

**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 recused.**
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>	<i>for</i>	<u> </u>	<i>against</i>	<u> </u>	<i>abstain</i>	<u> </u>	<i>absent</i>
Council Member Mack-McClung	<u> X </u>	<i>for</i>	<u> </u>	<i>against</i>	<u> </u>	<i>abstain</i>	<u> </u>	<i>absent</i>
Council Member Thrailkill	<u> X </u>	<i>for</i>	<u> </u>	<i>against</i>	<u> </u>	<i>abstain</i>	<u> </u>	<i>absent</i>
Council Member Behrends, Jr.	<u> X </u>	<i>for</i>	<u> </u>	<i>against</i>	<u> </u>	<i>abstain</i>	<u> </u>	<i>absent</i>
Council Member Moses	<u> </u>	<i>for</i>	<u> X </u>	<i>against</i>	<u> </u>	<i>abstain</i>	<u> </u>	<i>absent</i>

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

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.

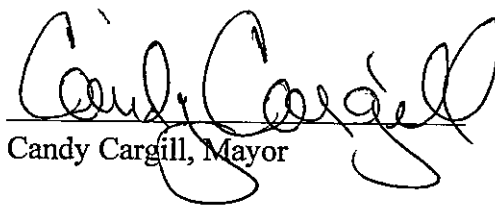
1. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
2. Texas Government 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.:

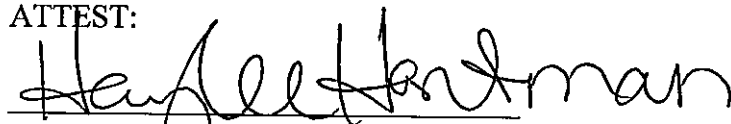
Adjournment:

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 21st day of October, 2025.