

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

**Meeting Minutes
March 14, 2023**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on March 14, 2023, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:01 pm by Mayor Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The invocation was led by Pastor Carlos Cloyd, United Methodist Church. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, and Council Members McClellan, Thraikill, Smith, and Swinson. Mayor Pro-Tem Barron was absent.

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

Mayor Lumpee made the following announcements:

- Happy Spring Break!
- The City of Blanco remains on Stage 2 water restrictions.
- We currently have a vacancy on the Planning and Zoning commission. Interested parties should fill out an application which can be found on our website and submit this to the City Secretary.
- The Back 40 at Old 300 will have live music tomorrow night, March 15 from 6-8.
- The first Blanco Market Day of the year will be held on March 18 from 9 - 4.
- Senior Services Expo will be held on March 31 from 10 a.m. to 1 p.m. at the CRC in JC.
- Keep Blanco Beautiful 23rd annual Trash-Off and 16th annual Blanco River Cleanup event will be held on April 1 from 9 to noon.
- The City's Trash-Off event will be held in conjunction with KBB's event. The City Yard will be open on Friday, Mar. 31, from 9 to 4 and on Sat. April 1 from 9 to 2. A voucher will be needed for entry and can be picked up at City Hall during business hours. The City's event is only open to City residents. The county will have its annual household waste collection day on the 4th Saturday of April.
- Music in the Park at Yett Park will be on April 15 from 6-10, gates open at 5.
- Lastly, the Lavender Festival will be June 9-11.

Public Comments:

- None

Proclamations:

- Mayor Lumpee read the National Public Safety Telecommunicator Week (April 9-15) Proclamation.
- Mayor Lumpee read the Child Abuse Prevention Month (April) Proclamation.

Opened Public Hearings at 6:08 pm

Public Hearings:

1. Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau).

- Bruce Peele, resident at 1468 River Run spoke against the proposed short-term rental. It goes against the 10% rule. It also goes against the neighborhood deed restrictions.
- Jeff Holmes, resident at 1200 Fulcher Street, spoke out against the proposed short-term rental.
- Martha Gosnell, resident at 1374 River Run spoke out against the proposed short-term rental, the increased traffic would not be sustainable. Issue of who to call if there is a problem. Living on County Road with home in the City.
- Chris Curbow, 18 year resident at 1104 Fulcher street, spoke out against the short term rental. The guideline would set the STR over 10% rule.
- Karen Timmons, 11 year resident at 1240 River Run spoke against the STR. The park doesn't hold that many people, many visit flat rock and walk up and down the street. This would create noise, traffic, litter and potential mischief.
- Carl Reeves, resident at 1204 Fulcher since 2012, purchased the land in 2010. He spoke against the STR which is in direct violation of the deed restrictions, property use for single-family residential purposes only.
- Wayne Gosnell, resident on 1374 River Run for 27 plus years, spoke out against the STR for all the reasons that have been shared tonight. Does not conform with city ordinance, Planning & Zoning Commission denied approval with a vote of 4-1, the owner has not shown up at the meetings to discuss. He encouraged council to deny approval.

2. Approval of Proposed Amendment to the Planned Development District (PDD) Ordinance Providing for the Seven Oaks Planned Development District (Owner: M and M Development LLC).

- Dan Murrah, 1008 9th Street spoke asking Council to slow down and be patient, could potentially be a new council in the next few months, there is no rush to get ahead of yourself.
- Jack Twilley, 1940 Logans Way, spoke in support of the new development. Provides 3 acres to city at no charge and much needed development of affordable housing and increased revenue for city, highly recommends
- Gail McClellan, 1510 Greenlawn Parkway, spoke against the Seven Oaks development saying she disagrees with Mr. Twilley, there is no such thing as affordable housing. Property is currently zoned R2 which allows for 64 homes (proposed to be 33 homes, 72 apartments, 18-20 townhomes adds up to 120 plus residences), that's a lot of people. Questioning whether there is enough water? We need to be careful and protect the citizens who are already living here.
- Rick Montelongo, resident on Elm Street lives next door to project and spoke in favor of the development. He has listened to meetings, concerns, questions, and gathered information on the project. This development would fulfill the need for a variety of different housing options and allow for a park all while planning for future growth.

