	806.45	733.57	109.93%	(72.88)
100-04-5756	Longevity	0.00	145.00	145.00	100.00%	0.00
100-04-5759	TMRS-Employer Contribution	321.00	3,759.82	3,541.36	106.17%	(218.46)
100-04-5791	Hotel Expense	0.00	0.00	300.00	0.00%	300.00
100-04-5792	Meals & Entertainment	0.00	91.45	322.50	28.36%	231.05
100-04-5793	Mileage	0.00	268.80	350.00	76.80%	81.20
100-04-5794	Parking & Tolls	0.00	0.00	120.00	0.00%	120.00
100-04-5854	Municipal Court Bldg Security	0.00	0.00	2,241.00	0.00%	2,241.00
100-04-5856	Notary Public	0.00	0.00	100.00	0.00%	100.00
100-04-5870	Subscriptions	21.64	86.56	600.00	14.43%	513.44
100-04-5904	Office Supplies	0.00	114.87	1,000.00	11.49%	885.13
100-04-5906	Postage	0.00	12.30	70.00	17.57%	57.70
Court Totals		12,898.00	113,215.00	105,494.66	107.32%	(7,720.34)

100 - General Fund	Parks and Streets	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-05-5155	Tree Trimming	0.00	375.00	3,500.00	10.71%	3,125.00
100-05-5800	Maintenance & Infrastructure	0.00	50,762.40	20,000.00	253.81%	(30,762.40)
100-05-5908	Paving Materials	0.00	0.00	43,600.00	0.00%	43,600.00
100-05-5951	Electric	1,111.67	11,016.04	15,500.00	71.07%	4,483.96
100-05-5953	Street Lighting	0.00	1,248.43	2,000.00	62.42%	751.57
Parks and Streets Totals		1,111.67	63,401.87	84,600.00	74.94%	21,198.13

100 - General Fund	Non-Department	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
100-06-5002 Bank Charges		0.00	0.00	100.00	0.00%	100.00
100-06-5021 Public Safety (Public Safety - Cat		767.84	767.84	0.00	0.00%	(767.84)
100-06-5100 Chamber of Commerce (Payment		0.00	0.00	0.00	0.00%	0.00
100-06-5104 B. C. South Library Dis		0.00	1,000.00	1,000.00	100.00%	0.00
100-06-5321 Emergency Expenses		0.00	0.00	1,000.00	0.00%	1,000.00
100-06-5324 Contingency		0.00	0.00	20,000.00	0.00%	20,000.00
100-06-5611 Legal Notices/Publications		660.25	660.25	1,200.00	55.02%	539.75
100-06-5622 Audit Services		30,195.00	36,945.00	48,820.00	75.68%	11,875.00
100-06-5623 Bldg Insp/Bureau Veritas		371.79	24,247.93	30,000.00	80.83%	5,752.07
100-06-5625 Appraisal District		7,806.52	33,639.19	30,000.00	112.13%	(3,639.19)
100-06-5704 Automobile Physical Damage		0.00	4,002.32	6,000.00	66.71%	1,997.68
100-06-5709 Errors & Omissions		0.00	2,960.58	6,482.77	45.67%	3,522.19
100-06-5711 Liability Deductible		0.00	0.00	1,000.00	0.00%	1,000.00
100-06-5712 General Liability Insurance		0.00	1,397.48	3,300.00	42.35%	1,902.52
100-06-5717 Real & Personal Property		0.00	33,621.84	15,412.80	218.14%	(18,209.04)
100-06-5719 Workmen's Comp TML-IRP		0.00	21,438.48	41,800.00	51.29%	20,361.52
100-06-5720 Animal Mortality		0.00	0.00	853.78	0.00%	853.78
100-06-5721 Automobile Liability		0.00	4,802.98	8,089.53	59.37%	3,286.55
100-06-5722 Crime Coverage		0.00	220.50	220.00	100.23%	(0.50)
100-06-5727 Cyber Insurance		0.00	980.00	1,250.00	78.40%	270.00
100-06-5857 Subscriptions		0.00	4,953.00	3,000.00	165.10%	(1,953.00)
100-06-5907 Po Box Rental - Non-Department		0.00	120.00	130.00	92.31%	10.00
100-06-5951 Electric		131.08	2,048.68	2,500.00	81.95%	451.32
Non-Department Totals		39,932.48	173,806.07	222,158.88	78.24%	48,352.81
Expense Totals		189,271.50	1,885,460.68	2,127,118.62	88.64%	241,657.94

City of Blanco

Financial Statement

As of September 30, 2025

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200 - Enterprise Fund					
	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary					
Other Revenues	16,935.92	23,751.25	750.00	3166.83%	(23,001.25)
Grant Revenue	0.00	52,050.00	0.00	0.00%	(52,050.00)
Utility Revenue	224,270.15	2,613,243.22	2,569,800.00	101.69%	(43,443.22)
Fees	4,565.00	44,631.20	32,500.00	137.33%	(12,131.20)
Interest Income	21,189.47	267,986.81	120,000.00	223.32%	(147,986.81)
Revenue Totals	266,960.54	3,001,662.48	2,723,050.00	110.23%	(278,612.48)
Expense Summary					
Other Expenses	130.55	353,365.67	104,494.47	338.17%	(248,871.20)
Personnel	5,826.38	49,683.59	65,612.53	75.72%	15,928.94
Bond Agent Fees	0.00	650.00	1,150.00	56.52%	500.00
Utilities	137,696.28	1,943,506.57	1,613,750.00	120.43%	(329,756.57)
Loans	0.00	622,645.00	170,000.00	366.26%	(452,645.00)
Computers	2,261.16	36,915.33	22,000.00	167.80%	(14,915.33)
Education and Training	0.00	2,000.00	0.00	0.00%	(2,000.00)
Outside Services	129,882.36	279,733.15	178,000.00	157.15%	(101,733.15)
General Insurance	2.00	10.00	24.00	41.67%	14.00
Maintenance	0.00	300.00	8,000.00	3.75%	7,700.00
Chemicals and Materials	0.00	0.00	5,500.00	0.00%	5,500.00
Water	36,220.86	395,433.89	407,368.20	97.07%	11,934.31
Supplies	676.09	6,715.79	6,900.00	97.33%	184.21
Interest Expense	0.00	71,295.50	71,296.00	100.00%	0.50
Expense Totals	312,695.68	3,762,254.49	2,654,095.20	141.75%	(1,108,159.29)

City of Blanco

Financial Statement

As of September 30, 2025

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200 - Enterprise Fund						
	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining	
Other Revenues						
200-4170 Miscellaneous Income	16,885.92	23,226.25	250.00	9290.50%	(22,976.25)	
200-4326 NSF - Insufficient Funds	50.00	525.00	500.00	105.00%	(25.00)	
Other Revenues Totals	16,935.92	23,751.25	750.00	3166.83%	(23,001.25)	
Grant Revenue						
200-4500 Lift Station Project - Grant	0.00	52,050.00	0.00	0.00%	(52,050.00)	
Grant Revenue Totals	0.00	52,050.00	0.00	0.00%	(52,050.00)	
Utility Revenue						
200-4620 CSI - Non-Refundable (Customer	520.00	4,045.00	5,000.00	80.90%	955.00	
200-4703 Late Fees	2,138.96	21,829.40	20,000.00	109.15%	(1,829.40)	
200-4901 Garbage	31,140.61	361,080.94	355,000.00	101.71%	(6,080.94)	
200-4902 Infrastructure Fees (Cielo Springs)	0.00	80.00	0.00	0.00%	(80.00)	
200-4903 Sales Tax Revenue	0.00	0.00	1,000.00	0.00%	1,000.00	
200-4904 Sewage	60,438.47	693,099.99	430,000.00	161.19%	(263,099.99)	
200-4905 Water	129,941.21	1,526,031.27	1,755,000.00	86.95%	228,968.73	
200-4909 Septage Receiving	80.00	1,060.00	1,800.00	58.89%	740.00	
200-4911 Income - Other	10.90	129.66	0.00	0.00%	(129.66)	
200-4950 Water Meter Deposit (Water Meter	0.00	5,886.96	2,000.00	294.35%	(3,886.96)	
Utility Revenue Totals	224,270.15	2,613,243.22	2,569,800.00	101.69%	(43,443.22)	
Fees						
200-4701 Effluent Surcharge	0.00	2,006.20	10,000.00	20.06%	7,993.80	
200-4702 Service Call Fees-Water	0.00	0.00	500.00	0.00%	500.00	
200-4906 Sewer Tap	3,600.00	11,130.00	5,000.00	222.60%	(6,130.00)	
200-4907 Water Tap	0.00	20,100.00	10,000.00	201.00%	(10,100.00)	
200-4951 Connection Fee - Non Refundable	965.00	11,395.00	7,000.00	162.79%	(4,395.00)	
Fees Totals	4,565.00	44,631.20	32,500.00	137.33%	(12,131.20)	

Interest Income

200-4805 Interest Income	21,189.47	267,986.81	120,000.00	223.32%	(147,986.81)
Interest Income Totals	21,189.47	267,986.81	120,000.00	223.32%	(147,986.81)
Revenue Totals	266,960.54	3,001,662.48	2,723,050.00	110.23%	(278,612.48)

200 - Enterprise Fund	General	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Other Expenses		130.55	16,044.25	0.00	0.00%	(16,044.25)
Personnel		4,946.78	35,298.34	0.00	0.00%	(35,298.34)
General Totals		5,077.33	51,342.59	0.00	0.00%	(51,342.59)

200 - Enterprise Fund	Water	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		0.00	0.00	500.00	0.00%	500.00
Chemicals and Materials		0.00	0.00	3,000.00	0.00%	3,000.00
Computers		1,268.08	26,429.89	11,000.00	240.27%	(15,429.89)
Education and Training		0.00	1,000.00	0.00	0.00%	(1,000.00)
General Insurance		2.00	10.00	24.00	41.67%	14.00
Loans		0.00	650.00	0.00	0.00%	(650.00)
Maintenance		0.00	300.00	3,000.00	10.00%	2,700.00
Other Expenses		0.00	337,321.42	103,619.47	325.54%	(233,701.95)
Outside Services		28,199.84	139,676.98	74,200.00	188.24%	(65,476.98)
Personnel		879.60	9,378.72	38,362.49	24.45%	28,983.77
Supplies		676.09	6,715.79	5,900.00	113.83%	(815.79)
Utilities		53,645.16	793,341.19	645,500.00	122.90%	(147,841.19)
Water		36,220.86	395,433.89	407,368.20	97.07%	11,934.31
Water Totals		120,891.63	1,710,257.88	1,292,474.16	132.32%	(417,783.72)

200 - Enterprise Fund	Sewer	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		0.00	650.00	650.00	100.00%	0.00
Chemicals and Materials		0.00	0.00	2,500.00	0.00%	2,500.00
Computers		993.08	10,485.44	11,000.00	95.32%	514.56
Education and Training		0.00	1,000.00	0.00	0.00%	(1,000.00)

Interest Expense	0.00	71,295.50	71,296.00	100.00%	0.50
Loans	0.00	621,995.00	170,000.00	365.88%	(451,995.00)
Maintenance	0.00	0.00	5,000.00	0.00%	5,000.00
Other Expenses	0.00	0.00	875.00	0.00%	875.00
Outside Services	101,682.52	140,056.17	103,800.00	134.93%	(36,256.17)
Personnel	0.00	5,006.53	27,250.04	18.37%	22,243.51
Supplies	0.00	0.00	1,000.00	0.00%	1,000.00
Utilities	84,051.12	1,150,165.38	968,250.00	118.79%	(181,915.38)
Sewer Totals	186,726.72	2,000,654.02	1,361,621.04	146.93%	(639,032.98)
Expense Total	312,695.68	3,762,254.49	2,654,095.20	141.75%	(1,108,159.29)

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200 - Enterprise Fund	General	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-00-5002 Bank Charges		130.55	421.79	0.00	0.00%	(421.79)
200-00-5650 Bad Debt Expense		0.00	15,622.46	0.00	0.00%	(15,622.46)
200-00-5751 Salaries/Wages Expense		4,324.86	30,843.32	0.00	0.00%	(30,843.32)
200-00-5754 Social Security - Employer Paid		268.14	1,913.35	0.00	0.00%	(1,913.35)
200-00-5755 Medicare Expense		62.71	447.49	0.00	0.00%	(447.49)
200-00-5759 TMRS-Employer Contribution		291.07	2,076.93	0.00	0.00%	(2,076.93)
200-00-5786 Overtime		0.00	17.25	0.00	0.00%	(17.25)
General Totals		5,077.33	51,342.59	0.00	0.00%	(51,342.59)

200 - Enterprise Fund	Water	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-01-5052	Bond Agent Fees CTSRCO 2017A	0.00	0.00	500.00	0.00%	500.00
200-01-5056	CIP WTP 2020	0.00	335,369.67	97,644.47	343.46%	(237,725.20)
200-01-5070	INFRAMARK	51,070.90	764,719.47	615,000.00	124.34%	(149,719.47)
200-01-5076	HR Green (HRG) GIS System	0.00	1,951.75	5,600.00	34.85%	3,648.25
200-01-5123	TWDB Escrow Fees - 2020 Escrov	0.00	350.00	0.00	0.00%	(350.00)
200-01-5124	TWDB Escrow Fees for 2017A	0.00	300.00	0.00	0.00%	(300.00)
200-01-5201	Computer Maintenance	124.86	1,336.89	1,000.00	133.69%	(336.89)
200-01-5203	Computer Hardware	0.00	7,892.04	0.00	0.00%	(7,892.04)
200-01-5205	Computer - Software Updates	0.00	0.00	0.00	0.00%	0.00
200-01-5313	Education (Education, Training, C	0.00	1,000.00	0.00	0.00%	(1,000.00)
200-01-5331	Computer - Software & Updates	868.22	13,688.91	6,500.00	210.60%	(7,188.91)
200-01-5332	Pre-Printed Water Bills	275.00	3,512.05	3,500.00	100.34%	(12.05)
200-01-5633	Professional Fees	0.00	0.00	0.00	0.00%	0.00
200-01-5641	Legal Fees	12,586.00	32,286.50	25,000.00	129.15%	(7,286.50)
200-01-5642	Permits	0.00	2,597.73	1,200.00	216.48%	(1,397.73)
200-01-5643	Permitting/Legal - Discharge	0.00	2,672.95	3,000.00	89.10%	327.05
200-01-5644	Professional Fees	15,613.84	102,119.80	45,000.00	226.93%	(57,119.80)
200-01-5646	Janitorial	0.00	0.00	375.00	0.00%	375.00
200-01-5702	AD&D	2.00	10.00	24.00	41.67%	14.00
200-01-5708	Dental	40.66	203.30	487.92	41.67%	284.62
200-01-5713	Health	820.26	4,085.22	9,843.12	41.50%	5,757.90
200-01-5715	Life	8.90	35.60	116.40	30.58%	80.80
200-01-5718	Vision	9.78	48.05	117.36	40.94%	69.31
200-01-5751	Salaries/Wages Expense	0.00	4,392.09	23,680.80	18.55%	19,288.71
200-01-5754	Social Security - Employer Paid	0.00	272.31	1,474.41	18.47%	1,202.10
200-01-5755	Medicare Expense	0.00	63.69	344.82	18.47%	281.13
200-01-5759	TMRS-Employer Contribution	0.00	278.46	1,657.66	16.80%	1,379.20
200-01-5783	Longevity	0.00	0.00	540.00	0.00%	540.00
200-01-5786	Overtime	0.00	0.00	100.00	0.00%	100.00
200-01-5821	Major Equipment	0.00	0.00	3,000.00	0.00%	3,000.00
200-01-5825	Equipment Rental	0.00	300.00	0.00	0.00%	(300.00)
200-01-5831	Aggregate	0.00	0.00	500.00	0.00%	500.00
200-01-5841	Chemicals	0.00	0.00	2,500.00	0.00%	2,500.00

200-01-5846 Leak Repair	0.00	0.00	2,000.00	0.00%	2,000.00
200-01-5847 CLWSC water	26,549.22	284,422.37	293,618.20	96.87%	9,195.83
200-01-5848 GBRA	9,650.00	110,850.00	111,000.00	99.86%	150.00
200-01-5870 Subscriptions	21.64	161.52	750.00	21.54%	588.48
200-01-5906 Postage	659.42	6,699.12	5,400.00	124.06%	(1,299.12)
200-01-5911 Office Supplies	16.67	16.67	500.00	3.33%	483.33
200-01-5963 Electric	2,218.85	24,098.14	25,000.00	96.39%	901.86
200-01-5964 Gas / Propane	0.00	1,913.88	2,000.00	95.69%	86.12
200-01-5965 Telephones/Broadband/Internet	355.41	2,609.70	3,500.00	74.56%	890.30
Water Totals	120,891.63	1,710,257.88	1,292,474.16	132.32%	(417,783.72)

200 - Enterprise Fund	Sewer	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
200-02-5031	Blanco CTSRCO 2017B - Interest	0.00	27,738.50	27,739.00	100.00%	0.50
200-02-5053	Bond Agent Fees CTSRCO 2017B	0.00	350.00	350.00	100.00%	0.00
200-02-5058	Bond Agency Fees-CTSRCO 2019	0.00	300.00	300.00	100.00%	0.00
200-02-5059	Lift Station 2023 (CIP)	0.00	451,995.00	0.00	0.00%	(451,995.00)
200-02-5060	Garbage	29,012.82	338,962.98	300,000.00	112.99%	(38,962.98)
200-02-5070	INFRAMARK	51,070.90	764,719.45	615,000.00	124.34%	(149,719.45)
200-02-5121	Blanco CTSRCO 2017B	0.00	100,000.00	100,000.00	100.00%	0.00
200-02-5122	Blanco CTSRCO 2019	0.00	70,000.00	70,000.00	100.00%	0.00
200-02-5127	Blanco CTSRCO 2019 - Interest E	0.00	43,557.00	43,557.00	100.00%	0.00
200-02-5201	Computer Maintenance	124.86	1,336.86	500.00	267.37%	(836.86)
200-02-5313	Education (Education, Training, C	0.00	1,000.00	0.00	0.00%	(1,000.00)
200-02-5331	Computer - Software & Updates	868.22	9,148.58	10,500.00	87.13%	1,351.42
200-02-5611	Legal Notices/Publications	0.00	0.00	500.00	0.00%	500.00
200-02-5633	Professional Fees	0.00	0.00	500.00	0.00%	500.00
200-02-5641	Legal Fees	727.50	11,430.50	25,000.00	45.72%	13,569.50
200-02-5642	Permits	0.00	0.00	2,300.00	0.00%	2,300.00
200-02-5643	Permitting/Legal - Discharge	0.00	0.00	1,000.00	0.00%	1,000.00
200-02-5644	Professional Fees	100,955.02	128,625.67	65,000.00	197.89%	(63,625.67)
200-02-5645	Engineering - WWTP	0.00	0.00	10,000.00	0.00%	10,000.00
200-02-5646	Janitorial	0.00	0.00	375.00	0.00%	375.00
200-02-5751	Salaries/Wages Expense	0.00	4,392.11	23,680.80	18.55%	19,288.69
200-02-5754	Social Security - Employer Paid	0.00	272.31	1,468.21	18.55%	1,195.90
200-02-5755	Medicare Expense	0.00	63.66	343.37	18.54%	279.71
200-02-5759	TMRS-Employer Contribution	0.00	278.45	1,657.66	16.80%	1,379.21
200-02-5786	Overtime	0.00	0.00	100.00	0.00%	100.00
200-02-5821	Major Equipment	0.00	0.00	5,000.00	0.00%	5,000.00
200-02-5841	Chemicals	0.00	0.00	2,500.00	0.00%	2,500.00
200-02-5906	Postage	0.00	0.00	500.00	0.00%	500.00
200-02-5911	Office Supplies	0.00	0.00	500.00	0.00%	500.00
200-02-5963	Electric	3,927.29	44,087.72	45,000.00	97.97%	912.28
200-02-5964	Gas / Propane	0.00	1,913.86	2,000.00	95.69%	86.14
200-02-5965	Telephones/Broadband/Internet	40.11	481.37	5,000.00	9.63%	4,518.63
200-02-5966	Water's Edge Trash	0.00	0.00	1,250.00	0.00%	1,250.00

Sewer Totals

186,726.72	2,000,654.02	1,361,621.04	146.93%	(639,032.98)
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Expense Totals

