

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

**Meeting Minutes  
July 12, 2022, 6:00 pm**

A regular meeting of the City Council, City of Blanco, Texas was held on July 12, 2022, 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 Rachel Lumpee, followed by roll call (Laurie Cassidy) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Barron, and Council Members Smith, Thraillkill, and Divine. Council Member McClellan was absent.

City staff present: Warren Escovy, Laurie Cassidy, Sasha Ricks, and Chief Scott Rubin.

Mayor Lumpee made the following announcements: Summertime is upon us, and the heat has arrived. I wanted to let citizens know that the Blanco Library provides a cool place for people to escape the heat. It is open Monday through Friday from 10-6 and Saturday from 10-2; Family Eldercare Fan Drive is going on through August 31; contact the CRC for more information; A ribbon-cutting ceremony for the Ranch: Smokehouse Deli will be held on Thursday, July 14 at 4; Blanco Market Days will take place this Saturday, July 16 from 9-4 on the Courthouse lawn; Good Sam's Open Market Day is on Saturday, July 16 from 10-2; A Town Hall regarding HWY 281 updates will take place next Tuesday, July 19 at 6 at Gem of the Hills; Gem of the Hills has a new program called Passport to Longevity and the kickoff event will be on July 20 from 5-6:30; Blanco County burn ban remains in effect until noon on July 26; Yett Park work day is scheduled for 7 am on Saturday July 30; The City and Chamber have partnered together to begin planning a community event which is tentatively scheduled for Saturday, August 13. We will share more information when things are finalized; The 33rd annual Blanco Classic Car Show will be held on Sept. 17 at the Blanco State Park; Lastly, our Historic Preservation Officer, Mr. Rudy Nino, will be stepping down from this role at the end of the month. I would like to express my sincere appreciation for all the hard work he's contributed over the past five years as our Historic Preservation Officer.

**Public Comments:**

- Amy Arnold, spoke on the Short-Term Rental Ordinance. She said there is a large variance in the fee tier from \$300 to \$1,000, Council needs to address fees for owners with multiple rental properties. Also, violation clause of \$300 per day seems excessive. She questioned the definition of adverse as it applies to application granted if not adverse effect to other property. Lastly, she commented City still needs to do a better job of assisting public with easy way to access form and pay hotel occupancy taxes.

## STAFF PRESENTATIONS:

- City Hall, Warren Escovy shared City has begun having budget workshops, first one today, next one scheduled for August 2, continuing to work on budget for next fiscal year. City Hall has hired a part time code officer, 20-hours per week. He will begin working on bandit signs, high grass, compliance issues first. The City is currently under Stage 2 water restrictions.
- Police Department, Chief Rubin presented the June 2022 Monthly Statistics Report.
- Inframark, Damon Berryman, presented update to water and wastewater services. They are working with Capital Improvement Committee to help better capture leak repairs and sewer jetting needs to understand what infrastructure is most critical for repair. Pittsburgh lift station is fully operational, new pumps installed in June. Main Lift Station Pump #1 flow decreased 50%, indicating need for replacement, new pump was installed in June, main lift station is fully operational. Inframark is now fully established with Aquatech Labs and has increased sampling at the WWTP to once a week instead of monthly. South irrigation field has been plowed and planted. This should help with absorption of the wastewater effluent being irrigated. They have been working to clean up City equipment and facilities. Irrigation operations, Lazy Creek sewer line, council approved to replace the line. After review, purchased root cutting bit, quarterly maintenance is ongoing. Replacement of line is not necessary at this time. Personnel, Ben Escobedo has been hired full-time, Zach Dorris obtained his Class B certification for wastewater treatment operator, and Damon Berryman attended a class on dam safety.

Closed Regular Meeting at 6:20 pm and convened Into Public Hearing.

## PUBLIC HEARING:

1. 1725 S. US Hwy 281, ABS A0002 Survey 24H, Eggleston, Acres .69; Variance Request: Wooden Deck 10' Side Yard Setback and 20' Real Setback, (Owner: Second Echo, LLC).

No public comments

Closed Public Hearing at 6:21 and returned to Regular Meeting.

**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 Revision to Minutes from the April 12, 2022, Regular City Council Meeting and Public Hearing.
2. Approval of Minutes from the June 14, 2022, Regular City Council Meeting.
3. Approval of Disbursement Of Tuition Reimbursement to Victoria McMain in the Amount of \$1,214.00 (Chief Rubin).
4. Consideration, Discussion, and Take Action on Approval of Selection of CIAMAC Members to Include: Frank LeBlanc, Heinz Roesch and David Behrends, for a Two-Year Term.

5. Approval of Amendment to Ordinance 2016-O-002 (Fireworks).

**A motion was made by Council Member Smith to approve items one through five on the consent agenda as presented, seconded by Council Member Divine , all in favor, motion carried unanimously.**