- Mike Arnold, spoke and thanked council for their service. He echoed what Dan Murrah said, slow down on decision making. The comprehensive master plan has not been updated for 18 years. This should be our vision and without it brings conflict. We can come together with a shared vision. Answer these questions, what is our vision as a community as all the growth comes this way. Update comprehensive master plan and then when these developments come forward we will have the answers and have something we can be proud of. Get buy in from all residents of the community.
 - Ryan Moses, resident and contractor spoke against the project and is not in favor of the density. Concerned with water and sewer plant. Other residents that were annexed years ago would also like to be hooked up to city services. Infrastructure is tough, plans possibly viable for the future but needs work, wait on project.
 - Susan Moore, spoke against the development, feels it would put much stress on the water system. Roads are in terrible shape, only have funds to patch, not repair them. Would need to rezone this. Entry and exit would create severe traffic problems and create stress on all our resources and don't want our city to become Austin. Project will have long term consequences. Suggest waiting for full council to make decision, bring back to Planning & Zoning, do more study on this before making final decision.
 - Sharon Cox, 43 Main Street, spoke saying development is right in her back yard. Land has been in her family many years, was grandmothers. Water is a big concern. Streets are in disrepair, no clear access. Traffic and safety concerns as well. Request keeping property zoned R-2 with no commercial or municipal sites.
3. Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3rd Street (Owner: Uptown Blanco, Ltd.).
 4. Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett).
 5. Approval of New Short-Term Rental, Aqua Blu at 413 9th Street (Owner: Roi Biton).
 6. Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd).
 7. Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton)

Closed Public Hearings at 6:48 pm.

Presentation:

1. Presentation from Belt Harris Pechacek, LLLP for fiscal year 2021-2022 Audit, by Darla Dear. (reviewed/overlooked pages 1, 25, and 61).

Staff Presentations:

- City Hall, Warren Escovy, City Administrator discussed last month's ice storm, had bulk trash pick-up, 281 overlay, hot topic, going back to Planning & Zoning and City Council in April, Mayor Lumpee and Council Member Swinson spoke to TxDOT regarding the relief route, pavement restoration is underway and 1/3 of quantities have been completed, 11th street milled, 6th Street sawcut to fill, 7th Street sawcut as well. You will be seeing combination of milling and saw cutting at 8th Street and 9th Street, Mesquite and Elm Streets will be last to be completed. Should be complete in about a month.

Seven Oaks development, going back to Planning & Zoning Commission and City Council in April, hearing citizen comments, development process. Will be looking a traffic and different options. Quarterly report posted online, investments have improved, 21-2022 audit complete.

- Police Department, Lt. Thornhill presented the February Monthly Report.

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

1. Approval of Minutes from the February 7, 2023, Special Meeting.
2. Approval of Minutes from the February 14, 2023, Regular Meeting and Public Hearing.

A motion was made by Council Member Smith to approve the consent agenda items 1-2 as presented, seconded by Council Member McClellan, 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 Annual Financial Audit Report and Single Audit Reports for Fiscal Year Ending September 30, 2022, by Belt Harris Pechacek, LLLP. **Council Member Smith made a motion to approve the annual financial audit report and single audit reports by Belt Harris Pechacek, LLLP, seconded by Council Member Thrailkill, all in favor, motion carried unanimously.**
2. **Item 10 MOVED TO Item #2:** Consideration, Discussion and Take Possible Action on Approval of Contract between the City of Blanco and Linebarger, LLP for Court Collection Services. **A motion was made by Council Member Thrailkill to approve the contract between the City of Blanco and Linebarger, LLP, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
3. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau). Warren Escovy, City Administrator said the owner requested a building permit. Home is currently under construction, has not received a certificate of occupancy as of this date. Planning & Zoning Commission recommended denial of permit. 10% rule is suggestion only, not council's job to police deed restrictions, but Council appreciates the public input from the neighbors. This particular short-term rental should not be approved. Impediment to community. **Council Member McClellan made a motion to deny approval of short-term rental permit at 1240 River Run, seconded by Council Member Smith, all in favor, motion carried unanimously.**
4. Consideration and Discussion Only (No Action) on Approval of Proposed Amendment to Planned Development District (PDD) No. 2023-O-001 Project: Seven Oaks (Owner: M and M Seven Oaks Development LLC). Planning and Zoning Commission recommended to table this item and gather more information and then come back to P&Z. Warren Escovy spoke, no presentation tonight, will be listening to residents. Try to lighten the impact, make some improvements to the plan, ad valorem and sales taxes are needed.
 - Matt Herden spoke saying he appreciates the residents' comments. They have lived here 38 years. Wants to offer the city the park and city hall, work with spot zoning, growth is coming, city is losing out on additional taxes putting burden on existing residents.

Council discussed plan which can currently house 64 homes. The city will have the legal right to provide services to these residents. The capacity is there, if we didn't, we could do a moratorium on new developments. City has exclusive rights to provide services. Does our current water system support, yes. Zoning changes would include request for C1, R3 and R5. A traffic study would be required at the time of PDD approval. Current homes on the property will remain in place. The mixture of different housing options would be of more value to residents.

5. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3rd Street (Owner: Uptown Blanco, Ltd.). Warren Escovy said they meet all requirements and are usually located in residential district; this one is in commercial district. **A motion was made by Council Member Thrailkill to approve short-term rental permit for Uptown Blanco Retreat House, seconded by Council Member Smith, all in favor, motion carried unanimously.**
6. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett). This is the location that would work well as a short-term rental. **A motion was made by Council Member Thrailkill to approve short term rental permit at 1333 Sunset Ridge, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
7. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Aqua Blu at 413 9th Street (Owner: Roi Biton). Warren Escovy spoke of this application, Owner provided misinformation and did not provide a site plan. This is a duplex which is not allowed as a short-term rental if it is not owner occupied. Planning & Zoning recommended approval, will be changed to denied. Apologize for the late notice. **A motion was made by Council Member McClellan to deny approval of the short-term rental permit at 419 9th street, seconded by Council Member Smith, all in favor, motion carried unanimously.**
8. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd). Planning & Zoning recommended approval of this STR. 10% goes off block, no negative feedback, mostly residential area, David Byrd, owner said home has belonged to family for many years. He has spent much time renovating the home. Needs a fresh coat of paint, inside has been refurbished. 4 split mini ac units, plumbing. He has deep roots in the city, wants home to represent Blanco. **A motion was made by Council Member Thrailkill to approve the short-term rental permit at 202 Hackberry, seconded by Council Member Smith, all in favor, motion carried unanimously.**
9. Consideration Discussion and Take Possible Action on Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton). Planning & Zoning Commission recommended to table item for more information and come back to P&Z for approval. Council asked if C1 is current zone, yes. **Council Member Thrailkill motioned to table item for Planning & Zoning Commission to review and provide more input, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
10. Consideration, Discussion and Take Possible Action on Approval of Supplemental Environmental Project (SEP) with TCEQ. Warren Escovy said staff recommendation is for Council to accept Supplemental Environmental Project (SEP) in lieu of paying fee of \$97,313.00 to the TCEQ as requested. He is just giving an update and asking for item to be tabled. Violations occurred between 2014-2019.

Council Member Thrailkill made a motion to table item, seconded by Council Member Smith, all in favor, motion carried unanimously.

11. Consideration, Discussion and Take Possible Action on Approval of Moving Court Fund to General Fund where Court will be Classified as a Department in General Fund. Sasha Ricks, Finance Director spoke regarding clean-up Fundview general ledger, moving to correct fund account. **A motion was made by Council Member Smith to move the court fund to be classified as a department in the general fund, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
12. Consideration, Discussion and Take Possible Action on Approval of Budget Adjustment to Sewer Debt Interest to Move to Correct Fund. Sasha Ricks, Finance Director said this is a budget adjustment to sewer debt interest, move to correct fund. **Council Member Smith made a motion to approve the budget adjustment to sewer debt interest to move to correct fund, seconded by Council Member McClellan, all in favor, motion carried unanimously.**
13. Consideration, Discussion and Take Possible Action on Approval of Utility Billing Process, (Sasha Ricks, Finance Director). Third party servicer is out of San Antonio, cannot switch back to in-house printing. Trying to tighten number of processing days. Save 10,000 to go paperless. The drawback would be having to pay for portal \$2,400 per year. This is an email/text notification only, does not send you the bill. Customer would have to log in to portal to access their bill. Could shave off 3 days in-house to have bills go out more efficiently. **A motion was made by Council Member Smith to stay with USIO and make in-house procedures more efficient, by 3 days, to compensate for delayed mail service, seconded by Council Member Thrailkill, all in favor motion carried unanimously.**
14. Consideration Discussion and Take Possible Action on Approval of Six Month Extension on the Gem of the Hills Contract in the Amount of \$1,200.00 (April-September 2023). Warren Escovy spoke saying cost is \$200 per meeting for rental of building. Added time to meeting for executive session and lastly Inframark helps us with set up and we can do ourselves at the Byars building. Asking Council to consider going back to Byars Building. Council discussed pros and cons. Gem of the Hills has more space but may be able to make better accommodations at the Byars Building which is a very central location. Inframark could make the Byars building more user friendly. Could use Gem of the Hills on an as-needed basis. **Council Member Smith made a motion that the City not renew the rental contract with Gem of the Hills. Look into capacity at Byars Building, with option to use Gem of the Hills for future meetings as needed, seconded by Council Member McClellan, all in favor, motion carried unanimously.**

Closed regular meeting at 8:13 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 Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
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 Section 551.071 (Consultation with City Attorney), and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Water and Wastewater Treatment Plant Operation and Maintenance Agreement between the City of Blanco and Inframark LLC, and related issues.
4. 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 TCEQ TPDES Permit and related issues.

Closed executive session at 8:55 pm and convened into regular meeting.

Items 1-4: No Action Taken

Adjournment:

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


The meeting was adjourned at 8:56 pm.

Respectfully submitted,



Rachel Lumpee, Mayor

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 11 day of April, 2023.