312,695.68	3,762,254.49	2,654,095.20	141.75%	(1,108,159.29)
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300 - I & S Fund						
	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining	
Revenue Summary						
Ad Valorem Tax Revenue	6,247.27	858,870.94	867,498.00	99.01%	8,627.06	
Interest Income	493.98	17,516.63	11,000.00	159.24%	(6,516.63)	
Utility Revenue	0.00	3,673.02	0.00	0.00%	(3,673.02)	
Revenue Totals	6,741.25	880,060.59	878,498.00	100.18%	(1,562.59)	
Expense Summary						
Bond Agent Fees	1,750.00	2,900.00	650.00	446.15%	(2,250.00)	
Loans	0.00	492,589.87	667,589.87	73.79%	175,000.00	
Other Expenses	0.00	0.00	15,000.00	0.00%	15,000.00	
Interest Expense	0.00	157,177.22	137,627.00	114.21%	(19,550.22)	
Outside Services	0.00	1,500.00	0.00	0.00%	(1,500.00)	
Expense Totals	1,750.00	654,167.09	820,866.87	79.69%	166,699.78	

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300 - I & S Fund	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Ad Valorem Tax Revenue					
300-4001 Current I&S	4,875.70	848,189.02	855,998.00	99.09%	7,808.98
300-4002 Current Interest (I & S)	384.75	1,734.33	1,100.00	157.67%	(634.33)
300-4003 Current Penalty (I & S)	709.84	4,543.90	2,800.00	162.28%	(1,743.90)
300-4004 Delinquent Interest (I&S)	46.40	886.56	1,500.00	59.10%	613.44
300-4005 Delinquent Penalty (I&S)	24.70	540.35	1,000.00	54.04%	459.65
300-4006 Delinquent I&S	205.88	2,968.00	5,000.00	59.36%	2,032.00
300-4013 Current Overages	0.00	8.78	100.00	8.78%	91.22
Ad Valorem Tax Revenue Totals	6,247.27	858,870.94	867,498.00	99.01%	8,627.06
Interest Income					
300-4805 Interest Income	493.98	17,516.63	11,000.00	159.24%	(6,516.63)
Interest Income Totals	493.98	17,516.63	11,000.00	159.24%	(6,516.63)
Utility Revenue					
300-4911 Transfers	0.00	3,673.02	0.00	0.00%	(3,673.02)
Utility Revenue Totals	0.00	3,673.02	0.00	0.00%	(3,673.02)
Revenue Totals	6,741.25	880,060.59	878,498.00	100.18%	(1,562.59)

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300 - I & S Fund	water	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		0.00	650.00	650.00	100.00%	0.00
Interest Expense		0.00	114,620.47	120,180.00	95.37%	5,559.53
Loans		0.00	187,127.37	187,127.37	100.00%	0.00
Other Expenses		0.00	0.00	15,000.00	0.00%	15,000.00
Outside Services		0.00	1,500.00	0.00	0.00%	(1,500.00)
water Totals		0.00	303,897.84	322,957.37	94.10%	19,059.53
300 - I & S Fund	Sewer	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Interest Expense		0.00	25,109.75	0.00	0.00%	(25,109.75)
Loans		0.00	70,462.50	245,462.50	28.71%	175,000.00
Sewer Totals		0.00	95,572.25	245,462.50	38.94%	149,890.25
300 - I & S Fund	Non-Department	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Bond Agent Fees		1,750.00	2,250.00	0.00	0.00%	(2,250.00)
Interest Expense		0.00	17,447.00	17,447.00	100.00%	0.00
Loans		0.00	235,000.00	235,000.00	100.00%	0.00
Non-Department Totals		1,750.00	254,697.00	252,447.00	100.89%	(2,250.00)
Expense Total		1,750.00	654,167.09	820,866.87	79.69%	166,699.78

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300 - I & S Fund	water	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-01-5051	Bond Agent Fees-Wilmington Tru	0.00	300.00	300.00	100.00%	0.00
300-01-5052	Bond Agent Fees CTSRCO Water	0.00	350.00	350.00	100.00%	0.00
300-01-5054	CIP Water 2017A (L1000633) - P	0.00	100,000.00	100,000.00	100.00%	0.00
300-01-5056	WTP 2020 (L1001127) - Principal	0.00	0.00	15,000.00	0.00%	15,000.00
300-01-5117	Blanco CTSRCO 2020 - Interest E	0.00	25,070.00	50,180.00	49.96%	25,110.00
300-01-5126	Blanco CTSRCO 2017A - Interest	0.00	35,781.00	0.00	0.00%	(35,781.00)
300-01-5128	Certificates of Obligation Series 2	0.00	87,127.37	87,127.37	100.00%	0.00
300-01-5129	Certificates of Obligation Series 2	0.00	53,769.47	70,000.00	76.81%	16,230.53
300-01-5644	Professional Fees	0.00	1,500.00	0.00	0.00%	(1,500.00)
water Totals		0.00	303,897.84	322,957.37	94.10%	19,059.53

300 - I & S Fund	Sewer	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-02-5059	Lift Station 2023 - Interest Only ,	0.00	55,462.50	55,462.50	100.00%	0.00
300-02-5065	Lift Station 2023 - Principal	0.00	0.00	190,000.00	0.00%	190,000.00
300-02-5117	Blanco CTSRCO 2020 - Interest E	0.00	25,109.75	0.00	0.00%	(25,109.75)
300-02-5118	Blanco CTSRCO 2020	0.00	15,000.00	0.00	0.00%	(15,000.00)
Sewer Totals		0.00	95,572.25	245,462.50	38.94%	149,890.25

300 - I & S Fund	Non-Department	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
300-06-5032 2015 Series - (TIB) Interest		0.00	17,447.00	17,447.00	100.00%	0.00
300-06-5033 2015 Series - (TIB) Principal		0.00	235,000.00	235,000.00	100.00%	0.00
300-06-5034 Bond Agent Fees CO Series 2024		1,750.00	2,250.00	0.00	0.00%	(2,250.00)
Non-Department Totals		1,750.00	254,697.00	252,447.00	100.89%	(2,250.00)
Expense Totals		1,750.00	654,167.09	820,866.87	79.69%	166,699.78

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400 - Municipal Court Fund	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Revenue Summary					
Court Fines and Fees	803.34	5,292.02	8,500.00	62.26%	3,207.98
Interest Income	493.88	6,145.86	7,500.00	81.94%	1,354.14
Revenue Totals	1,297.22	11,437.88	16,000.00	71.49%	4,562.12
Expense Summary					
Services	0.00	1,815.11	1,750.00	103.72%	(65.11)
Expense Totals	0.00	1,815.11	1,750.00	103.72%	(65.11)

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400 - Municipal Court Fund	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Court Fines and Fees					
400-4301 CTF (Court Technology Fund -	131.61	1,404.34	4,000.00	35.11%	2,595.66
400-4307 MCBS (Municipal Court Building	121.33	1,612.03	4,500.00	35.82%	2,887.97
400-4312 Mun Court Svc Fee Retained	550.40	2,275.65	0.00	0.00%	(2,275.65)
Court Fines and Fees Totals	803.34	5,292.02	8,500.00	62.26%	3,207.98
Interest Income					
400-4805 Interest Income	493.88	6,145.86	7,500.00	81.94%	1,354.14
Interest Income Totals	493.88	6,145.86	7,500.00	81.94%	1,354.14
Revenue Totals	1,297.22	11,437.88	16,000.00	71.49%	4,562.12

400 - Municipal Court Fund	Court Fur	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Services		0.00	1,815.11	1,750.00	103.72%	(65.11)
Court Fund Totals		0.00	1,815.11	1,750.00	103.72%	(65.11)
Expense Total		0.00	1,815.11	1,750.00	103.72%	(65.11)

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400 - Municipal Court Fund	Court Fund	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
400-04-5855 Municipal Court Technology Fund		0.00	1,815.11	1,750.00	103.72%	(65.11)
Court Fund Totals		0.00	1,815.11	1,750.00	103.72%	(65.11)
Expense Totals		0.00	1,815.11	1,750.00	103.72%	(65.11)

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401 - Consolidated Court Security and Technology					
Revenue Summary					
Not Categorized	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
	884.83	1,789.68	0.00	0.00%	(1,789.68)
Revenue Totals	884.83	1,789.68	0.00	0.00%	(1,789.68)

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401 - Consolidated Court Security and Technology	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Not Categorized					
401-4300 Consolidated Court Security and	884.83	1,789.68	0.00	0.00%	(1,789.68)
Not Categorized Totals	884.83	1,789.68	0.00	0.00%	(1,789.68)
Revenue Totals	884.83	1,789.68	0.00	0.00%	(1,789.68)

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500 - Hotel/Motel Fund						
	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining	
Revenue Summary						
Tax Revenue	3,514.21	81,010.29	130,100.00	62.27%	49,089.71	
Interest Income	329.92	4,105.65	11,000.00	37.32%	6,894.35	
Revenue Totals	3,844.13	85,115.94	141,100.00	60.32%	55,984.06	
Expense Summary						
Community Aide and Events	8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)	
Expense Totals	8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)	

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500 - Hotel/Motel Fund	Current Month Actual	YTD Actual	Annual Budget	% of Budget	Budget Remaining
Tax Revenue					
500-4130 Hotel Occupancy Tax	3,514.21	81,010.29	130,000.00	62.32%	48,989.71
500-4140 Hotel Occupancy Interest	0.00	0.00	100.00	0.00%	100.00
Tax Revenue Totals	3,514.21	81,010.29	130,100.00	62.27%	49,089.71
Interest Income					
500-4805 Interest Income	329.92	4,105.65	11,000.00	37.32%	6,894.35
Interest Income Totals	329.92	4,105.65	11,000.00	37.32%	6,894.35
Revenue Totals	3,844.13	85,115.94	141,100.00	60.32%	55,984.06

500 - Hotel/Motel Fund	Non-Departn	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
Community Aide and Events		8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)
Non-Department Totals		8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)
Expense Total		8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)

City of Blanco
Financial Statement
As of September 30, 2025

10/16/2025 1:25 PM

500 - Hotel/Motel Fund	Non-Department	Current Month Actual	YTD Actual	Annual Budget	% Budget Used	Budget Remaining
500-06-5100 Chamber of Commerce (Payment		8,840.85	205,084.85	196,244.00	104.51%	(8,840.85)
500-06-5102 Blanco Historic Preservation		0.00	50.00	4,500.00	1.11%	4,450.00
500-06-5105 HOT Funds Distribution		0.00	749.00	0.00	0.00%	(749.00)
500-06-5151 Keep Blanco Beautiful		0.00	2,500.00	2,500.00	100.00%	0.00
500-06-5152 Keep Blanco Beautiful: Streetscape		0.00	0.00	750.00	0.00%	750.00
Non-Department Totals		8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)
Expense Totals		8,840.85	208,383.85	203,994.00	102.15%	(4,389.85)

**STAFF
POLICE
DEPARTMENT**



City of Blanco Police Department Chief's Monthly Report September 2025

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 — September 2025

Department News

In September 2025, the Blanco Police Department said goodbye to one of our own. Officer Romeo Tamez has moved on to continue his career with Harris County, and while we're sad to see him go, we wish him the very best in his future endeavors. His departure leaves us with two open positions, and we're actively looking for qualified candidates to join our team. We're also in the process of filling a reserve role as a new court bailiff, a position requested by the Municipal Court Judge and City Prosecutor.

On another note, the order for the new electronic speed indicator sign—approved by City Council at the request of the TPAC Committee—has officially been placed. We look forward to seeing it in action soon as another tool to help keep our roads safe.

The Blanco Police Department is exploring the idea of co-hosting a Youth First Responder Explorer Program with partners such as the Johnson City Police Department, the Blanco County Constable's Office, and Blanco Fire & EMS. The program would give local youth a behind-the-scenes look at the world of public safety, offering opportunities to learn directly from police officers, firefighters, EMTs, and other first responders.

Beyond just observing, participants would gain hands-on experience and develop valuable life skills like teamwork, communication, and leadership. The goal is to spark interest in potential careers, strengthen connections between youth and public safety professionals, and build a stronger sense of service and community involvement.

Community Events & Involvement

During the month of September, members of the Blanco Police Department participated in and/or assisted with several community events to include the First Responder Appreciation Day at the Blanco Elementary School, Badges of Blanco County 5K Fun Run at LCRA Pedernales River Nature Park and the St. Michael's Day Event at St. Michael's Church in Blanco.

Administrative Operations

- **Chief Activities**

On Sept 23, 2025 Chief was involved in a Fleet Accident before being transported to the Hospital for injuries sustained in the head on accident which occurred at US Hwy 281 and Blanco Avenue. He returned to work a few days later.

- **Records Requests**

The Police Department received and fulfilled a total of 10 records requests in September 2025.

Department Statistics

Patrol Operations

Total Calls for Service	Sept 2025	+/- Previous Month
-In city	558	▼ 15.7% Decrease
-Out of city	6	▲ 50.0% Increase
Agency Assist	2	▼ 50.0% Decrease

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

Traffic Stops	Sept 2025	+/- Previous Month
Total Vehicles Stopped	279	▼ 19.6% Decrease
Resulting Citations	91	▼ 28.9% Decrease
Resulting Warnings	188	▼ 14.2% Decrease
Arrests	Sept 2025	+/- Previous Month
On view	4	▲ 400% Increase
Warrants	1	▶ No Increase / Decrease
Motor Vehicle Collisions	6	▲ 20.0% Increase

Fleet Updates

Fleet IN COMMISSION	6	
Fleet IN REPAIR	1	221 (Body Shop)
Fleet OUT OF COMMISSION	2	171 & 181

Criminal Investigations Division

Number of Reports Taken	Total	+/- Previous Month
-resulting in offense report	20	▲ 150.0% Increase
-resulting in informational/other report	39	▲ 77.3% Increase
Offenses Filed		
-felony	4	▲ 100% Increase
-misdemeanor	1	▼ 80% Decrease

Detailed Statistics

Total Traffic Stops: 288

Total Violations: 345

Traffic Violations by Type	Resulting in Citation	Resulting in Warning
Moving Violation	90	189
Non-Traffic Violation	4	5
School Zone Violation	26	12

**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	2	1	1	7	4	3	2	1	5			
Juvenile	0	0	0	0	0	0	0	0	0			
Total	2	1	1	7	4	3	2	1	5			

Calls for Service by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	258	249	238	398	486	577	593	662	558			

Offenses by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	4	4	7	14	9	8	9	8	20			

Motor Vehicle Collisions by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	6	6	2	7	2	5	4	5	6			

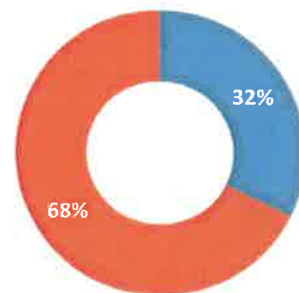
Miles Patrolled by Month

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total	2079	2326	3925	4561	5505	6624	7580	6652	5688			

Monthly Mileage Statistics



CITATIONS VS. WARNINGS



Monthly Report of Incident by Incident Type

Call Type	No. of Calls
UNCLASSIFIED	9
911 ACCIDENTAL DIAL	1
911 HANG UP	2
911 OPEN LINE	3
ALARM - BUSINESS	5
ANIMAL BITE	2
ANIMAL COMPLAINT	6
ASSAULT	2
ASSIST OTHER AGENCY	1
ASSIST PUBLIC	8
BURGLARY	1
BUSINESS CHECK	42
CAD SOFTWARE TESTING	1
CIVIL	4
CP	67
CRIMINAL MISCHIEF	4
DEATH	1
DISTURBANCE - PHYSICAL	4
DISTURBANCE - VERBAL	1
DRUGS	1
DUPLICATE CALL	1
FIRE ALARM - BUSINESS	2
FLEET ACCIDENT	1
FOLLOW UP	5
FOUND PROPERTY	1
FRAUD	1
FUNERAL ESCORT	2
HARASSMENT	4
ILLEGAL DUMPING	1
INFORMATIONAL	6
LOOSE LIVESTOCK	1
MAIL THEFT	1
MISSING PERSON	1
MOTORIST ASSIST	7
MVA - INJURY	2
MVA - NON INJURY	7
MVA - UNKNOWN INJURY	1
NOISE COMPLAINT	1
PUBLIC WORKS/UTILITIES	1
RECKLESS DRIVER	14
SHOTS FIRED	2
SPECIAL ASSIGNMENT	4

STOLEN PROPERTY	2
SUSPICIOUS CIRCUMSTANCE	18
SUSPICIOUS PERSON	7
SUSPICIOUS VEHICLE	7
THREATS	1
TRAFFIC HAZARD	3
TRAFFIC STOP	289
TRESPASS	1
VEHICLE FIRE	1
WELFARE CHECK	7
TOTALS	558

**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

September 2025 highlighted both the dedication and resilience of the Blanco Police Department. While we said farewell to Officer Romeo Tamez, our remaining team members continued to carry a significant workload, responding to 558 calls for service and making nearly 300 traffic stops throughout the month. Officers issued 91 citations and 188 warnings, addressing a wide range of violations to keep Blanco's roads safe. Despite a 19% decrease in total traffic stops compared to the previous month, officers still uncovered and addressed more serious issues, reflected in the 400% increase in on-view arrests and the filing of four felony cases. These outcomes underscore proactive policing and attention to community safety.

Investigations also saw an uptick, with 59 reports taken in September — a substantial increase from the previous month. This included 20 offense reports, showing the continued vigilance of our Criminal Investigations Division in pursuing criminal activity. Meanwhile, officers managed an increase in motor vehicle collisions and maintained strong presence on patrol, logging over 5,600 miles within city limits to ensure visibility and rapid response.

Beyond the numbers, our officers stayed deeply engaged with the community — from school events and church gatherings to countywide activities — all while preparing for future programs like the Youth First Responder Explorer initiative. Combined with the forthcoming electronic speed indicator sign, these efforts reflect our commitment not just to enforcing the law, but also to building stronger connections and a safer environment for every resident.

INFRAMARK

DANNY MALDONADO

CONSENT AGENDA

ITEM #1

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

**Meeting Minutes
September 09, 2025**

A regular meeting of the City Council, City of Blanco, Texas was held on September 09, 2025, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas.

The meeting was called to order at 6:01 PM by Mayor Cargill, followed by roll call announcing a quorum was present. The Invocation and the Pledge of Allegiance was led by Bryn Caddell. The Council members present: Mayor Cargill, Mayor Pro-Tem Moore Jr. and Council Members Mack-McClung, Thrailkill, Behrends Jr., and Moses.

City staff present: Warren Escovy, City Administrator, Jose Martinez, Finance Director, Haylee Hartman, Deputy City Secretary, Danny Maldonado, Inframark, Chief Jerry Thornhill

Announcements:

- Chief Thornhill presented Officer Angel Vallejo of the Blanco Police Department with a Life-Saving Award for actions taken on August 10th, 2025, where Officer Vallejo administered Narcan to an unconscious individual, thereby saving their life.
- Mayor Cargill also spoke about being in stage 3 restrictions and testing the water; and about some local events happening such as how Market Days will be starting again soon, making sure to shop local! The TCEQ meeting on Sept .11 at Gem of the Hills and Twin Sisters raise the roof on September 26th and 27th. Additionally, Mayor Cargill mentioned the city applied for two grants for financial management and technical assistance for public water and wastewater. She also announced that Garry Currier is back on Historical Commission.

Public Comments:

- Retta Martin- announced a mixer scheduled for September 16th at Gem of the Hills, starting at 5:00 PM, and highlighted the involvement of other groups in promoting commerce
- Tori Achilles, owner of Hotel Henry, expressed concerns about the lack of communication regarding "hot funds" meetings, noting that two major hotels in Blanco were unaware of these important discussions despite their guests contributing to related taxes. They requested that concerns be investigated thoroughly, and a solution found to benefit all hotels.
- Robin Dallenbach- Spoke about her property that was proposed for annexation in 2013, submitted a public information request and reiterated their desire to have their property removed from city limits.

PUBLIC HEARINGS OPENED AT 6:14 PM

1. Public Hearing on the REZONING property located at 906/915 10th Street (Traweek, Block 1, Lots 1-2), Blanco, Texas from R-3 to R-5 Zone (Property Owner: Hoops Property, LLC). **Steven Poer Spoke about buying the property. HOA management will be moving their office space**

to this location. They are requesting approval of the variance. There will be very low traffic impact.