**Old Business: Consider, discuss, and take appropriate action on the following:**

1. Consideration, Discussion, and Take Action on Approval of Amendment to Ordinance 2022-O-005 Regulating Short Term Rentals and Imposing a Related Permit Fee and Penalties (including a fine) for Noncompliance. **A motion was made by Council Member Smith to approve the posted amendments to Ordinance 2022-O-005 regulating short-term rentals with the following changes: Page 2, Section 1A add definition of dwelling unit, to be defined as any permanent structure or part thereof designed and used for habitation by one or more individuals; Page 5, item 6, change 10% to 15%, substitute word dwelling units; Page 7, item 7, require a floor plan, bedroom sizes , delete from ordinance; item b1, owner occupied property, items 2, 3, and 4 strike all rate tier and change b to read applicant shall submit the permit application fee of \$300 and a required payment of an annual renewal fee of \$300; Page 10, item c any advertisement, delete item, seconded by Council Member Thrailkill. Council Member Smith moved to amend motion Page 5, item 6, keep percentage at 10%, keep the rest of the motion the same, seconded by Council Member Thrailkill, vote carried 3-1 with Council Member Divine opposed.**
2. Consideration, Discussion and Take Action on Approval of Financial Investments Contract Between Texas CLASS and the City of Blanco. **A motion was made by Council Member Smith to approve the financial investments contract between Texas CLASS and the City of Blanco, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
3. Consideration and Discuss Update (No Action) on Possible Economic Development Agreement and Possible PID Between Palmco, Inc./Palmer Enterprises, Inc., and the City of Blanco. Rick Rosenberg, Managing Principal, DPFG presented financing options. He explained the Public Improvement District (PID) basics and explained this is an economic development tool created by the State to finance the construction of public improvements. He went on to show PID benefits and a proposed financing structure. He ended the presentation with a proposed financing schedule. **No Action Taken.**
4. Consideration, Discussion, and Take Action on the Revision of Schedule for Sale of Bulk Water at the City of Blanco. Council briefly discussed at the last meeting. Warren Escovy said we are currently making approximately \$9,500 from bulk water sales. Current cost is a \$1,500 deposit \$336.50 monthly fee and a water rate of \$7.00 per 1,000 gallons. This is really cheap. Spoke about an automated system, cost would be \$63,000. Hydrant meters are out, will restock in November/December. Hydrant meter needs back flow device, and deposit should be increased to \$2,500.00. No comps at this time. Rate Code 7, which is commercial outside City is currently at \$15.00 per 1,000 gallons. Rate Study is currently underway. Recommend using hydrant meters, raise rates. **No action taken.**

5. Consideration, Discussion, and Take Action on Avenu Insights & Analytics Consultant Services Agreement (Warren Escovy, City Administrator). Brandi Sanner spoke explaining the process. 1) SUTA would be at 35% contingency fee basis of newly found revenue, for a period of 24 months, 2) franchise fees, compliance review, contingency fee, has 2 options, 3) STR full administrative services. Work with City to augment staff, highest filing, user friendly payment portal to be completed by taxpayer, follow up on delinquencies, software monitoring, identify properties not on tax roll. \$195.00 per property per year fee for hot taxes. **A motion was made by Council Member Smith to authorize City Administrator to negotiate contract agreement with Avenu Insights & Analytics, seconded by Mayor Pro-Tem Barron, motion carried 3-2, Council Members Divine and Thraikill opposed, Mayor Lumpee voted in favor.**

**New Business: Consider, discuss, and take appropriate action on the following:**

1. Consideration, Discussion and Take Action on Approval of Variance Request at 1725 S. US Hwy 281, ABS A0002 Survey 24H, Eggleston, Acres .69; Wooden Deck 10' Side Yard Setback and 20' Rear Setback, (Owner: Second Echo, LLC). Susan Moore with Planning & Zoning said they recommended approval. **A motion was made by Council Member Smith to approve the variance request at 1725 S. US Hwy. 281, ABS A0002 Survey 24H, Eggleston, Acres .69 wooden deck 10' side yard setback and 20' rear setback, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Action on approval of RFQ for Gateway signs and/or Placement of a sign on City ROW. Mayor met with small group of volunteers in June. It is believed that our town so deserves a gateway monument that reflects our character and heritage. Core development committee will be formed if Council is interested in moving forward. Best practice is for City staff to process RFQ or RFP. Currently two (2) signs needed, one north and one south of City. **A motion was made by Mayor Pro-Tem Barron to have City Administrator proceed with developing an RFP for gateway signs, seconded by Council Member Divine, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Action on Approval of Amendment 1 to Task Order 10 to Extend the Water and Wastewater PIF. The work was completed, overbudget without prior approval by Council. Warren to meet with Freeland Turk to bring all work to a close. This Amendment will Increase the Contract by \$4,487.50 (Tom Turk, Freeland Turk, City Engineer). **A motion was made by Council Member Smith to table item until Warren Escovy, City Administrator has met to transition, seconded by Council Member Divine, all in favor, motion carried unanimously.**

Closed Regular Meeting at 7:42 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), Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate): to wit, Discussion with legal counsel to obtain legal advice related to possible reclaimed water contract between City and Chamaco Mio Investments, LLC.
2. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 1.05, Texas Disciplinary Rules of Professional Conduct: to wit, Discussion with legal counsel re: Ordinance 2022-O-005 Regulating Short Term Rentals and Imposing a Related Permit Fee and Penalties (including a fine) for Noncompliance.
3. 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 Proposed Public Improvement District (PID), Palmco, Inc.
4. 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.
5. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding Canyon Lake Water SC (CLWSC); Water Valuation with West Water, City's interest undivided interest.
6. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding City Property Evaluations at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres), City's interest.
7. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.

**Take any action as a result of Executive Session.**

Closed Executive Session at 8:53 pm and reconvened Into Regular Meeting.

**Items 1-7: No action taken.**

**Adjournment:**

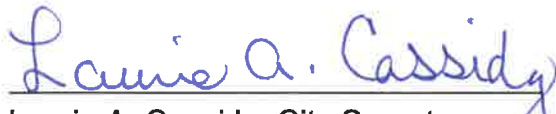
**A motion was made by Council Member Smith to adjourn the meeting, seconded by Mayor Pro-Tem Barron, all in favor.**

Meeting was adjourned at 8:53 pm.

Respectfully submitted,

  
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Rachel Lumpee, Mayor

ATTEST:

  
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Laurie A. Cassidy, City Secretary

These minutes were approved on the 9 day of August, 2022.