2. Public Hearing on a New Short-Term Rental, Downtown Square Lodge at 316 Pecan Street (Blanco Commercial, Block 5, Lot S ¼ 4), Blanco, Texas (Owner: Trey and Siobhan Atchley). **Trey Atchley spoke about how the STR should be operating in around 30 days.**
3. Public Hearing on a New Short-Term Rental, Spirit Oaks Container House at 102 6th Street (Howe Addition), Blanco, Texas (Owner: Kandis Klier Decker). **Kandis Decker spoke about her STR and clarified that their property had been operating as an Airbnb prior to the ordinance and was intended to supplement their retirement.**
4. Public Hearing on the adoption of the proposed 2025 ad valorem tax rate and levy at the proposed rate of \$0.4101 of all taxable property within the corporate city limits of the City of Blanco, Texas. **No Public Comments.**

PUBLIC HEARINGS CLOSED AT 6:25 PM

PROCLAMATIONS:

1. **Falls Prevention Awareness Week-CAPCOG September 22-26, 2025**
2. **Senior Center Awareness Month**
 - o Mayor Cargill presented two proclamations: one designating September 22nd-26th, 2025, as Fall Prevention Awareness Week, and another authorizing September 2025 as Senior Center Awareness Month. These proclamations highlighted the risks of falls among older adults and the importance of senior centers in reducing social isolation and nutrition insecurity.

PRESENTATION:

Staff Presentations:

1. **City Hall, Warren Escovy, City Administrator** shared the following: Balanced Budget with over 60k in rainy day fund. He thanked the council for looking for ways to save. Sewer line update-getting close to 90% plan. Neighbors Market submitted CLOMR-will take 6-8 months to be completed. The City of Blanco Permitting Clerk, Selina, facilitated an agreement with PEC to replace non-compliant dark sky lights with 2700 Kelvin shielded lights at no charge.
2. **City Hall, Jose Martinez, Finance Director-** August Financial Report- Jose gave an update on the budget. 97% of the ad valorem we have been able to collect this year. Court is on target to meet budget for the year. Exceeded Revenue in Water Department.
3. **Police Department- Chief Thornhill** presented the August 2025 monthly report. Calls went up 11.6% in the city limits, however calls went down on out of city limit calls and assist other agencies. Offenses went down, but the arrest rate went up. 2 patrol units are going to auction. All true vehicles are in commission and working.
4. **Danny Maldonado with Inframark-** The water treatment plant, though theoretically operational, has been offline for many years and requires further assessment and testing before being fully activated. The wastewater treatment plant is currently in compliance with no violations. Efforts are underway to support local vendors and hire local residents, with a new employee starting next week. Public Works is compiling a list of faded stop signs for replacement and clearing signs to improve visibility. They also responded to community concerns, such as a sewer manhole issue, and are addressing downed trees. Fiber optic installation is underway, and the city is coordinating with contractors to minimize

damage to infrastructure. Fire hydrants are being painted and marked for fire flow tests, and efforts are continuing to make dark sky compliance a reality. The installation of "no engine brake" signs is being coordinated with TXDOT. An update on the cloudy water situation, believed to be caused by iron, indicated it was a cosmetic issue and not a drinking problem, with efforts to provide further information on its duration.

Consent Agenda: *The following items may be acted upon in one motion.* No separate discussion or action is necessary unless requested by the Mayor or a Council Member, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the July 8, 2025, Budget Workshop #2.
2. Approval of Minutes from the August 12, 2025, Budget Workshop #3.
3. Approval of Minutes from the August 12, 2025, Regular Meeting.
4. Approval of Minutes from the August 28, 2025, Special Meeting and Public Hearing.
5. Approval of City of Blanco Holiday Schedule 2026.
6. Approval of City of Blanco Organizational Chart.

A motion was made by Council Member Thrailkill to approve consent agenda items one through six as presented, seconded by Council Member Mack-McClung with a correction to strike the word "overlay district" from the July 8th minutes, all in favor, motion carried unanimously.

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

1. Consideration, Discussion, and Take Possible Action on Approval of REZONING property located at 906/915 10th Street (Traweek, Block 1, Lots 1-2), Blanco, Texas from R-3 to R-5 Zone (Property Owner: Hoops Property, LLC). **Warren Escovy introduced a request to rezone a property at 906/915 10th Street, Texas, from R3 to R5. They confirmed that the rezoning was consistent with the neighborhood, and recommended by planning and zoning, noting that no resident feedback had been received. A Motion was made by Council Member Thrailkill to approve the rezoning, seconded by Council Member Moses, all in favor, Motion Carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Downtown Square Lodge at 316 Pecan Street (Blanco Commercial, Block 5, Lot S ¼ 4), Blanco, Texas (Owner: Trey and Siobhan Atchley). **A Motion was made by Council member Mack-McClung to approve the STR at 316 Pecan, seconded by Mayor Pro Tem Moore, Motion carried 4-0 with Council Member Moses abstained.**
3. Consideration, Discussion, and Take Possible Action on Approval of New Short-Term Rental, Spirit Oaks Container House at 102 6th Street (Howe Addition), Blanco, Texas (Owner: Kandis Klier Decker). **A Motion was made by Mayor Pro Tem Moore to Approve the STR request at 102 6th street, seconded by Council Member Behrends, Jr. All in favor, Motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of VARIANCE to reconsider relief from installation of sidewalk along Hackberry Street, 603 Elm Street (Harrison Heirs, Block 2, ABS: SB0009) (Property Owner: Larson, John and Kathryn). **Warren Escovy presented a request for a variance to relieve the installation of a sidewalk on Hackberry Street, noting the street's narrowness and existing drainage issues. He explained that the property owners, the Larsons, had agreed to install the sidewalk, but there was an ongoing safety issue due to the street's narrowness and property line incursions. Council members expressed a desire for more**

information and suggested sending the matter back to Planning & Zoning for further review and discussion and to also get input from TPAC & Blanco Wheels and Feet . No Action Taken.

5. Consideration, Discussion and Take Action on the Approval of Ordinance 2025-O-005 of the City of Blanco, Texas, Setting and Approving the Municipal Budget for the 2025-2026 Fiscal Year; Funding Municipal Purposes; Authorizing Expenditures; Providing for: Findings of Fact; Enactment; Filing of Budget; Repealer; Severability; Effective Date; and Proper Notice and Meeting. **A motion was made by Council Member Moses With an amendment to transfer all funds in the Hotel Occupancy Tax section of the budget from the line for “Chamber of Commerce” to the line for “HOT Funds Distribution”, I move for approval of Ordinance 2025-O-005 of the City of Blanco, Texas, Setting and Approving the Municipal Budget for the 2025-2026 Fiscal Year; Funding Municipal Purposes; Authorizing Expenditures; Providing for: Findings of Fact; Enactment; Filing of Budget; Repealer; Severability; Effective Date; and Proper Notice and Meeting, seconded by Mayor Pro Tem Moore Jr.;**

Roll Call vote

Mayor Cargill

Mayor Pro Tem Moore, Jr.	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Mack-McClung	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Thrailkill	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Behrends, Jr.	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Moses	<u> </u> for	<u> X </u> against	<u> </u> abstain	<u> </u> absent

6. Consideration, Discussion and Take Action on approval of Resolution 2025-R-011 of the City of Blanco, Texas, Ratifying expenditures; filing of budget; repealer; severability; effective the Municipal Budget for Fiscal Year 2025-2026; funding municipal purposes; authorizing date; and proper notice. **Council Member Moses made a motion to approve Resolution 2025-R-011 of the City of Blanco, Texas, Ratifying expenditures; filing of budget; repealer; severability; effective the Municipal Budget for Fiscal Year 2025-2026; funding municipal purposes; authorizing date; and proper notice, Seconded by Council member Thrailkill.**

Roll Call Vote

Mayor Cargill

Mayor Pro Tem Moore, Jr.	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Mack-McClung	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Thrailkill	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Behrends, Jr.	<u> X </u> for	<u> </u> against	<u> </u> abstain	<u> </u> absent
Council Member Moses	<u> </u> for	<u> X </u> against	<u> </u> abstain	<u> </u> absent

7. Consideration, Discussion and Take Action on Approval of the 2025 maintenance and operating tax rate at the proposed rate of \$0.1834 to fund the 2025-2026 Budget. **Council Member Moses made a motion to approve the 2025 maintenance and operating tax rate at the proposed rate**

of \$0.1834 to fund the 2025-2026 Budget, seconded by Council Member Mack-McClung. Motion passes 4-1 with Council Member Moses against.

8. Consideration, Discussion and Take Action on the Approval of the 2025 debt tax rate at the proposed rate of \$0.2267 to fund the 2025-2026 debt obligation. **Council Member Thrailkill made a motion to approve the 2025 debt tax rate at the proposed rate of \$0.2267 to fund the 2025-2026 debt obligation, seconded By Council Member Moses. Motion Carries 4-1 with Council Member Moses Against.**
9. Consideration, Discussion and Take Action on the approval of Ordinance 2025-O-006 of the City of Blanco, Texas, Setting and Approving the 2025 ad valorem tax rate and levy at the proposed rate of \$0.4101 cents per one hundred dollars of assessed valuation of all taxable property within the corporate city limits of the City of Blanco, Texas. **Council Member Moses made a motion to move that the property tax rate be increased by the adoption of a tax rate of \$0.410080, which is effectively a 2.9 percent increase in the tax rate, seconded by Mayor Pro Tem Moore Jr.**

a. Roll Call Vote

Mayor Cargill

Mayor Pro Tem Moore, Jr.	<u> X </u>	for	<u> </u>	against	<u> </u>	abstain	<u> </u>	absent
Council Member Mack-McClung	<u> X </u>	for	<u> </u>	against	<u> </u>	abstain	<u> </u>	absent
Council Member Thrailkill	<u> X </u>	for	<u> </u>	against	<u> </u>	abstain	<u> </u>	absent
Council Member Behrends, Jr.	<u> X </u>	for	<u> </u>	against	<u> </u>	abstain	<u> </u>	absent
Council Member Moses	<u> </u>	for	<u> X </u>	against	<u> </u>	abstain	<u> </u>	absent

10. Consideration, Discussion, and Take Possible Action on approval of Ordinance 2025-O-007 Amendment to the TMRS Employee Contribution Rate from 7% to 8% and COLA. **Council Member Thrailkill made a motion to approve Ordinance 2025-O-007 Amendment to the TMRS Employee Contribution Rate from 7% to 8%, seconded by Council Member Moses, all in favor. Motion carried unanimously.**
11. Consideration, Discussion, and Take Possible Action on Award of Contract for City of Blanco Website Design. **Mayor Pro Tem Moore Jr made a motion to approve an award of a contract for the City Of Blanco Website Design, seconded by Council Member Mack-McClung, all in favor. Motion carried unanimously.**
12. Consideration, Discussion, and Take Possible Action on Various Options concerning Administration, Management, Distribution and Accountability for Hotel Occupancy Tax Revenue; to include but not limited to, Selection of Processes for Determining related Options or Approving a related Contract with the Blanco Chamber of Commerce or another Third Party. **Mayor Cargill moved this item to #5. Council Member Moses made a motion to transfer all funds in the Hotel Occupancy Tax section of the budget from the line for “Chamber of Commerce” to the line for “HOT Funds Distribution”, make funds available to the Chamber for outstanding obligations and at the October City Council Regular Meeting requested a presentation of all options available, seconded by Mayor Pro Tem Moore Jr. All in Favor, Motion passed unanimously.**

13. Consideration, Discussion, and Take Possible Action on Appointment of Gary Currier to serve as Commissioner for the Blanco Historic Preservation Commission. **Council Member Thrailkill made a motion to appoint Gary Currier to serve as Commissioner for the Blanco Historic Commission, seconded by Mayor Pro Tem Moore, Jr. Motion carried 4-0 with Council Member Moses abstained.**

Closed regular meeting 7:56 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 Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Secretary.
3. 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 9:17 PM and convened into regular meeting.:

Adjournment:

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

The meeting was adjourned at 9:17 PM.

Candy Cargill, Mayor

ATTEST:

Haylee Hartman
Deputy City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #2

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

**Meeting Minutes
September 16, 2025**

A special meeting of the City Council, City of Blanco, Texas was held on September 16, 2025, 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 Cargill, followed by roll call announcing a quorum was present. The Pledge of Allegiance was led by Mayor Cargill. The Council members present: Mayor Candy Cargill, and Council Members Bobby Mack-McClung, Rodney Thrailkill, Ryan Moses and Mayor Pro Tem Dennis Moore, Jr

City staff present: Warren Escovy, City Administrator, Haylee Hartman, Deputy City Secretary, Jose Martinez, Finance Director.

Mayor Cargill led the Council in prayer and made the following announcements:

- There is a Canva Lunch and Learn at the Chamber tomorrow, it is a free event.
- There is a Women's Sexual Assault Group that meets.
- Market Days is this Saturday as well as the 36th Annual Car Show.

Public Comments:

- None

PRESENTATION:

No Presentations

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. No Items

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

1. Consideration, Discussion and Take Action on award of Contract for Budget Software; ClearGov. **A Motion was Made by Mayor Pro Tem Moore, Jr., seconded By Council Member Moses to approve the Contract for Budget Software ClearGov contingent on satisfactory answers to several stipulations: checking the usefulness of the capital project module, confirming continued discounts, negotiating the 6% annual increase, ensuring easy data import/export, and obtaining referrals from other cities. All In Favor.**

Closed regular meeting at 6:30 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 551.087 (Deliberations Regarding Economic Development Negotiations).
2. 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.
3. 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 9:32 PM and convened into regular meeting.:

Adjournment:

A motion was made by Mayor Pro Tem Moore, Jr to adjourn the meeting, seconded by Council Member Moses, all in favor.

The meeting was adjourned at 9:32 PM.

Respectfully submitted,

Candy Cargill, Mayor

ATTEST:

Haylee Hartman, Deputy City Secretary

These minutes were approved on the _____ day of _____, 2025.

CONSENT AGENDA

ITEM #3

Citizens of Blanco

Mayor & Council

City Attorney:
Tim Tuggey

City Administrator
Warren Escovy

Engineer:
Schaumburg & Polk

City Secretary:
Callie Ann Alex

**Deputy
City Secretary:**
Haylee Hartman

Public Works:
Inframark

**Police
Department**

Finance Director:
Jose Martinez

Permits & Utilities:
Selina Segovia



CITY OF

BLANCO TEXAS

NEW BUSINESS ITEM #1



STAFF REPORT: 10-21-25

DESCRIPTION: Administration of Hotel Occupancy tax

ANALYSIS:

In September of this year City Council moved to not provide the Chamber of Commerce with a HOT fund allotment for the FY 26 budget year. Instead the budget was approved having the \$93,150 in a HOT funds distribution line item. There is currently \$92,464.45 in reserves in Texas Class from past years that the budget doesn't reflect. There was a PIR on how the HOT funds has been administered and there have been some concerns and possible inconsistencies.

Staff suggested that the funds be placed in the distribution line item to give the City time to decide how they want to administer the HOT funds. See expenditure line from the budget below.

[illegible]



There are three possible options to review:

1. A budget amendment to move the monies from the Hot funds Distribution to the Chamber of commerce to allow them to administer the HOT funds as they have for over 10 years.
2. Go out for RFQ/RFP to award the HOT funds distribution to a third party.
3. Form a committee within City council and possibly interested stakeholders to review requests and make recommendations to council who will award these distributions on a case-by-case basis.

RECOMMENDATION:

Staff recommends that the City form a committee within City council and possibly interested stakeholders to review requests and make recommendations to council who will award these distributions on a case-by-case basis.

NEW BUSINESS

ITEM #2



City of Blanco

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

STAFF REPORT: 10-21-25

DESCRIPTION: Grant HOT funds to Chamber for Christmas lights not to exceed \$30,000.

Chamber of Commerce is requesting \$30,000 for Christmas light display. It will combine an art and a historic component by providing music blinking which allows for 30% of the allotted amount. \$30,000 does qualify.

ANALYSIS

Hotel/Motel Fund					
Account #	Account Description	2024-2025 Approved Budget	2024-2025 YTD Totals (June 2025)	% 2024-2025 YTD Totals (June 2025)	2025-2026 Approved Budget
Revenue					
Occupancy Tax					
500-4130	Hotel Occupancy Tax	\$ 130,000.00	\$ 48,372.86	37.21%	\$ 112,000.00
	TOTAL OCCUPANCY TAX	\$ 130,000.00	\$ 48,372.86	37.21%	\$ 112,000.00
Interest					
500-4140	Hotel Occupancy Interest	\$ 100.00			\$ 103.50
500-4805	Interest Income	\$ 11,000.00	\$ 3,090.03	28.09%	\$ 11,385.00



	TOTAL INTEREST & MISCELLANEOUS	\$ 11,100.00	\$ 3,090.03	27.84%	\$ 11,488.50	
		\$ 141,100.0 0	\$ 51,462.89	36.47%	\$ 123,488.50	
Expenditures						
Other Services & Charges						
500-06-5100	Chamber of Commerce	\$ 90,000.00	\$ 196,244.0 0	0%		
500-06-5105	HOT Funds Distribution	\$ -	\$ 749.00		\$ 93,150.00	
	TOTAL OTHER SERVICES & CHARGES	\$ 90,000.00	\$ 196,993.0 0	218.88 %	\$ 93,150.00	
TOTAL EXPENDITURE S		\$ 90,000.00	\$ 196,993.0 0	218.88 %	\$ 93,150.00	

There is currently \$92,464.45 in reserves in Texas Class from past years so the City does have the money to fund this.

RECOMMENDATION:

Approve the expenditure of \$30,000 under historic and art provisions

NEW BUSINESS

ITEM #3



City of Blanco

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

STAFF REPORT: 10/21/25

DESCRIPTION: Waive or delay of utility cut-offs for November and December

ANALYSIS: The Customer service Rep/utility billing department engages with Inframark to have utility customers who have not paid "cut-off" generally on the 21st of the month or the Monday if the 21st lands on a Friday or weekend. Bills are due on the 10th of the month with notices being mailed out to residents who did not pay on that date. Prompt utility payments are necessary to have a healthy Enterprise fund to continue utility operations.

It has been the policy of the City council to NOT cut-off residents during the holiday season so either a one week delay or a waiver for November and December is allowed. The City waived "cut-offs" last year.

FISCAL IMPACT:

RECOMMENDATION: Waive cut-offs for the months of November and December resuming the practice back in January.

NEW BUSINESS

ITEM #4



City of Blanco

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

STAFF REPORT: 10-21-25

DESCRIPTION: Discussion only on the Sales tax issue and a potential May 2026 ballot referendum to re-purpose the .5% 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.

City of Blanco

Impact of Reversing 1987 Ordinance

Sales Tax Abatement of .005%

Total Taxable	\$ 376,733,516	
City of Blanco 2024 Sales Tax	\$ 1,134,342	
.005% Portion of 2024 Sales Tax	\$ 378,114	
	0.0010037	0.0005000
Assessed Value of Home	\$ 300,000.00	\$ 300,000.00
Potential impact on assessed value	\$ 301.10	150
Assessed Value of Home	\$ 400,000.00	\$ 400,000.00
Potential impact on assessed value	\$ 401.47	200
Assessed Value of Home	\$ 500,000.00	\$ 500,000.00
Potential impact on assessed value	\$ 501.83	250

If this were to be put on the May ballot and 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. It would increase a home owner of a \$300,000 home by \$150 monthly.



FISCAL IMPACT: About \$378,000

RECOMMENDATION:

Discuss and come back in the future to make a decision.

NEW BUSINESS

ITEM #5



City of Blanco

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

STAFF REPORT: 10-21-25

DESCRIPTION: Discuss options of relief route around the City of Blanco

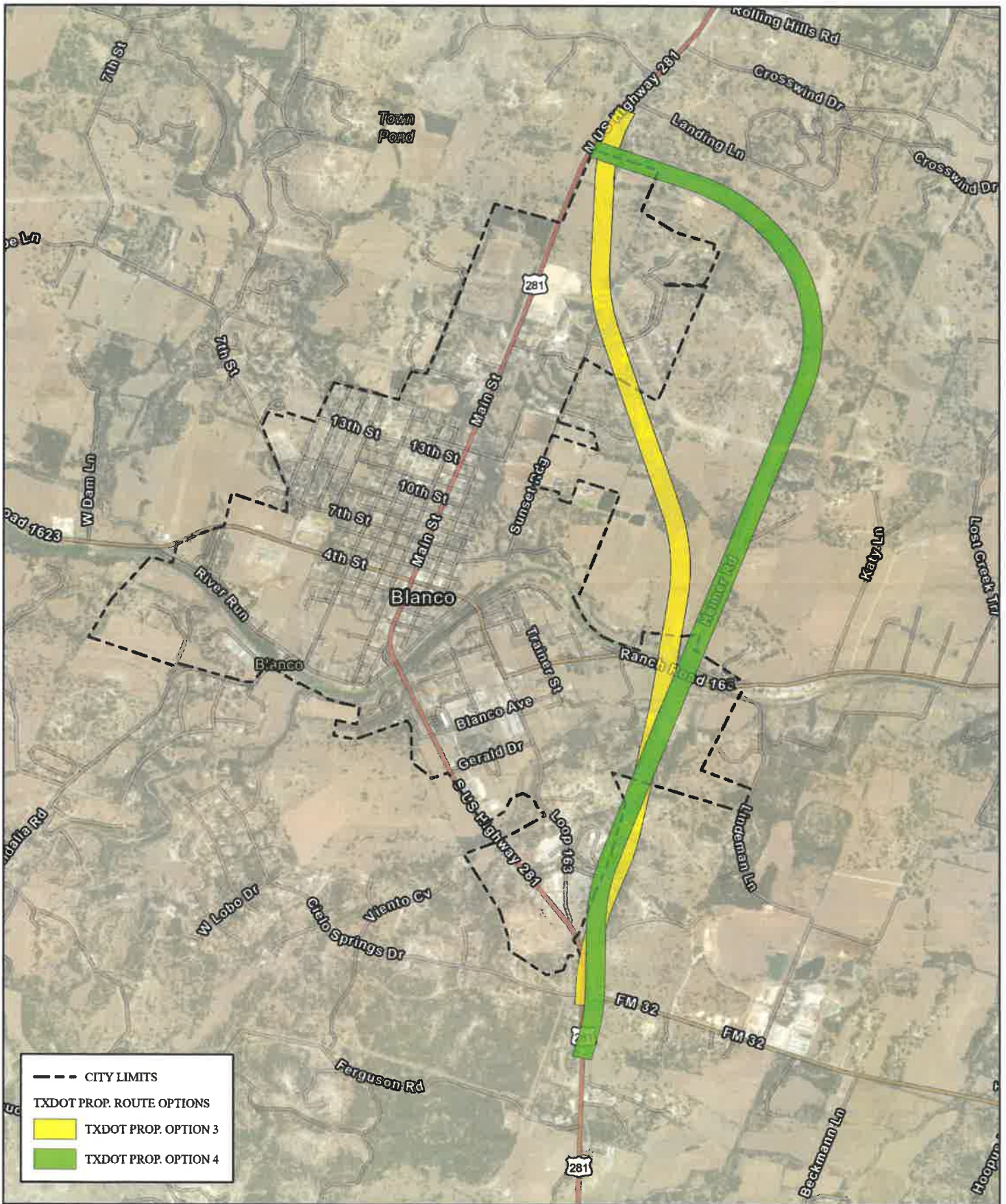
ANALYSIS: The City of Blanco requested a relief route study to help alleviate traffic that has been growing on US 281. TXDOT put together studies, public meetings and came up with two basic routes both which go through Blanco City limits and Blanco's ETJ. Neither of the two routes have been funded and appear to be in limbo.

The City Council in January of 2024 requested that TXDOT provide a route outside the City and its ETJ. In January of 2025 the city council reaffirmed this position.

TXDOT's final two selections are routes that are counter to what the City Council requested. Staff has asked that City Council review the enclosed information and discuss options for a third possible letter to TXDOT.

FISCAL IMPACT:

RECOMMENDATION: Review options and send a third letter to TXDOT



TXDOT US 281 RELIEF ROUTE

CITY OF BLANCO



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

0 1,500 3,000 6,000 Feet

TIM TUGGEY LAW
2904 BARTON SKYWAY, No. 356
AUSTIN, TEXAS 78746
TNT@TIMTUGGEYLAW.COM
512-800-9925

January 15, 2025

VIA EMAIL

Joe Muck, P.E.
Area Engineer
Burnet Area Office
Texas Dept of Transportation
3029 SH 29
Burnet, TX 78611

Re: City of Blanco Relief Route Study; Notice of Directive by City Council

Dear Joe:

I am writing to advise you that last night, January 14, 2025, the City Council of the City of Blanco considered and discussed possible action on the City's resolution described in the attached communication to you dated January 10, 2024. After deliberation, the City Council directed me as City Attorney to advise you that the City Council took no further action on the existing resolution as described in this earlier communication, and it therefore remains in effect.

Please feel free to contact me or Warren Escovy with questions or concerns.

Sincerely,



Tim Tuggey
Tim Tuggey Law

Encl

cc: Tucker Ferguson, P.E.
Heather Ashley-Nguyen, P.E.
Warren Escovy, City Administrator



City of Blanco

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

1-10-24

Joe Muck, P.E. | Area Engineer
Burnet Area Office
3029 SH 29 Burnet, TX 78611

Good Afternoon Joe,

On behalf of the City of Blanco, I am transmitting and confirming the following official action of the governing body of the City of Blanco.

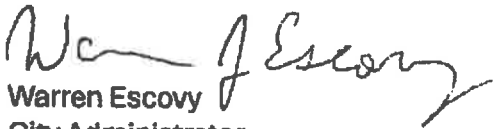
On January 9, 2024, upon motion and second, Blanco City Council voted 3-2 to recommend to TXDOT that any Highway 281 relief route near the City of Blanco be:

- 1) routed outside the City's limits and ETJ;
- 2) have no exits other than the north and south interconnections directly onto 281;
- 3) have no frontage roads.

You may receive separate communications from individual members of the City Council, with their own elaboration upon the action described above. Those communications are representative solely of the individual views of those members of the City Council.

I appreciate your assistance and support of the City. Please let me know if you have any questions.

Respectfully,


Warren Escovy
City Administrator

Cc: Rep. Ellen Troxclair
Cc: Sen. Donna Campbell

NEW BUSINESS

ITEM #6



City of Blanco

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

STAFF REPORT: 10-21-25

DESCRIPTION: Redbud Café (Brieger Enterprises, LLC) is requesting the City abandon an 8" sewer line behind the Redbud café.

ANALYSIS: : Redbud Café is requesting the City abandon an 8" sewer line from the west end of the property line (where Texas Regional Bank sits) to 3rd Street.

Redbud Café is a restaurant that serves lunch, breakfast and provides dinner and entertainment on the weekends. Their management is looking at an expansion project that would include live music, expanded hours, and an expanded area to accommodate more entertainment options along with the capacity to hold more visitors. The current 8" sewer has a flow problem somewhere between Redbud, the Post office and Third Street. Redbud is responsible to replace the line because it is their new development that requires that the sewer line to fixed or replaced. It is acceptable to have the sewer line be private because Redbud will be the only entity using this utility once the Post office is developed into a part of the restaurant.

The City's only condition is that a dead-end clean out will need to be provided by Redbud so that the City can service the line when needed.

FISCAL IMPACT:

RECOMMENDATION: Abandon the 8" sewer line behind Redbud Restaurant parallel to 4th Street from their western property line (abutting TRB) to 3rd Street to allow them to replace it with a new sewer line. This is conditioned on them providing a dead-end clean out at the time of construction.



October 13, 2025

Warren Escovy
Blanco City Administrator
300 Pecan Street
Blanco, TX 78606

Dear Mr. Escovy,

To whom it may concern, Redbud Cafe (Brieger Enterprises LLC) is requesting that the City of Blanco abandon the sewer line behind 410 4th Street to 402 4th Street. Please see detail attached drawing for clarification.

Redbud Cafe will be replacing the current sewer line with a private sewer line

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Jon Brieger'.

Jon Brieger



P-163-2-4TH
R.O.W.)



Warren Escovy <cityadmin@cityofblancotx.gov>

Redbud Cafe Sewer Line Reuest

Mon, Oct 13, 2025 at 6:38 PM

Jon Brieger <jon@redbudcafetx.com>
To: Candy Cargill <mayor@cityofblancotx.gov>
Cc: Tasha Brieger <tasha@redbudcafetx.com>, cityadmin@cityofblancotx.gov, Tim Tuggey <tnt@timtuggeylaw.com>, Jerry Hendrix <jhendrix@spi-eng.com>, Brandon Carlson <brandon@redbudcafetx.com>

Yes that is correct the only other thing on the line was Texas Regional Bank and they got off this line when they did their major remodeling a few years ago. Their sewer line now connects to the city on 5th street. So it is only Redbud Cafe , Brieger Pottery and the Post Office on the line and that is what we want to replace

Jon Brieger
Redbud Cafe

Sent from my iPhone

On Oct 13, 2025, at 6:08 PM, Candy Cargill <mayor@cityofblancotx.gov> wrote:

[Quoted text hidden]

NEW BUSINESS

ITEM #7



City of Blanco

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

STAFF REPORT: 10-21-25

DESCRIPTION: Consider an IGSA contract with Joint Base San Antonio where Inframark would perform certain services for the one of JBSA's installations with Blanco as the contractor

ANALYSIS:

The City has just over \$100,000 in reserve funds for the Enterprise fund and with a positive of only about \$150,000 of revenue over expenses in FY 26' the City needs to look at revenue streams which would include both systematic rate increases (3-4% to keep up with inflation) and some creative revenue generators.

- Military facilities have contracted with historically underutilized businesses in the past to do all sorts of projects
- They are starting to look at working the Municipalities and have started in places like Georgia and now possibly Texas
- Bryan Logan was the Deputy Commander for Joint Base San Antonio before he retired. JBSA is Lackland, Bullis, Fort Sam Houston and Randolph
- Inframark would want to bid on jobs using the Blanco name and Blanco would get a fee for being the contractor to Joint Base San Antonio (JBSA) with Inframark as a sub
- Blanco would have two agreements: one with the military facility the other with Inframark who would do all the work with a crew independent of the Blanco Crew.
- City Admin would have to attend (probably by Zoom quarterly or monthly meetings)
- Inframark claims that they would handle any and all complaints
- Guaranteed revenue stream for up to 10 years. There are various contracts from 5 to 20 years. 10 is the most common
- Contracts could create revenue of \$100,000 to \$200,000 annually (or more)

FISCAL IMPACT:

RECOMMENDATION: City Staff recommends either approval of going out for contract or for a special Council meeting for further discussion.



Intergovernmental Support Agreement (IGSA) Partnership Program

Bryan Logan



Agenda

- **Introductions**
- **IGSA Background**
- **IGSA Case Studies**
- **Strategic Engagement Support and Methodology**
- **Partner Dialogue & Best Practices**
- **IGSA Development, Approval and Timeline**

Purpose: Provide IGSA Program Orientation and Strategic Engagement Methodology



What is an IGSA?

An Intergovernmental Support Agreement (IGSA) is a formal **partnership** between a U.S. military installation (such as an Army post) and a local, state, or tribal government to provide services or support that benefit both parties.



Key Facts about IGSA's:

- Authorized under 10 U.S.C. § 2679, allowing military installations to enter into direct agreements with local governments.



Purpose:

- To improve efficiency and reduce costs by using existing local government services instead of contracting them out separately.



Common Services Provided:

- Public works (water, sewer, road repair); grounds maintenance; waste management; emergency services (fire, EMS) and fleet maintenance.



Duration:

- IGSA's can last up to 10 years and are not subject to the federal acquisition regulations (FAR). *Senate bill has been introduced to move to 20 years.*



Payment Structure:

- The installation typically pays the local government for services at a fair market rate or mutually agreed price.

IGSA Background



IGSAs are one of many one tools that the U.S. Department of Defense (DoD) uses to achieve successful partnerships.

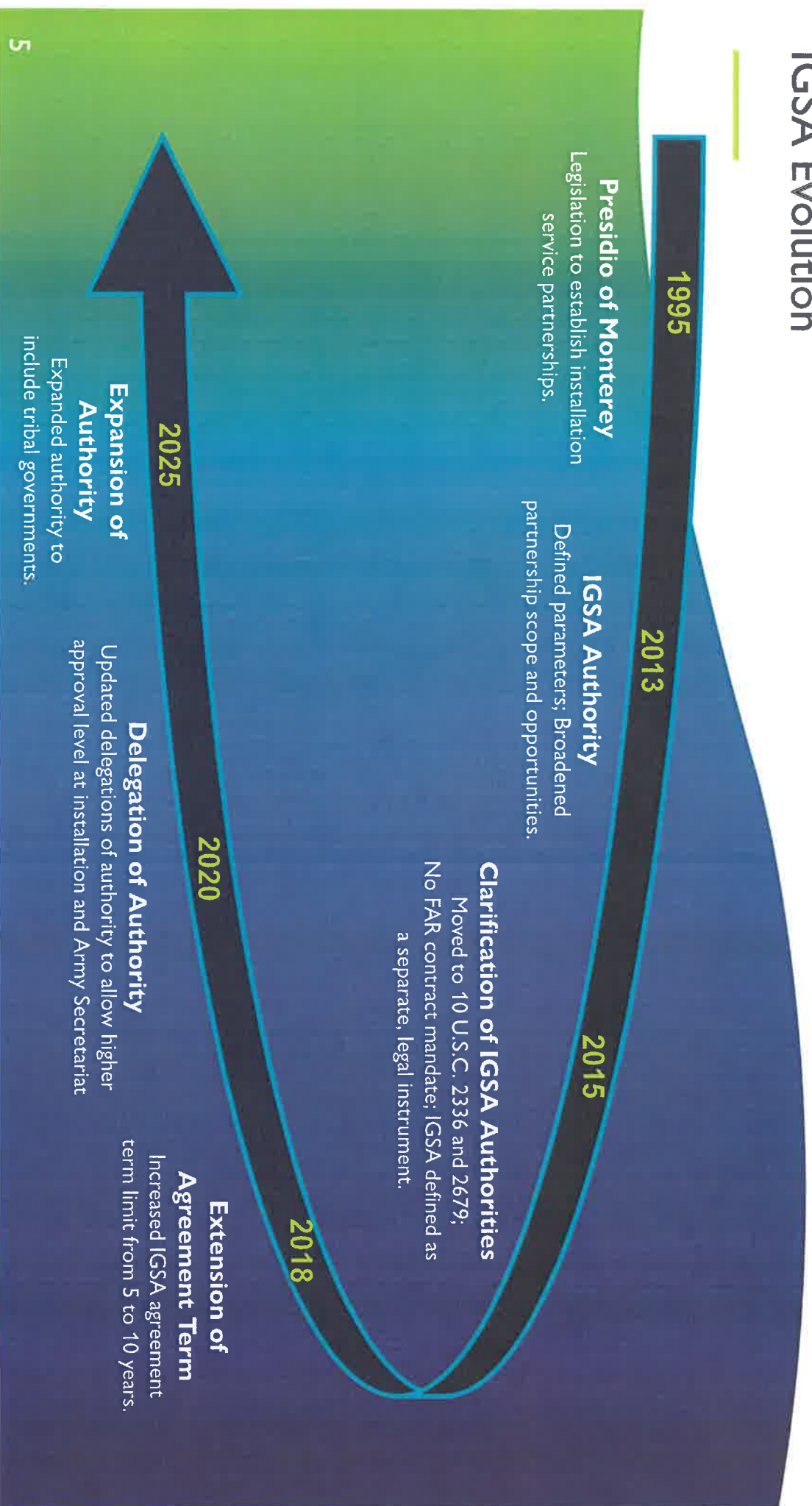


IGSAs were established through the FY13 National Defense Authorization Act as formal public-public partnerships agreements between military installations and a state, local or tribal government for the provision, receipt or sharing of installation support services

Did You Know...?

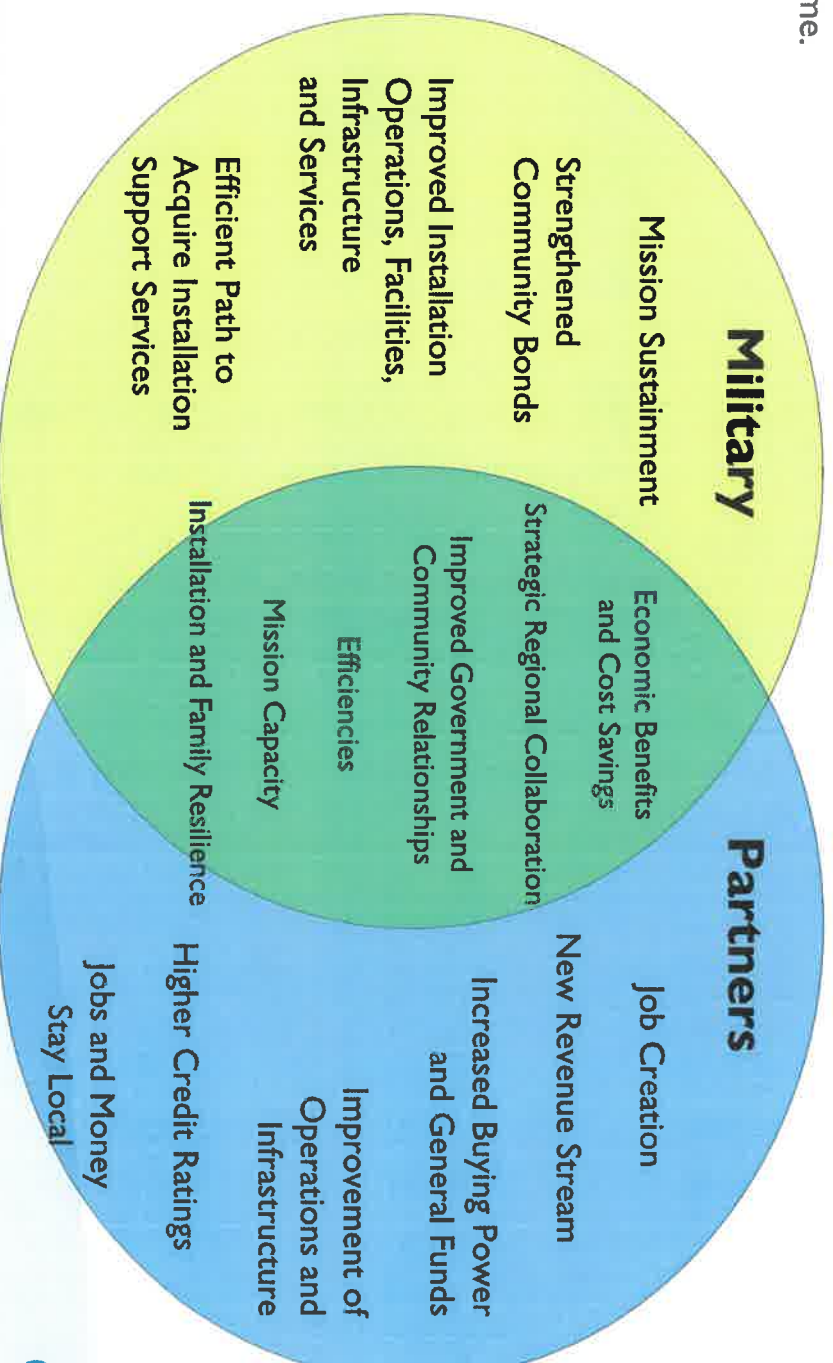
More than 190 approved/ executed IGSAs are in the U.S. Army portfolio, which have resulted in more than \$105 million in annual cost savings and \$47.5 million in one-time cost avoidance for the military.

IGSA Evolution



IGSA Benefits

✦ **Example:** Fort Stewart, Georgia, may enter into an IGSA with the City of Hinesville, GA to conduct grounds maintenance on base, using the City's public works crews. ** This saves the U.S. Army money and provides the City with predictable income.



Example IGSA: City of Hinesville, Georgia and Fort Stewart, Georgia

Service Provided: Water and Wastewater Operations

 **Subcontractor:** The City subcontracted [Inframark](#), its municipal utility services partner, to execute the day-to-day operations and meet all performance standards required under the IGSA.

 **Scope of Work:** Water treatment and wastewater facility operation; distribution and collection system maintenance; compliance with all environmental and reporting requirements

Primary Agreement: The City of Hinesville, GA has an IGSA with Fort Stewart, GA to operate and maintain the base's water and wastewater infrastructure.

 **Advantages:** The base receives expert utility management without the overhead of a federal contract. The City benefits financially while extending its municipal services footprint. [Inframark](#) provides professional-grade utility service delivery on behalf of the City.

 **Summary:** This model demonstrates how a city can leverage a trusted private partner like [Inframark](#) to fulfill an IGSA, combining public oversight with private-sector efficiency.

Inframark Capabilities

Water & Wastewater Services Capabilities

Infrastructure Services Capabilities



Wastewater Treatment Plant & Collection Network O&M
Operations and maintenance of municipal or industrial water reclamation facilities



Industrial Pre-Treatment
Removal, reduction, or alteration of pollutants in industrial wastewater



Public Works Management
Landscaping of public properties, street paving, and other related services



Lift Station O&M
Lift maintenance to ensure sewage collection system operating effectively



Water Treatment Plant & Distribution Network O&M
Operations and maintenance of municipal drinking water treatment facilities



Fleet Maintenance
Management and maintenance of vehicles and equipment



Sewer Collection, Piping, and Pump System O&M
Cleaning, inspection, and repair of wastewater conveyance systems to improve performance



Asset Management
Wholistic approach to preventative and corrective maintenance, using monitoring technology to maximize asset lifecycle



Sanitation & Refuse Collection
Collection and transportation of garbage to municipal landfills



Stormwater Services
Ensure water runs off properly into storm drains and underground conveyance networks



Meter Reading
Proficient practice of a wide range of metering techniques and technologies



Natural Gas Distribution
O&M of municipal natural gas systems



Pumping Systems Maintenance
Proactive inspections for leaks or damage to protect systems



Portable Waste Sanitation
Logistical and service capabilities of scaled portable toilet operations

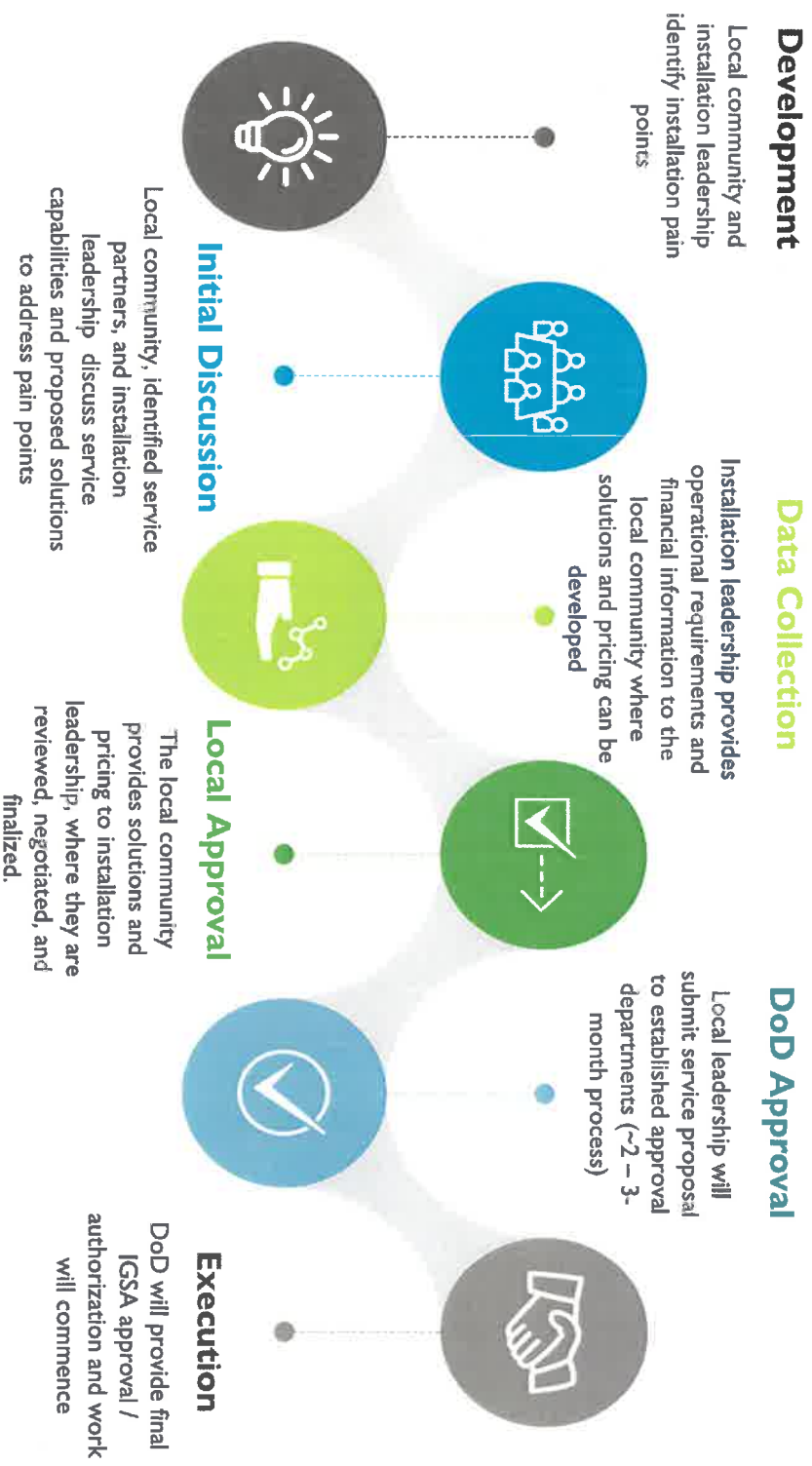


Building Maintenance
Diverse building services, including HVAC repair and maintenance



SCADA Systems
Open-architecture controls systems for municipal water and wastewater treatment

Process Overview



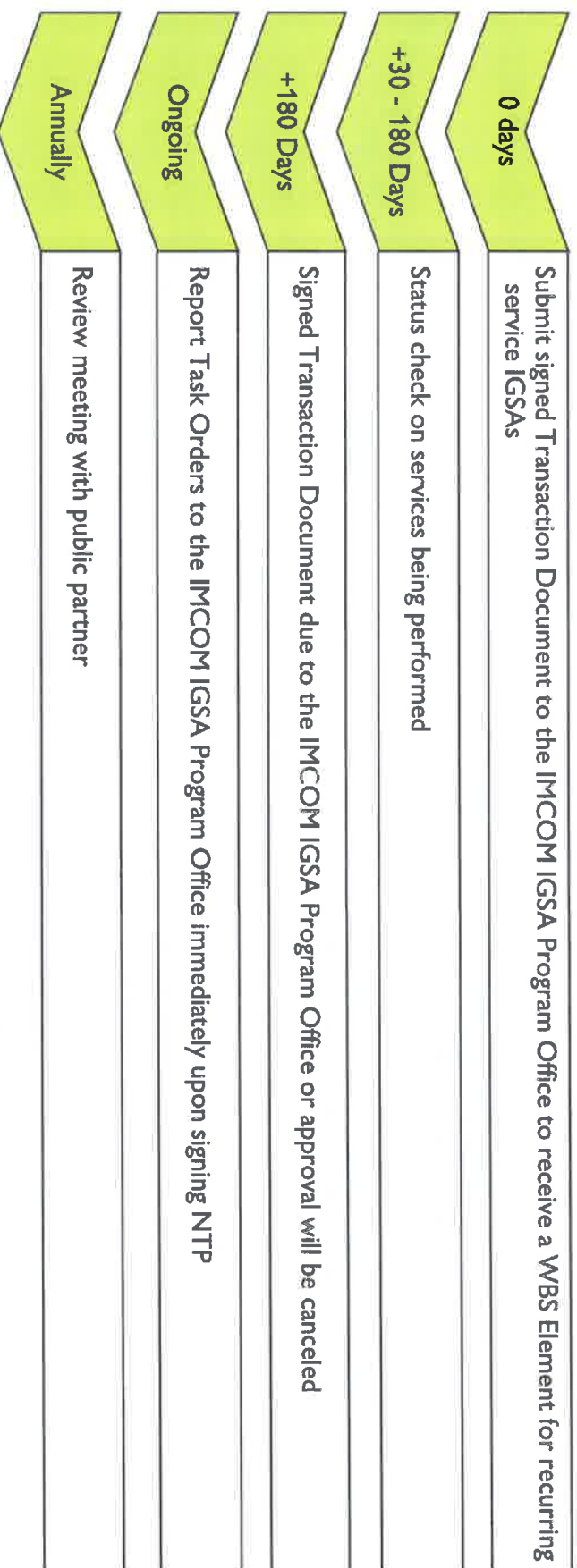
Recommended IGSA Planning Timeline for IGSA's < \$5M annually



Recommended IGSA Planning Timeline for IGSA's > \$5M annually



ISGA Management



Thank you

Bryan Logan

IGSA Business Development Manager

blogan@inframark.com

912-312-5286



ONETEAM

NEW BUSINESS

ITEM #8



City of Blanco

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

STAFF REPORT: 10-21-25

DESCRIPTION: Consideration, Discussion, and Take Possible Action on request from Robin Dallenbach & Robert McCall

ANALYSIS:

de-annexation of the following properties:

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

A, B, and C are properties that are in the City but are AG exempt and pay limited taxes. Parcel D is a commercial property that has served many purposes and is now a commercial gym.

There are two on all three properties:

- 1. Provide a service plan that can either provide City sewer or a similar result
- 2. Allow for dis-annexation

FISCAL IMPACT:

RECOMMENDATION:

AUG 29 2025

CITY OF BLANCO

PETITION FOR DE-ANNEXATION

City of Blanco, Texas

SEP 02 2025



Robin Dallenbach
Robert McCall
1953 S US HWY 281
Blanco, TX 78606
RMD3D@aol.com
(210)551-6333

AUG 29 2025

Date: August 28, 2025

CITY OF BLANCO

To:
City Secretary Laurie Cassidy
Mayor Candy Cargill
Blanco City Council
City of Blanco
300 Pecan Street Blanco, Texas 78606

**Re: Submission of Petition for De-Annexation – Annexed area a 12.21 acre and a 1.04 acre tract of land, more or less, conveyed to Robert and Dorothy McCall; a 29.895 acre tract of land, more or less, conveyed to Blanco Chamber of Commerce. Particularly 1953 S US HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
2029 S US HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 10 54 73, Yett Park ABS A0001 SURVEY 24 H EGGLESTON, ACRES 19.005 parcel ID 12772, ABS A0786 SURVEY 100 J.M. WATSON, ACRES 10.89 parcel ID 19049**

Dear Mayor and Members of the Blanco City Council,

Please accept the enclosed **Petition for De-Annexation** signed by the undersigned property owners of

1953 S US HWY 281 Blanco, TX 78606 ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855
ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773
ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825
2029 S US HWY 281 BLANCO, TX 78606 ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel 10 54 73.

This petition is submitted pursuant to the **Texas Local Government Code**, specifically:

- §43.056 – requiring adoption of a municipal service plan at the time of annexation;
- §43.141 – providing that property owners may seek disannexation if the municipality fails to provide services in accordance with the law;
- §43.142 & §43.148 – requiring proper filing of annexation documentation with the County Clerk.

As stated in the petition, the City of Blanco has not filed proper annexation records, has failed to adopt or implement a service plan, and has not provided municipal services to the affected properties for more than eleven and a half (11.5) years. These facts provide sufficient grounds for de-annexation under state law.

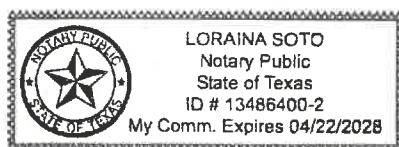
We respectfully request that this petition be **placed on the agenda for the next City Council meeting** for consideration and action.

Thank you for your attention to this matter. We look forward to a timely resolution.

Respectfully submitted (On behalf of the undersigned petitioners),

Robin Dallenbach
Robin Dallenbach

Robert McCall
Robert McCall



State of Texas County of Blanco
This instrument was acknowledged before me,
Loraina Soto, Notary Public,
on September 2nd, 2025 by
Robin Dallenbach & Robert McCall
Loraina Soto
Texas Notary Public

AUG 29 2025

PETITION FOR DE-ANNEXATION

To:
City Secretary Laurie Cassidy
Mayor Candy Cargill
Blanco City Council
City of Blanco
P.O. Box 382 Blanco, Texas
78606

CITY OF BLANCO

Date: August 28, 2025

We, the undersigned property owners and residents of 1953 South US Highway 281 Blanco, TX 78606, ABS A0002 SURVEY 24 H EGGLESTON, ACRES 1.42 parcel ID 14855, ABS A0314 SURVEY 1 INDIANOLA RR CO, ACRES 8.24 parcel ID 12773, ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55 parcel ID 14825. 2029 South US Highway 281 Blanco, TX 78606, ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04 Parcel ID 5473, respectfully submit this petition requesting **de-annexation from the City of Blanco city limits** pursuant to the Texas Local Government Code. State of Texas SB1844

Grounds for De-Annexation:

1. Annexation Not Properly Filed

- Texas Local Government Code §43.142 and §43.148 require annexation ordinances to be properly recorded and filed with the county clerk.
- No such documentation appears to have been filed with Blanco County regarding the annexation of our properties, rendering the annexation defective and unenforceable.

2. Failure to Adopt a Service Plan

- Texas Local Government Code §43.056 requires a municipality to prepare, adopt, and implement a service plan at the time of annexation.
- In the eleven and a half (11.5) years since the City of Blanco claims to have annexed our properties, no service plan has ever been provided or adopted.

3. Failure to Provide Municipal Services

- Texas Local Government Code §43.141(a) provides that if a municipality fails to provide services in accordance with its service plan, the property owner may petition for disannexation.
- Despite more than a decade of inclusion within city limits, the City of Blanco has not extended municipal services such as sewer, street maintenance, police, or fire protection to our properties.
- This constitutes non-compliance with Texas annexation law and is grounds for de-annexation.

Request:

We, the undersigned, hereby petition the City of Blanco to:

- Immediately **de-annex our properties** from the city limits;
- Correct all official city records to reflect this action; and
- File the necessary de-annexation documentation with the Blanco County Clerk to ensure accuracy of public records.

We respectfully request that this petition be placed on the agenda of the next City Council meeting for consideration and action.

Printed Name	Signature	Property Address	Date
Robin Dallenbach	<i>Robin Dallenbach</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025
Robert McCall	<i>Robert McCall</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025
Robert McCall	<i>Robert McCall</i>	1953 S US HWY 281 Blanco, TX 78606	08/29/2025

State of Texas County of Blanco

This instrument was acknowledged before me,

Loraina Soto, Notary Public,

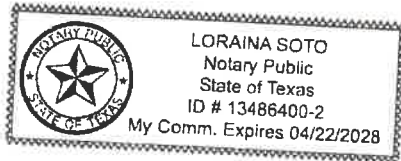
on September 2nd, 2025 by

Robin Dallenbach & Robert McCall.

Loraina Soto
Texas Notary Public

AUG 29 2025

CITY OF BLANCO



Blanco CAD Property Search

Property Details

Account

Property ID: 14855 Geographic ID: 124142
Type: R Zoning:
Property Use: Condo:

Location

Situs Address: 1953 S US HWY 281 BLANCO, TX 78606

Map ID: Mapsco:

Legal Description: ABS A0001 SURVEY 24 H EGGLESTON, ACRES 1.42

Abstract/Subdivision: A0001

Neighborhood:

Owner

Owner ID: 18787
Name: MCCALL ROBERT

Agent: HOME TAX SHIELD

Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4575

% Ownership: 100.0%

Exemptions: HS -
For privacy reasons not all exemptions are shown online.

Property Values

Improvement \$82,680
Homesite Value: (+)
Improvement Non- \$120,230
Homesite Value: (+)
Land and Homesite Value: \$27,940
(+)
Land and Non-Homesite \$0 (+)
Value:
Agricultural Market \$11,740
Valuation: (+)

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Please search "Last Name First Name" no comma or "Last Name Only"

Market Value: \$242,590
 (=)
Agricultural Value \$11,700
Loss: (-)
IS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)
Appraised Value: \$230,890
Ag Use Value: \$40

Property Taxing Jurisdiction

Owner: MCCALL ROBERT %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
EBL	ESD #2	0.100000	\$242,590	\$230,890	\$230.89	
EBL	BLANCO COUNTY	0.370000	\$242,590	\$203,766	\$753.93	\$280.3
EBL	BL-PED GROUNDWATER CONS DIST	0.016671	\$242,590	\$230,890	\$38.49	
EBL	BLANCO ISD	0.791900	\$242,590	\$120,270	\$952.42	\$0.00

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$1,946.64

Estimated Taxes Without Exemptions: \$3,101.68

Property Improvement - Building

Description: BARN WITH LIVING **Type:** RESIDENTIAL **Living Area:** 600.0 sqft **Value:** \$82,680

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2G	0	600	\$18,450
VA	MAIN AREA	F4	0	600	\$52,420
CP2	COVERED PORCH	F4	0	483	\$11,810

Description: BARN **Living Area:** 0 sqft **Value:** \$120,230

Type	Description	Class CD	Year Built	SQFT	Assessed Value
BARN	BARN	2A	0	2040	\$51,270
BARN	BARN	2A	0	2744	\$68,960

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	RANGELAND NATIVE GRASSES	0.42	18,295.20	0.00	0.00	\$11,740	\$40
RN3	RANGELAND NATIVE GRASSES	1.00	43,560.00	0.00	0.00	\$27,940	\$0



(1 of 2)

Parcels: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 14855

Legal Acreage: 1.42

AGID ID: 124142

Legal Description: ABS A0001 SURVEY 24 H

EGGLESTON, ACRES 1.42

Tract to Lots

Abstract Subdivision Code: A0001

Tract to

Abstract Subdivision Code: 000

[Zoom to](#)

...

14855

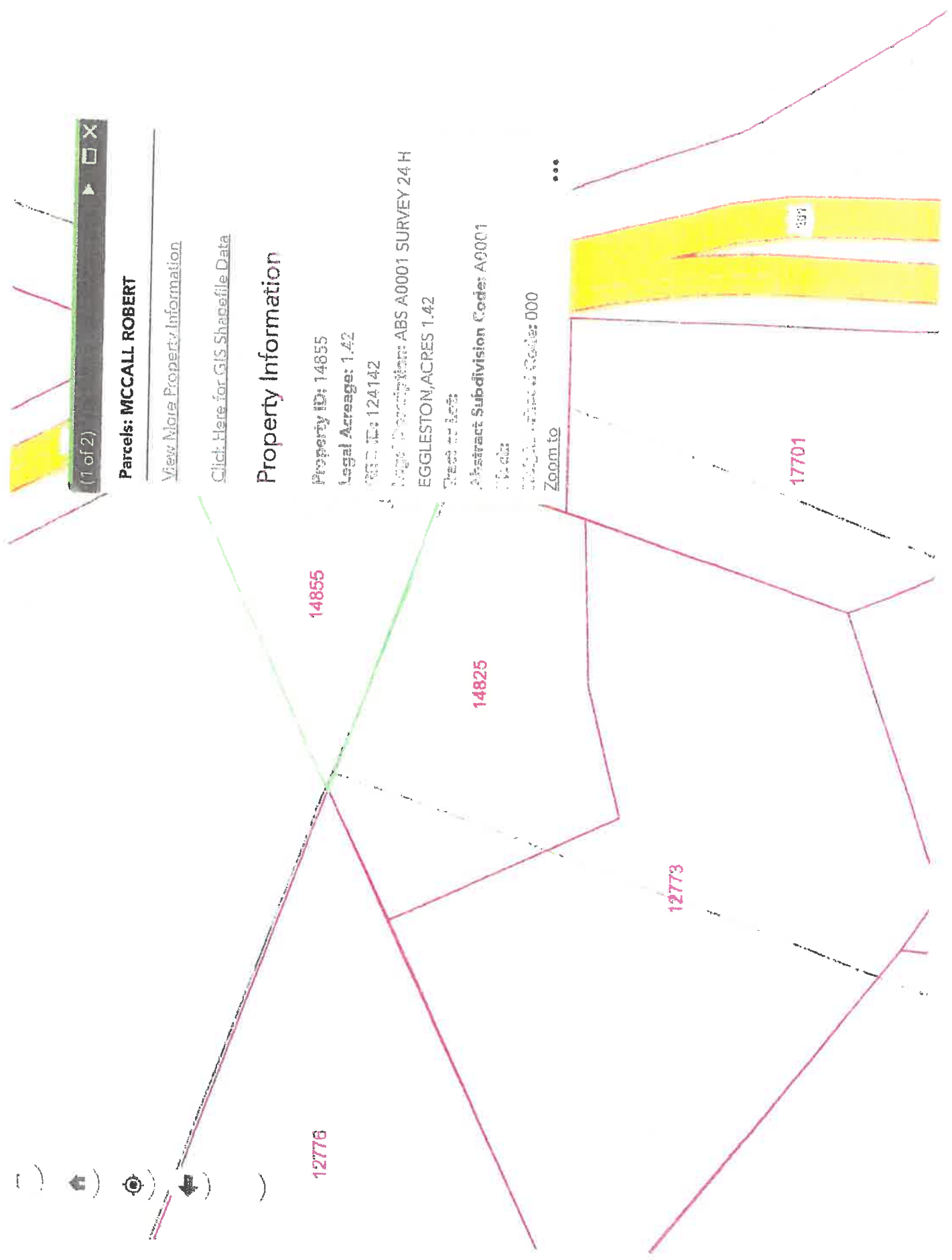
14825

17701

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12776

1991



SURVEY SHOWING A 4.801 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGESTON SURVEY NO. 24, ABSTRACT NO. 1, THE INDIANOLA RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 314 AND J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 786, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 12.21 ACRE TRACT OF LAND RECORDED IN VOLUME 143, PAGE 427, DEED RECORDS, BLANCO COUNTY, TEXAS COUNTY COUNTY, TEXAS.

GENERAL SURVEY NOTES
 1. THIS SURVEY WAS MADE FOR THE PURPOSE OF A TRAIL
 2. THE SURVEY WAS MADE BY THE SURVEYOR OF A TRAIL
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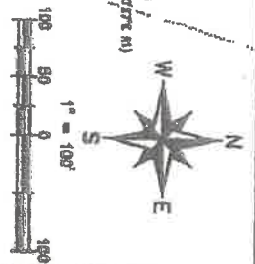
BLANCO COUNTY CHAMBER OF COMMERCE
 CALLED 28,088 ACRES
 VOL. 143 PG. 55
 DEED RECORDS

J.M. WATSON
 SURVEY NO. 100
 ABSTRACT NO. 786

HORACE EGGESTON
 SURVEY NO. 24
 ABSTRACT NO. 1

L-491.24°
 R-2222.01°
 A-1525.00°
 CB-83722.49°E
 CD-480.58°

POINT OF BEGINNING
 Lot 124.82 (tract R)
 R-2222.01° (tract R)
 A-0515.84° (tract R)
 CB-82334.22°E (tract R)
 CD-124.81° (tract R)



W.C. WHITERS
 SURVEY NO. 90
 ABSTRACT NO. 534

1.42 Acres

REMAINDER OF CALLED 12.21 ACRES
 VOL. 143 PG. 427
 DEED RECORDS

INDIANOLA RAILROAD COMPANY
 SURVEY NO. 1
 ABSTRACT NO. 314

LOT 4
 REGION OF CALO SPRINGS
 SUBDIVISION SECTION TWO
 VOL. 1 PG. 284
 PLAT RECORDS



1. THIS SURVEY WAS MADE FOR THE PURPOSE OF A TRAIL
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LOT 3
 REGION OF CALO SPRINGS
 SUBDIVISION SECTION TWO
 VOL. 1 PG. 284
 PLAT RECORDS

LEGEND
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W.C.R. LAND SURVEYING
 P.O. BOX 1000, WATSON, TEXAS 76795
 TEL: 817-291-1000
 FAX: 817-291-1001
 E-MAIL: WCR@WCRSURV.COM
 W.C.R. LAND SURVEYING
 P.O. BOX 1000, WATSON, TEXAS 76795
 TEL: 817-291-1000
 FAX: 817-291-1001
 E-MAIL: WCR@WCRSURV.COM

Blanco CAD Property Search

Property ID: 14825 For Year 2025

Property Details

Account
Property ID: 14825
Type: R
Property Use:
Location
Situs Address: 281 HWY BLANCO, TX 78606
Map ID:
Geographic ID: 786100255
Zoning:
Condo:
Legal Description: ABS A0786 SURVEY 100 J.M. WATSON, ACRES 2.55
Abstract/Subdivision: A0786
Neighborhood:
Owner
Owner ID: 18787
Name: MCCALL ROBERT
Agent: HOME TAX SHIELD
Mailing Address: 1953 S US HWY 281
BLANCO, TX 78606-4575
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)
Improvement Non-Homesite Value: \$0 (+)
Land Homesite Value: \$0 (+)
Land Non-Homesite Value: \$0 (+)
Agricultural Market Valuation: \$69,820 (+)

Market Value: \$69,820 (=)
Agricultural Value Loss: \$69,550 (-)

HS Cap Loss: \$0 (-)
Circuit Breaker: \$0 (-)

Appraised Value: \$270
Ag Use Value: \$270

Information provided for research purposes only.
Legal descriptions and acreage amounts are for
Appraisal District use only and should be verified
prior to using for legal purpose and or documents.
Please contact the Appraisal District to verify all
information for accuracy.

Please search "Last Name First Name" no
comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MCCALL ROBERT

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Free
FBL	ESD #2	0.100000	\$69,820	\$270	\$0.27	
GBL	BLANCO COUNTY	0.370000	\$69,820	\$270	\$1.00	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$69,820	\$270	\$0.05	

SBL BLANCO ISD

0.791900

\$69,820

\$270

\$2.14

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$3.46

Estimated Taxes Without Exemptions: \$892.69

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	F
RN3	RANGELAND NATIVE GRASSES	2.55	111,078.00	0.00	0.00	\$69,820	

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$0	\$69,820	\$270	\$0
2024	\$0	\$69,820	\$260	\$0
2023	\$0	\$66,650	\$260	\$0
2022	\$0	\$63,480	\$260	\$0
2021	\$0	\$45,070	\$260	\$0
2020	\$0	\$38,720	\$250	\$0
2019	\$0	\$38,090	\$250	\$0
2018	\$0	\$34,910	\$250	\$0
2017	\$0	\$33,320	\$210	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
2/17/1993	WV	WARRANTY W/ VENDORS LIEN	YETT VIRGIE ESTATE	MCCALL ROBERT	143	427

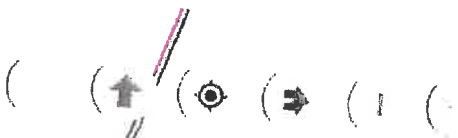
ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Date
06/26/2025 10:30 AM	CHARLES MC CAUSLAND, DAWN DELAURENTS, LEE PILZ	\$0	\$69,820	FINAL DECISION

Estimated Tax Due

If Paid: 08/26/2025 

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2024	ESD #2	0.100000	\$69,820	\$260	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$69,820	\$260	\$0.96	\$0.96	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$69,820	\$260	\$0.04	\$0.04	\$0.00	\$0.00	\$0.00
2024	BLANCO ISD	0.791900	\$69,820	\$260	\$2.06	\$2.06	\$0.00	\$0.00	\$0.00
	2024 Total:	1.278571			\$3.32	\$3.32	\$0.00	\$0.00	\$0.00
2023	ESD #2	0.100000	\$66,650	\$260	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00
2023	BLANCO COUNTY	0.365097	\$66,650	\$260	\$0.95	\$0.95	\$0.00	\$0.00	\$0.00
2023	BL-PED GROUNDWATER CONS DIST	0.017498	\$66,650	\$260	\$0.05	\$0.05	\$0.00	\$0.00	\$0.00



12776

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17703

14825

Property Information

[Click Here for GIS Shapefile Data](#)

[View More Property Information](#)

Parcel: MCCALL ROBERT

(1 of 2)



Property ID: 14825
Address: 281
Phone: 786 100255
Name: J.M. WATSON
Address: ABS A0786 SURVEY 100
J.M. WATSON ACRES 2.55

Address: Subdivision Code: A0786

Neighborhood Code: 000

Zoom In

17701

281

STREET LIGHTS
STREET LIGHTS
STREET LIGHTS

L=481.54'
R=2222.01'
Δ=12°25'00"
CB=S31°22'49"E
CD=480.59'

POINT OF BEGINNING

R=2222.01° (222.01° RI)
A=0315°54" (03.613° RI)
CB=S23°32'22"E (S22.3027° RI)
CD=126.61° (126.61° RI)

Figure 1: A horizontal bar chart showing the distribution of the number of children per family. The x-axis is labeled "Number of children per family" with values 0, 50, and 100. The y-axis is labeled "Percentage of families" with values 0, 50, and 100. The chart shows a distribution peaking at 0 children, with a percentage of approximately 80%.

- 1) BASIS OF ELECTION, TEXAS STATE PLAIN COORDINATE
- 2) THE SURVEY, DECE. 1904
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BLANCO COUNTY CHAMBER OF COMMERCE
CALLED 29.895 ACRES
VOL. 145 PG. 55
DEED RECORDS

14-00000
SUPERIOR
14-00000

1

SEPARATE DOCUMENT.

LOT 5
REVISION OF CLO SPRINGS
SULPHUR SPRING SECTION TWO
VOL. 1 PG. 203
PLAT RECORDS

LOT 4
REVISION OF CIELO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

REMAINDER OF CALLED 12.21 ACRES
VOL. 143 PG. 427
DEED RECORDS

1997-1998

6097

CHRISTOPHER AMICK
REGISTERED PROFESSIONAL LAND SURVEYOR #0344
PRL5634@CALIFORNIA.SURVEYOR.COM 512-618-7812



REVISION OF Cielo SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 28B
PLAT RECORDS

LOT 2
REVISION OF CLO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 28B
PLAT RECORDS

LEGEND

R1 RECORD CALL PER VOLUME 14, PAGE 427 (RED RECORDS)

R2 RECORD CALL PER VOLUME 201, PAGE 233 (ORIGINAL PUBLIC RECORDS)

R3 RECORD CALL PER VOLUME 145, PAGE 55 (RED RECORDS)

R4 RECORD CALL PER VOLUME 1, PAGE 288 (PLAT RECORDS)

○ 36" x 78" RECORD ROD W/ A YELLOW TAPE

● FOUND 1/27 1800 ROD (W/LESS OVERHUNG NOTED)

● CALCULATED POINT

● FOUND IRON ROD W/ A YELLOW TAPE

● 45142" PLASTIC CAP

△ FOUND TROUT CONCRETE RIGHT-OF-WAY MARKER

X WHERE FENCE

W.D. WINTERS
SURVEY NO. 00
ABSTRACT NO. 663

W
GCPR

LAND SURVEYING

P.O. BOX 481, 807 MAIN ST. BLANCO, TX 78606
512-618-8077 RFL5534@GMAIL.COM
RFL5 TRAK 91014135

JOB NO.: 1025-17 DATE: 06/12/2017
DRAWN BY: CJM CHECKED BY: CJM

SHEET: 1 OF 1

Blanco CAD Property Search

Property ID: 12773 For Year 2025

Property Details

Account

Property ID: 12773
 Type: R
 Property Use:
 Location
 Geographic ID: 2306002001 (tel: 2306002001)
 Zoning:
 Condo:

Location

Situs Address: 1953 S US HWY 281 BLANCO, TX 78606
 Map ID: B6
 Legal Description: ABS A0314 SURVEY 1 INDIANOLA RIR CO, ACRES 8.21
 Abstract/Subdivision: A0314
 Mapsco:

Neighborhood:

Owner

Owner ID: 132741
 Name: DALLENBACH ROBIN
 Agent: HOME TAX SHIELD
 Mailing Address: 1953 S US HWY 281
 BLANCO, TX 78606
 % Ownership: 100.0%
 Exemptions: HS -
 For privacy reasons not all exemptions are shown online

Property Values

Improvement Homesite Value: \$240,160 (+)
 Improvement Non-Homesite Value: \$15,890 (+)
 Land Homesite Value: \$56,180 (+)
 Land Non-Homesite Value: \$0 (+)
 Agricultural Market Valuation: \$431,160 (+)

Market Value: \$743,390 (=)
 Agricultural Value Loss: \$430,400 (-)

HS Cap Loss: \$93,810 (-)
 Circuit Breaker: \$0 (-)

Appraised Value: \$219,180
 Ag Use Value: \$760

Information provided for research purposes only.
 Legal descriptions and acreage amounts are for
 Appraisal District use only and should be verified
 prior to using for legal purpose and or documents.
 Please contact the Appraisal District to verify all
 information for accuracy.
 Please search "Last Name First Name" no
 comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: DALLENBACH ROBIN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Fee
FBL	ESD #2	0.100000	\$743,390	\$219,180	\$219.18	
GBL	BLANCO COUNTY	0.370000	\$743,390	\$159,912	\$591.67	

GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$743,390	\$219,180	\$36.54
SBL	BLANCO ISD	0.791900	\$743,390	\$79,180	\$627.03
Total Tax Rate: 1.278571					

Estimated Taxes With Exemptions: \$1,474.42

Estimated Taxes Without Exemptions: \$9,504.77

Property Improvement - Building

Type: RESIDENTIAL Living Area: 1902.0 sqft Value: \$240,160

Type	Description	Class CD	Year Built	SQFT	Assess.
MA		F7			
MA3		F7	1996	1122	
AGF2		F7	1996	780	
OP		F7	1996	1881	
OP2		F7	1996	264	
			1996	264	

Type: RESIDENTIAL Living Area: 120.0 sqft Value: \$15,890

Type	Description	Class CD	Year Built	SQFT	Assess.
MA		F7			
CP2		F7	2000	120	
			2000	36	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Assess.
RN2	NATIVE PASTURE	1.00	43,560.00	0.00	0.00	\$56,180	1
BEES	BEEKEEPING FOR 1-D-1 USE	7.24	315,374.40	0.00	0.00	\$431,160	

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$256,050	\$487,340	\$760	\$93,810
2024	\$140,425	\$450,170	\$750	\$0
2023	\$145,380	\$476,040	\$740	\$11,664
2022	\$136,410	\$305,340	\$740	\$0
2021	\$131,950	\$204,020	\$740	\$0
2020	\$130,120	\$176,260	\$720	\$0
2019	\$128,350	\$173,490	\$700	\$0
2018	\$123,850	\$159,610	\$700	\$0
2017	\$119,380	\$145,730	\$600	\$0

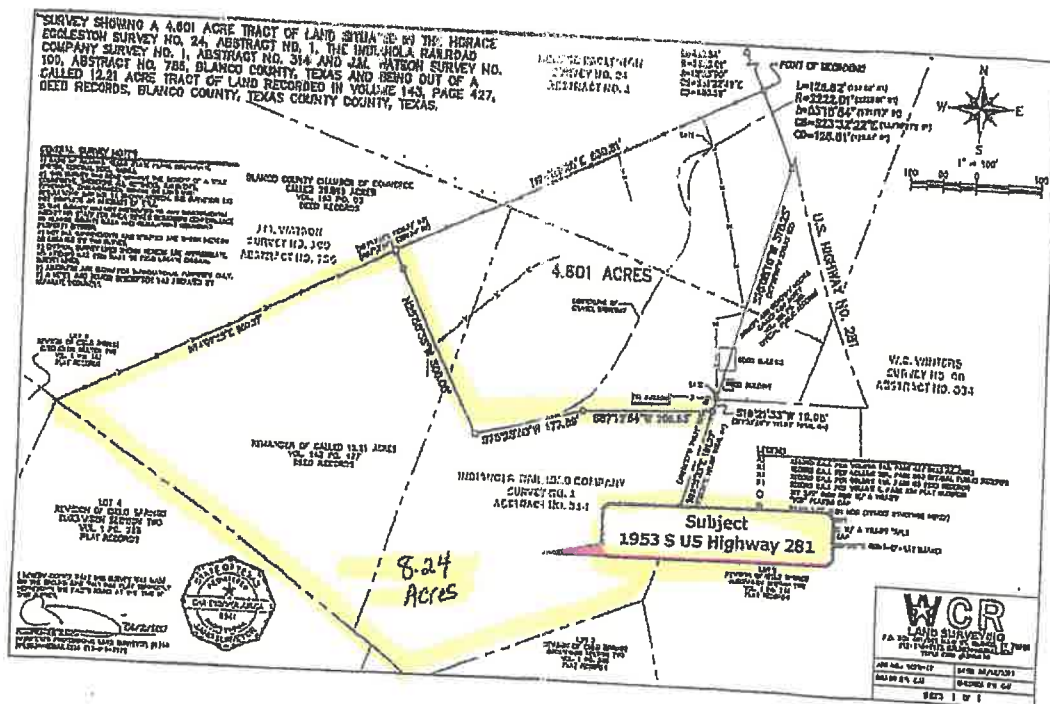
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
9/15/2022	C	SPECIAL WARRANTY	RMD3D LLC	DALLENBACH ROBIN		
7/22/2021	C	SPECIAL WARRANTY	MCCALL ROBERT	RMD3D LLC		
2/17/1993	WV	WARRANTY W/ VENDORS LIEN	YETT VIRGIE ESTATE	MCCALL ROBERT	143	427

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------

File # 2-1008374





12776

12773

17703

14855

14825

5473

A-1

2071

2071

Parcels: DALLENBACH ROBIN

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 12773

Legal Acreage: 8.24

ASS ID: 2306002001

Legal Description: ABS A0314 SURVEY 1 INDIANOLO RR CO, ACRES 8.24

Tract or Lot: 6 (ESTATE) (HOUSE TRACT)

Abstract Subdivision Code: A0314

Block:

Neighborhood Code: 000



Blanco CAD Property Search

Property ID: 5473 For Year 2025

Property Details

Account
Property ID: 5473
Type: R
Property Use:
Location
Situs Address: 2029 S US 281 BLANCO, TX 76006
Map ID: C6
Legal Description: ABS A0634 SURVEY 90 W.C. WINTERS, ACRES 1.04
Abstract/Subdivision: A0634
Neighborhood: (BL-COMM) BLANCO COMMERCIAL
Owner
Owner ID: 18787
Name: MCCALL ROBERT
Agent: HOME TAX SHIELD
Mailing Address: 1953 S US HWY 281
 BLANCO, TX 76006-4575
% Ownership: 100.0%
Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)
Improvement Non-Homesite Value: \$597,410 (+)
Land Homesite Value: \$0 (+)
Land Non-Homesite Value: \$340,820 (+)
Agricultural Market Valuation: \$0 (+)
Market Value: \$938,230 (=)
Agricultural Value Loss: \$0 (-)
HS Cap Loss: \$0 (-)
Circuit Breaker: \$160,659 (-)
Appraised Value: \$777,571
Ag Use Value: \$0

Information provided for research purposes only.
 Legal descriptions and acreage amounts are for
 Appraisal District use only and should be verified
 prior to using for legal purpose and or documents.
 Please contact the Appraisal District to verify all
 information for accuracy.
 Please search "Last Name First Name" no
 comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: MCCALL ROBERT

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Fees
FBL	ESD #2	0.100000	\$938,230	\$777,571	\$777.57	
GBL	BLANCO COUNTY	0.370000	\$938,230	\$777,571	\$2,877.01	
GWD	BL-PED GROUNDWATER CONS DIST	0.016671	\$938,230	\$777,571	\$129.63	

SBL BLANCO ISD

0.791900

\$938,230

\$777,571

\$6,157.58

Total Tax Rate: 1.278571

Estimated Taxes With Exemptions: \$9,941.79

Estimated Taxes Without Exemptions: \$11,995.93

Property Improvement - Building

Description: COMMERCIAL Type: COMMERCIAL Living Area: 3820.0 sqft Value: \$509,590

Type	Description	Class CD	Year Built	SQFT	Asses
MA	MAIN AREA	RSS3	0	1600	
CP2	COVERED PORCH	*	1995	280	
CP2	COVERED PORCH	*	1995	200	
MA	MAIN AREA	OBD3	1995	1404	
CP2	COVERED PORCH	*	1980	468	
CP2	COVERED PORCH	*	1980	32	
MA	MAIN AREA	F7	1980	816	
COMMERCIAL	WVC	WD	2015	160	

Description: COMMERCIAL Type: COMMERCIAL Living Area: 816.0 sqft Value: \$87,820

Type	Description	Class CD	Year Built	SQFT	Asses
MA	MAIN AREA	F7	1980	816	
COMMERCIAL	WVC	WD	2013	160	

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	F
C	COMMERCIAL	1.04	43,566.00	0.00	0.00	\$340,820	

Property Roll Value History

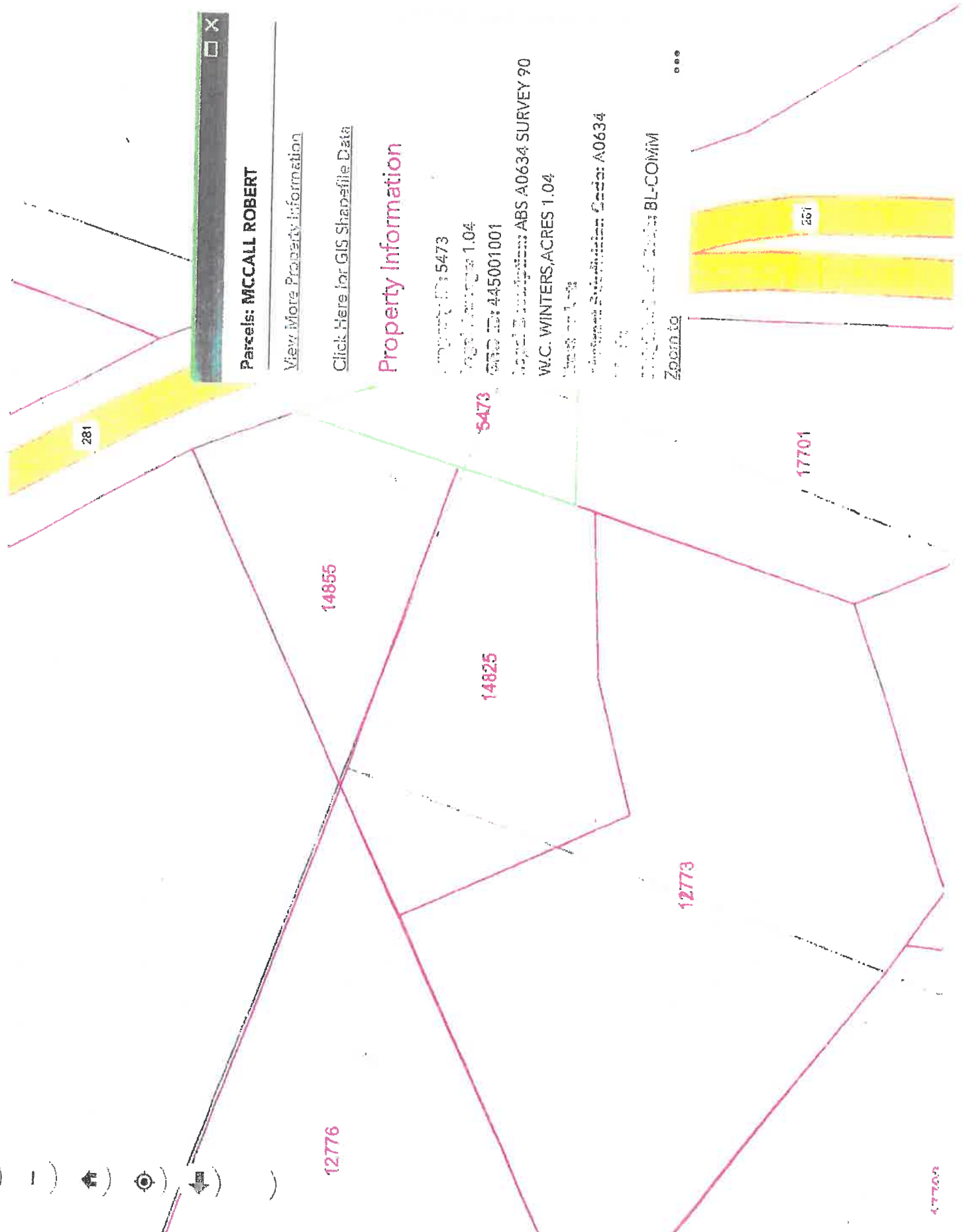
Year	Improvements	Land Market	Ag Valuation	HS Cap Loss
2025	\$597,410	\$340,820	\$0	\$0
2024	\$647,250	\$340,820	\$0	\$0
2023	\$207,270	\$332,710	\$0	\$0
2022	\$177,080	\$176,100	\$0	\$0
2021	\$150,850	\$78,490	\$0	\$0
2020	\$131,170	\$71,950	\$0	\$0
2019	\$129,130	\$65,410	\$0	\$0
2018	\$124,090	\$60,380	\$0	\$0
2017	\$119,040	\$57,860	\$0	\$0

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page
10/30/1998	W	WARRANTY	SNYDER ROBERT L	MCCALL ROBERT	201	203
1/26/1988	OT		HILLSIDE INN	SNYDER ROBERT L	126	396

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
-----------------------	---------------	--------------------------	--------------------------------	-------------------



Parcels: MCCALL ROBERT

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 5473
Total Acreage: 1.04
GIS ID: 445001001
Legal Description: ABS A0634 SURVEY 90
W.C. WINTERS, ACRES 1.04
Parcel Number: 5473
Subdivision Code: A0634
County: BL-CONIM
Zoom to

SURVEY SHOWING A 4.601 ACRE TRACT OF LAND SITUATED IN THE HORACE EGGLESTON SURVEY NO. 24, ABSTRACT NO. 1, THE INDIANOLA RAILROAD COMPANY SURVEY NO. 1, ABSTRACT NO. 314 AND J.M. WATSON SURVEY NO. 100, ABSTRACT NO. 786, BLANCO COUNTY, TEXAS AND BEING OUT OF A CALLED 12.21 ACRE TRACT OF LAND RECORDED IN VOLUME 143, PAGE 427, DEED RECORDS, BLANCO COUNTY, TEXAS COUNTY COUNTY, TEXAS.

GENERAL SURVEY NOTES

- 1) BASIS OF BEARING TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 14N, MGRS.
- 2) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SURVEY, AND THEREFORE, THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS IN THE LAND NOT SHOWN HEREON. THE SURVEYOR DOES NOT COMPLETE AN ABSTRACT OF TITLE.
- 3) THIS SURVEY WAS NOT PRESENTED TO ANY GOVERNMENTAL AGENCY FOR REVIEW OR RECORDATION, AND THEREFORE, IT IS NOT A PUBLIC SURVEY AND DOES NOT CONSTITUTE A PUBLIC RECORD.
- 4) NOT ALL IMPROVEMENTS AND UTILITIES ARE SHOWN HEREON. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS IN THE LAND NOT SHOWN HEREON. THE SURVEYOR DOES NOT COMPLETE AN ABSTRACT OF TITLE.
- 5) ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO FIELD LOCATE ORIGINAL SURVEY LINES.
- 6) ALL MEASUREMENTS OF SPACING FOR INFORMATIONAL PURPOSES ONLY. SEPARATE DOCUMENT.

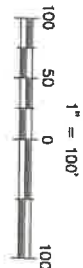
BLANCO COUNTY CHAMBER OF COMMERCE
CALLED 29.895 ACRES
VOL. 145 PG. 55
DEED RECORDS

J.M. WATSON
SURVEY NO. 100
ABSTRACT NO. 786

HORACE EGGLESTON
SURVEY NO. 24
ABSTRACT NO. 1

L=481.54'
R=2222.01'
CB=1225.00'
CD=53122.49'E
CD=480.56'

POINT OF BEGINNING
L=126.62' (126.62' R)
R=2222.01' (2222.01' R)
CB=53155.44' (53155.44' R)
CD=126.61' (126.61' R)
CD=53132.22'E (53132.22'E R)



LOT 5
REVISION OF CIELO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

LOT 4
REVISION OF CIELO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

REMAINDER OF CALLED 12.21 ACRES
VOL. 143 PG. 427
DEED RECORDS

INDIANOLA RAILROAD COMPANY
SURVEY NO. 1
ABSTRACT NO. 314

LOT 3
REVISION OF CIELO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND AND THAT THIS PLAT CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME OF
THIS SURVEY.

CHRISTOPHER JURICA
LAND SURVEYOR #3344
06/21/2017
P.O. BOX 481/907 MAIN ST. BLANCO TX 78606
512-818-7972 RPL5344@GMAIL.COM
RPL5344@GMAIL.COM 512-818-7972



LEGEND

- R1 RECORD CALL PER VOLUME 143, PAGE 427 DEED RECORDS
- R2 RECORD CALL PER VOLUME 201, PAGE 283 OFFICIAL PUBLIC RECORDS
- R3 RECORD CALL PER VOLUME 143, PAGE 53 DEED RECORDS
- R4 RECORD CALL PER VOLUME 143, PAGE 288 PLAT RECORDS
- SET 3/8" IRON ROD W/ A YELLOW "TOP" PLASTIC CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- CALCULATED POINT
- FOUND IRON ROD W/ A YELLOW "TOP"
- 4542" PLASTIC CAP
- FOUND 1200T CONCRETE RIGHT-OF-WAY MARKER
- WIRE FENCE

LOT 2
REVISION OF CIELO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

W.C. WINTERS
SURVEY NO. 90
ABSTRACT NO. 634

W.C.R.
LAND SURVEYING
P.O. BOX 481/907 MAIN ST. BLANCO TX 78606
512-818-7972 RPL5344@GMAIL.COM
TRPL5 FRM #0194135

JOB NO. 1073-17 DATE: 06/12/2017
DRAWN BY: CJU CHECKED BY: CJU

SHEET: 1 OF 1

[illegible]

L=481.54'
R=2222.01'
Δ=12°25'00"
CB=S31°22'49"E
CD=480.59'

MENT OF BEGINNING

R=2222.01°(222.01° R1)
A=0315.54°(0316.13° R1)
CB=S23.32°22"E(S22.30°27"E R1)
CD=126.61°(126.61° R1)

2) THIS SURVEY WAS DONE WITHOUT THE ASSISTANCE OF A PROFESSIONAL SURVEYOR.

BLANCO COUNTY CHAMBER OF COMMERCE
CALLED 29.895 ACRES
VOL. 145 PG. 55
DEED RECORDS

INVESTIGATIVE
SUPERVISOR
FBI/DOJ

[illegible]

IN. MASON
SURVEY NO. 100
1883-1906

S16'08"
(S17'30"00
DOROTHY MCALL
1.00 ACRES
PG. RECORDS

REVISION OF Cielo Springs
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

N 64° 09' 25" E 580.27

REMAINDER OF CALLED 12.21 ACRES
VOL. 143 PG. 427
DEED RECORDS

[illegible]

LOT 4
REVISION OF CIELD SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THAT THIS PLAY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

CHRISTOPHER JURICA
REGISTERED PROFESSIONAL LAND SURVEYOR #6344
RPLS6344@GMAIL.COM 512-618-7672

STATE OF TEXAS
REGISTERED
CHRISTOPHER JURICA
6344
PROFESSIONAL
LAND SURVEYOR

LOT 3
REVISION OF Cielo SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 28B
PLAT RECORDS

LOT 2
REVISION OF CILO SPRINGS
SUBDIVISION SECTION TWO
VOL. 1 PG. 288
PLAT RECORDS

LEGEND

R1	RECORD CALL PER VOLUME 143, PAGE 427 DIED IN
R2	RECORD CALL PER VOLUME 201, PAGE 203 CRITICAL
R3	RECORD CALL PER VOLUME 1, PAGE 55 DIED RECORD
R4	RECORD CALL PER VOLUME 1, PAGE 248 PLAY RECORD
○	W/40 PLASTIC RING R/W A YELLOW
●	FOUND 1/2" IRON ROD (WHILEST OTHERWISE NOTED)
②	CALCULATED POINT
③	FOUND IRON ROD W/ A YELLOW "RINGS
④	4"X4" PLASTIC CUP
△	FOUND IRON CONCRETE RIGHT-OF-WAY MARKER
X-	WIRE FENCE

W.D. WINTERS
SUPERVISOR
ASTRACT NO. 634

W&CP
LAND SURVEYING
P.O. BOX 481/2007 MAIN ST. BLANCK, TX 75606
915-751-1272 info@wcp-land.com
IPI-5 NEW PROJECTS

JOB NO.: 105-17	DATE: 06/12/2017
DIAMON BY: CU	DREDDON BY: CU

SHEET 1 OF 1



LAND SURVEYING

P.O. Box 481/807 Main St. Blanco, TX 78606

(512)618-7672 rpls6344@gmail.com

TBPLS FIRM #10194135

FIELD NOTE DESCRIPTION OF A 4.601 ACRE TRACT OF LAND

Being a **4.601 acre** tract of land situated in the Horace Eggleston Survey No. 24, Abstract No. 1, the Indianola Railroad Company Survey No. 1, Abstract No. 314 and J.M. Watson Survey No. 100, Abstract No. 786, Blanco County, Texas and being out of a called 12.21 acre tract of land recorded in Volume 143, Page 427, Deed Records, Blanco County, Texas, said **4.601 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the curved westerly right-of-way line of U.S. Highway No. 281, for the southeast corner of a called 29.895 acre tract of land recorded in Volume 145, Page 55, Deed Records, Blanco County, Texas, the northeast corner of the above referenced 12.21 acre tract and herein described tract, said iron rod bears South 31 degrees 22 minutes 49 seconds East, a distance of 480.59 feet from a TxDOT concrete right-of-way marker found;

THENCE with westerly right-of-way line of U.S. Highway No. 281 and northeast line of said 12.21 acre tract with a curve to the right an arc distance of **126.62 feet**, a radius of **2222.01 feet**, a central angle of **03 degrees 15 minutes 54 seconds** and a chord which bears **South 23 degrees 32 minutes 22 seconds East**, a distance of **126.61 feet** to a TxDOT concrete right-of-way marker found in the northwest line of a called 1.04 acre tract of land recorded in Volume 201, Page 203, Official Public Records, Blanco County, Texas, the easternmost corner of said 12.21 acre tract and herein described tract;

THENCE with the northwest line of said 1.04 acre tract, **South 16 degrees 08 minutes 10 seconds West**, a distance of **376.25 feet** to a 1/2" iron rod found for the southwest corner of said 1.04 acre tract, the northwest corner of Lot 2, Revision of Cielo Springs Subdivision Section Two recorded in Volume 1, Page 288, Plat Records, Blanco County, Texas;

THENCE with a northwest line of said Lot 2, **South 16 degrees 21 minutes 33 seconds West**, a distance of **19.95 feet** to an iron rod found with yellow "RPLS 4542" plastic cap for the southeast corner of the herein described tract;

THENCE severing said 12.21 acre tract the following courses and distances:

South 87 degrees 12 minutes 54 seconds West, a distance of **206.63 feet** to an iron rod found with yellow "RPLS 4542" plastic cap;

South 75 degrees 25 minutes 50 seconds West, a distance of **173.89 feet** to an iron rod set for the southwest corner;

and **North 25 degrees 50 minutes 35 seconds West**, a distance of **306.06 feet** to an iron rod set in the southeast line of the aforementioned 29.895 acre tract, the northeast line of said 12.21 acre tract, for the northwest corner of the herein described tract, said iron rod bears **North 64 degrees 09 minutes 25 seconds East**, a distance of 580.27 feet from a 1/2" iron rod found for the northwest corner of said 12.21 acre tract;

THENCE with the southeast line of said 29.895 acre tract and northeast line of said 12.21 acre tract, **North 64 degrees 09 minutes 25 seconds East**, a distance of **630.81 feet** to the **POINT OF BEGINNING** containing **4.601 acres** of land.

Notes:

1. Basis of Bearing: Texas State Plane Coordinate System, Central Zone, NAD83
2. A survey plat was prepared by separate document.
3. 3/8" iron rods set with a yellow "WCR" plastic cap.



06/21/2017

Christopher Jurica, RPLS #6344
(512)618-7672 rpls6344@gmail.com
Job No. 1075-17

OLD BUSINESS

ITEM #1



City of Blanco

P.O. Box 750 Blanco, Texas 78606

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

STAFF REPORT: 10-21-25

DESCRIPTION: Variance request to NOT require a sidewalk Hackberry due to public safety reasons (CITY REQUEST due to PUBLIC safety concerns)

ANALYSIS: In September of 2024 City Council denied a request to not put in sidewalks for a project of 8 single family lots because both Council and P&Z wanted connectivity to other neighborhoods. Staff's recommendation had been to require sidewalks on Elm Street and 7th Street because of nearby sidewalks but to NOT require sidewalks on 6th and Hackberry due to the size of the paved portions of the roadway.

The subdivision plat was later approved at seven lots. The project proceeded with the seven lots to take access from both Hackberry and Elm Street due to the longer length of the block on those two roads. Although the subdivision plat dedicated a 10' sidewalk easement the paved portion of the road encroaches on the owner's property by 4.'

Hackberry paving is 17' wide with a 20' ROW. In September of 2024 we believed the ROW to be 55's as provided by the applicant's engineer. The Surveyor has now proven that the ROW is 20'.

1. Paving is 17' and if the sidewalks were installed the roadway would be 13' wide.
2. A ditch on the west side makes improving the ROW or paving very difficult
3. A Ford F-150 is almost 7' wide with a mirror on one side. My Ford Ranger and an F-250 type truck had to pull in the ditch to avoid each other when I drove on Hackberry.
4. The plans show 4 homes will take access from Hackberry. The driveways won't work on 13'
5. City plans to do some filling in with cold mix to make the road safer.

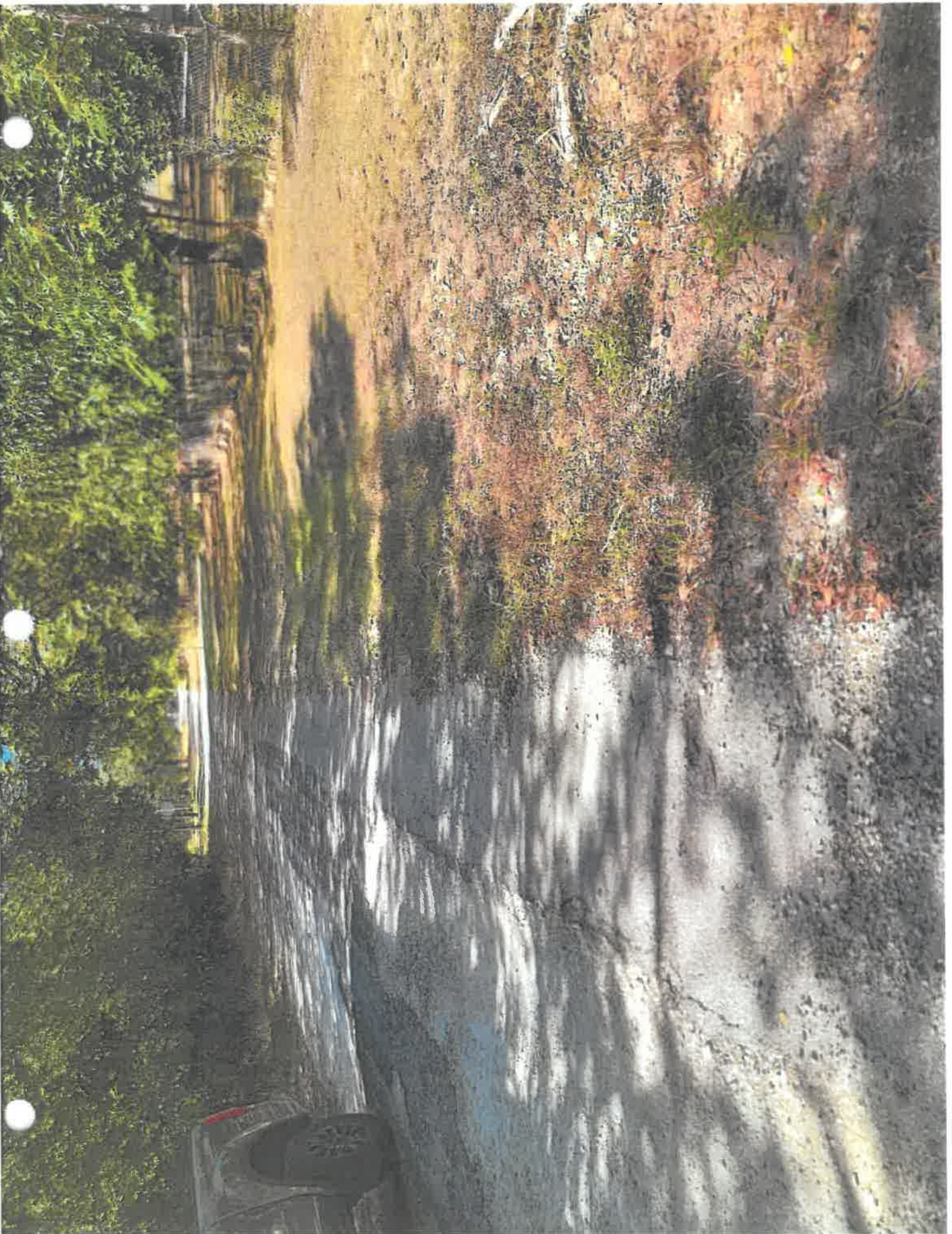
P&Z discussed asking the applicant to dedicate the 4' of property where Hackberry pavement exists (so the property owner doesn't own the portion of the road) and to have the City mill the road, place caliche on the existing paved surface and 4' of additional paving on the west side for 21' of surface.



FISCAL IMPACT: 7 homes on ad valorem

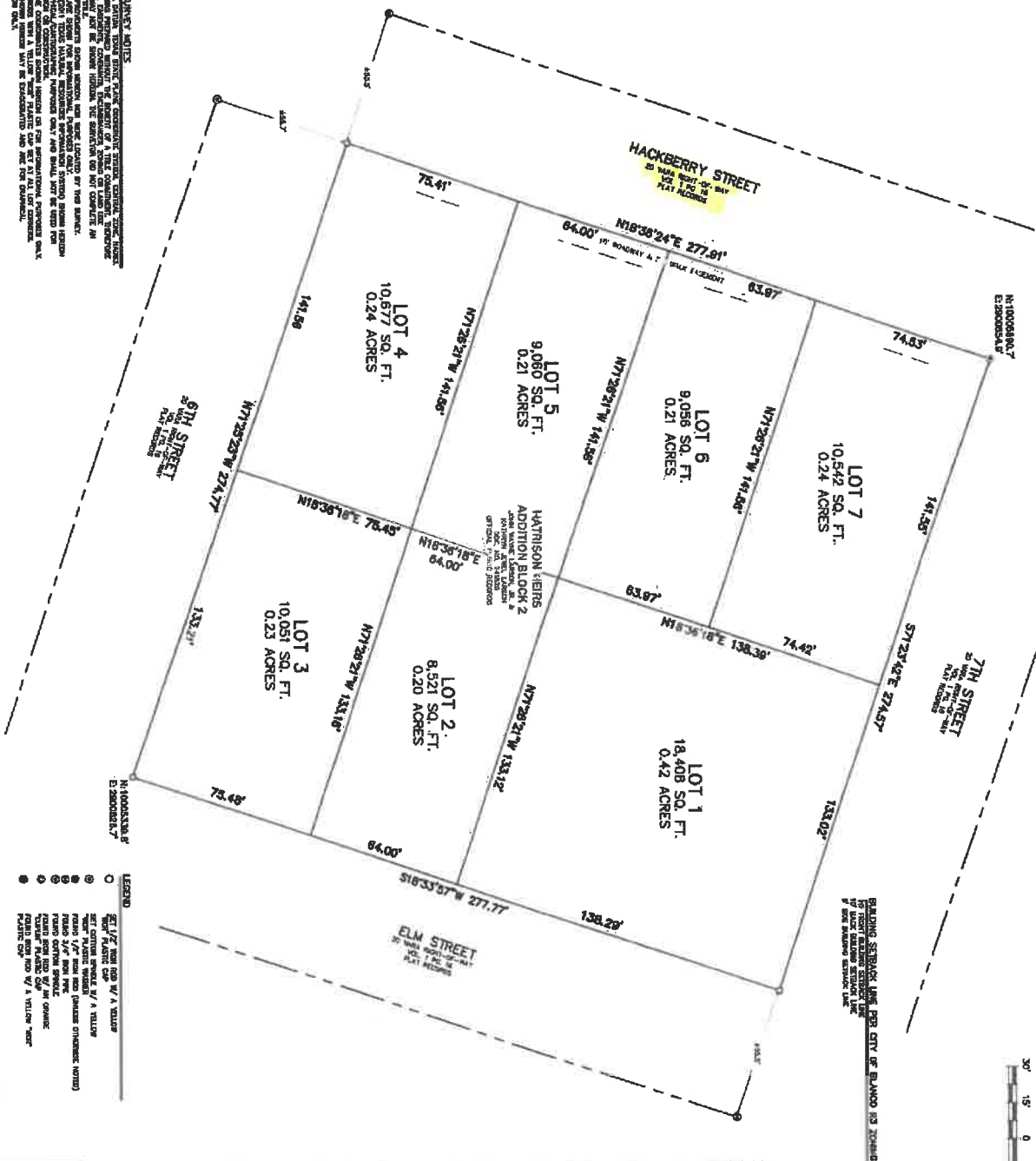
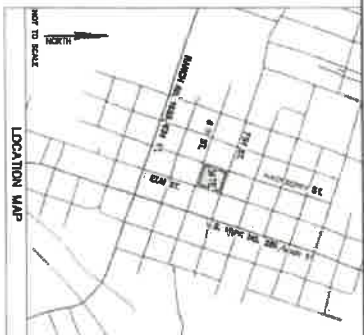
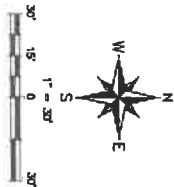
RECOMMENDATION: P&Z is recommending that Council approve variance on the condition that the applicant dedicate the 4' on Hackberry so that future sidewalk and street alignment can be accomplished.







BEING ALL OF A BLOCK 9, HARRISON HEIRS ADDITION RECORDED IN VOLUME 8, PAGE 145,
DEED RECORDS, BLANCO COUNTY, TEXAS AND AS SHOWN ON THE OFFICIAL MAP OF BLANCO,
TEXAS RECORDED IN VOLUME 1, PAGE 16, PLAT RECORDS, BLANCO COUNTY, TEXAS

[illegible][illegible]

WCP
LAND SURVEYING
P.O. BOX 481 BLANCK, TX 75005
800-653-5010 INFO@WCP-LANDSURVEYING.COM
WE ARE A TRUSTED PROFESSIONAL

JOB NO: 2404-24
 DRAWN BY: CUI
 CHECKED BY: CUI
 SHEET: 1 OF 1

LILIANA WALLA, COLONY CLERK BLANCO PERALTA, TOLIVER

1. JAMES WILLIAMS, CLERK OF LAUND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING WAS THE EXHIBITION OF AUTHORITY AND WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. AT _____ TEXAS, AND WAS FILED RECORDED IN _____

LAUND COUNTY, TEXAS, IN BOOK _____ PAGE _____

RECORDED BY _____

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

1. JEREMY CERNIAK HAS TO PLAY CONTINUOUS TO MEET MINIMUM STANDARDS AS SET FORTH BY THE TITLE 8006 OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL WORKER WAGE IN THE COUNCIL UNDER MY REPRESENTATION.

PRELIMINARY, NOT TO BE RECORDED FOR ANY PURPOSE.

01/23/2021

CHRISTOPHER JARCEK 3615 36004

STATE OF TEXAS
COUNTY OF HALLADAY
WE HEREBY CERTIFY THAT THIS DEPLAT OF BLOCK 2, HARRISON HILLS, ADDITION HAS BEEN APPROVED.
DATED THIS ____ DAY OF _____, 20__.

JULIE GASKIN
CITY SECRETARY

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JOHN W. LARSON, JR., AND LORETTA ANN LARSON, BOTH OF WHOM TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBMITTED TO THE FORECLOSURE SALE, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 19____.

KARLHART KRELL
515 VINE COVE
AUSTIN, TX 78746

[illegible]

LOCATION MAP



Dimensions.com

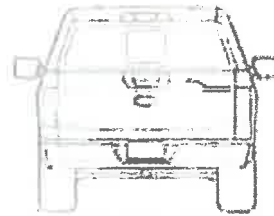
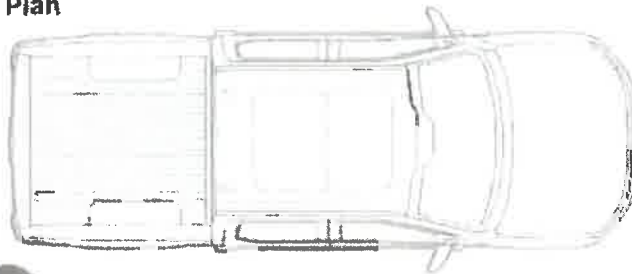


Edit Image



6' 8 inches
without mirror

Plan



589

Ford F-150 (SuperCrew, Short Bed) (P702 - 14th Gen

Visit >





City of Blanco

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

STAFF REPORT: 1/9/25

DESCRIPTION: Request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments

ANALYSIS: A 1.752 acre tract being an entire City block near the City core more specifically bounded by Elm Street, 6th, 7th, and Hackberry Street. The development would normally require sidewalks on all areas where ROW abuts the lots. The applicant is proposing 8 single family lots on this city block in the R-3 zoning district which would allow for this type of density.

P&Z needs to establish a hardship whether it be topography or not enough ROW, drainage or some other issue that pushes the City to grant a variance. The applicants explain that there is an expense to sidewalks (4'). The City's comprehensive plan discusses pedestrian pathways and our newest subdivision Los Altos has them on the sides that has no drainage ditch. A large drainage ditch is usually the reason given for not providing a sidewalk but some kind of pathway can be provided instead. Connectivity to other sidewalks is also very important.

The north side of Seventh Street has sidewalks that mostly connect to both the Middle School and is across the street from High school ball fields. Elm Street has some sidewalks mostly near Uptown Blanco.

FISCAL IMPACT: 8 single family lots would provide substantial ad valorem to the city while providing additional single family home options in the City.

RECOMMENDATION: Require sidewalks on 7th Street and Elm Street to promote connectivity and to NOT require sidewalks on 6th and Hackberry as there are no sidewalks near those streets.

Property Information

1. Owner Information:			
Property Owner's Full Legal Name: <u>John Larson and Kathryn Larson</u>			
2. Property Information (the property or tract for which this application has been submitted.)			
911 street address of property (if established) <u>603 Elm, Blanco, TX 78606</u>			
Legal Description: <u>Harrison Heirs</u>			
Lot:	Block: <u>02</u>	Subdivision: <u>SB0009</u>	Sec: Phase:
If not located in Subdivision: Survey:			
Abstract: <u>SB0009</u>		Recorded (Vol/Page)	

3. Type of Variance being requested
1. Sign 2. Building setback 3. Administrative 4. Special Use 5. Other (please Explain) <u>relief from sidewalk requirement</u>

All Applicants Complete the Following:

Ordinance and section being appealed	Requirements of Regulation	Variance Sought from requirements
9A, Ch 7, 7.2	All developments shall provide for streets and sidewalks to serve said development in accordance with the requirements and design standards of the City's thoroughfare plan as may be adopted by the City Council, etc.	We are requesting a variance to be exempt from sidewalk requirements for our property at 603 Elm, where we plan to build residential single-family, residential homes.

Hardship Findings (attach additional sheets if necessary): Describe the actual situation of the subject property and any special or unique condition(s) found thereon which may cause unusual and practical difficulty or unnecessary hardship if Applicant is made to comply with strict enforcement of the ordinance:
--



City of Blanco

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

STAFF REPORT: 1/9/24 5

DESCRIPTION: Request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments

ANALYSIS: A 1.752 acre tract being an entire City block near the City core more specifically bounded by Elm Street, 6th, 7th, and Hackberry Street. The development would normally require sidewalks on all areas where ROW abuts the lots. The applicant is proposing 8 single family lots on this city block in the R-3 zoning district which would allow for this type of density.

P&Z needs to establish a hardship whether it be topography or not enough ROW, drainage or some other issue that pushes the City to grant a variance. The applicants explain that there is an expense to sidewalks (4'). The City's comprehensive plan discusses pedestrian pathways and our newest subdivision Los Altos has them on the sides that has no drainage ditch. A large drainage ditch is usually the reason given for not providing a sidewalk but some kind of pathway can be provided instead. Connectivity to other sidewalks is also very important.

The north side of Seventh Street has sidewalks that mostly connect to both the Middle School and is across the street from High school ball fields. Elm Street has some sidewalks mostly near Uptown Blanco.

FISCAL IMPACT: 8 single family lots would provide substantial ad valorem to the city while providing additional single family home options in the City.

RECOMMENDATION: Require sidewalks on 7th Street and Elm Street to promote connectivity and to NOT require sidewalks on 6th and Hackberry as there are no sidewalks near those streets.

SCANNED

City of Blanco

Application for Variance Request/Special Use permit

1. Owner Information (the holder (s) of a legal or equitable interest in the Subject Property as shown by the deed records of Blanco County.

Property owner's full legal name: John Larson and Kathryn Larson		
Property owner's mailing Address: 212 Turf Cove		
City: AUSTIN	State: TX	Zip Code: 78748
Home Phone: n/a	(Katy) Work Phone: 512-680-4130	Cell: (John) 512-744-8001
Email Address: kathy@larsonhomesllc.com, john@larsonhomesllc.com		

2. Applicant Information (a person Seeking approval of an application; can be the Owner or Designated Representative of the Owner)

☒ Same as Owner (if checked, skip to Section 3)		
Applicant's full legal name:		
Applicant's mailing address:		
City:	State:	Zip Code:
Home Phone:	Work Phone:	Cell Phone:
Email Address:		

3. Designated Contact (the individual who the Owner or Applicant has Chosen to receive all communications on his/her behalf related to the Application):

☐ Same as Owner (skip to section 4)		☐ Same as applicant (skip to Section 4)	
Contact name: Ross Corder			
Contact mailing address: 1042 Northpark Ridge			
City: New Braunfels	State: TX	Zip Code: 78130	
Home Phone:	Work Phone: 210 378 4953	Cell Phone:	

4. Additional Information Required of Business Entities Only:

Is The Owner a corporation or Partnership? Yes (complete this section) No (skip and go to section 5)

- ☐ Attach a letter on company stationery, signed by an authorized individual, authorizing the Applicant to file an application on behalf of the company.
- ☐ Not Applicable. The Company is serving as the Applicant.

5. Owner's / Applicant's Certification

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

Signature: K. Larson

Date: 8/8/24

Printed Name: Kathryn Larson

City of Blanco Application for a Variance Request

The newly developed codes, which mandate the inclusion of sidewalks along new properties, will increase construction costs. This escalation in expenses could adversely impact the feasibility of maintaining affordable housing prices.

Describe how strict enforcement of the provisions of the ordinance that are sought to be varied will (A) deny the applicant the privileges or safety commonly enjoyed by neighboring or similarly situated property in the City of Blanco with similarly timed development and (B) deprive the Applicant the reasonable use of his/her land, and that failure to grant this variance would result in undue hardship to the Applicant:

There are no sidewalks present on the surrounding city blocks.

Describe how the granting of a variance will not be detrimental to public health, safety, and welfare, will not be injurious to other property, or will not prevent the enjoyment/use of adjacent property owners:

Given the absence of sidewalks on the surrounding city blocks, which prevents any connections to existing pedestrian pathways, granting this variance will not adversely affect public health, safety, or welfare.

Describe how the hardship sought to be avoided is NOT the result of (A) the applicant's own actions (self-imposed or self-created) and/or (economic or financial hardship)

This request for a variance is not the result of the applicant's actions or a relief from economic hardship, but a city requirement for sidewalks which as stated previously are not feasible. Given there are no other sidewalks and may increase runoff to other streets.

Describe how the variance will improve the functionality of the property: surrounding streets.

This variance will prevent the increase of ~~impervious cover~~ drainage issues which would result from an increase in impervious cover.

Attach any requested building plans, site plans, plats, surveys, or any other pertinent documents having any importance to this request behind this sheet and list documents and descriptions below:

1. Survey that includes the legal description of the subject site
2. Aerial view of the site plan
3. Google Map showing closest thoroughfare
4. Stapled printouts of names & addresses of property owners within 200 ft of site
5. _____
6. _____
7. _____
8. _____
9. _____

Owner's/ Applicant's Certification:

I hereby certify and agree to the following:

1. I have carefully read the complete Application and know all statements herein and in the attachments hereto are true and correct to the best of my knowledge.
2. The Owner of the Subject Property, if different from the Applicant, has authorized the submittal of this application.
3. No work in relation to the requested variance may start until such variance is approved by the City Council of the City of Blanco.
4. Variance approval may be revoked if any false statements are made herein.
5. As the Owner of the above property or Duly Authorized Applicant, I hereby grant permission to the City of Blanco, its employees, officers and duly appointed board and commission members to enter the premises to make all necessary inspections and to take all other actions necessary to review and act upon this Application.

Signature: _____

Print Name: _____

Date _____

Required Documents for Variance Submittal

1. Legal description and plat of subject site.
One copy of field note description typed and attached on a separate sheet (plain bond paper, not letterhead, or the subdivision name with lot and block number).
2. Map clearly showing the site in relation to the adjacent streets and distance to the nearest thoroughfare,
3. Names and addresses of legal property owners within 200 feet of the block or parcel (this can be obtained at the Blanco County Appraisal District located at 615 Nugent Ave. Johnson City, TX 78636. (830) 868-4013.)
4. A completed application.
5. A filing fee of \$750.00 plus \$8.10 per property owner within 200 feet.

ALL APPLICATIONS MUST BE SUBMITTED TO CITY HALL 20 DAYS PRIOR TO THE FIRST MONDAY OF THE MONTH. LATE SUBMITTALS WILL BE SCHEDULED FOR THE FOLLOWING MONTHS' PLANNING AND ZONING COMMISSION MEETING DUE TO NOTICE REQUIREMENTS.

Old Business #3, moved up on the Agenda by Mayor Arnold:

1. Consideration, Discussion and Take Possible Action on New Membership and Direction for the Transportation Planning and Advisory Committee (TPAC). By default, all Council Members are members of the committee. Mayor Arnold appointed Council Member Moore as the Chair. Council Member Moore thanked the current members. He reviewed all the applications and said as an ad-hoc committee he wishes to nominate all applicants (current members as well as new) be approved as committee members. These members include Ken Welch, Libbey Aly, Brandon Carlson, Jo Neil Haas, Wendy Cambridge, Robin Dallenbach, Lowell Choate, Grady Achilles, Scott Rubin, and Daniel King. Three initiatives: 1) expand focus 281 bypass, 2) analysis parking within the city, and 3) annexation discussions. A motion was made by Mayor Pro-Tem Mack-McClung to approve the slate of applicants as presented and appoint Council Member Moore as committee Chair, seconded by Council Member Moses, motion tied 2-2 with Council Members Swinson and Cargill opposed and Council Member Moore abstained from the vote. The Mayor voted in favor of the motion, making the vote 3-2, motion carried.

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

1. Consideration, Discussion, and Take Possible Action on Approval of Special Use Permit to allow variance to sidewalk requirements at 603 Elm Street (Harrison Heirs, Blk 02), 1.748 acres, Blanco, Texas 78606, (Property Owner: Larson, John and Kathryn). Warren discussed request from developer for a variance from the UDC Chapter 7, 7.2 requiring sidewalks on all new developments. Planning & Zoning Commission recommended denial of request. The Council discussed in detail. Owner spoke regarding the cost of sidewalks. A motion was made by Council Member Swinson to deny the variance request, seconded by Council Member Moore, motion carried 4-1 with Council Member Moses opposed.
2. Consideration, Discussion, and Take Possible Action Approval of Short-Term Rental Permit Application at 20 Mesquite Street (Blanco River Addition, 0.26 acres, Blanco, Texas 78606, (Property Owner: Villalon, Xavier and Leticia). A motion was made by Council Member Cargill to approve the Short-Term Rental permit, seconded by Council Member Moore, all in favor, motion carried unanimously.
3. Consideration, Discussion, and Take Possible Action on Approval of Le Domaine at Riviere Blanc Subdivision, Final Plat, 382.99 Acre Tract (ETJ), Blanco, Texas 78606 (Property Owner: Riviere Blanc Investments, LLC). The Planning & Zoning Commission recommended approval of final plat on condition of approval of drainage plans. The council can either 1) not approve final plat until plans are approved or 2) approve subject to final plat approval. 30 days from last Thursday, P&Z meeting. A motion was made by Council Member Moses to approve the final plat for LeDomaine at Riviere Blanc Subdivision on the condition that all Ardurra's conditions are met and give Warren the authority to approve, if Warren were to deny approval of final plat, bring back to the Council at that time, seconded by Council Member Cargill, motion carried unanimously.

Closed regular meeting at 9:05 pm to take a short break. At 9:16 pm reconvened into regular meeting.

4. Consideration, Discussion, and Take Possible Action on Approval of Amendment to Inframark Contract. Inframark's offer is as follows: Mowing of city parks, right-of-ways, and rear easements identified in Schedule 5 and perform limb trimming in said city parks, right-of-ways, and rear easements. Inframark is willing to decrease the cap overage admin fee from 15% to 5% (estimated to be about \$21,000 of savings to the City).