

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

**Meeting Minutes
August 9, 2022**

A regular meeting of the City Council, City of Blanco, Texas was held on August 9, 2022, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:00 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, Thraikill, McClellan, and Divine.

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

Mayor Lumpee made the following announcements:

- The FREE community ice cream social will be this Saturday, Aug. 13 at Bindseil Park from 4-6. There will be live music by the El Verde Boys. This event is hosted by the City and Chamber.
- The Lion's Club annual Stuff the Bus school supply drive for Blanco ISD will take place on Aug. 13 from 8:30 to 11:30. They will be set up on the square across from the Post Office.
- There will be another Human Trafficking Awareness Forum on Aug. 15 at the Old Blanco County Courthouse. The "meet & greet" will begin at 3:30 with the presentation following at 4 p.m.
- Blanco ISD students will be starting a new school year on Aug. 16. I would like to wish everyone a successful and wonderful school year.
- The 90th Annual Blanco County Fair & Rodeo will take place Aug. 17- 20. On Aug. 20 there will be a parade in Johnson City and the City will have a parade entry. Don't miss out on the rodeo fun!
- Chamber will be hosting a Contractor's breakfast on Aug. 17 from 7:30 - 9 at K&C Supply.
- Gem of the Hills will be having a blood drive on Aug. 17 from 1 to 6 p.m.
- A ribbon-cutting ceremony for the Blanco River Hotel will be held on Aug. 18 at 4.
- Blanco Market Days will take place on Aug. 20 from 9 to 4 on the Courthouse lawn.
- Good Sams Open Market Day is on Aug. 20 from 10 to 2.
- Blanco County burn ban remains in effect until noon on August 23.
- Blanco County Friends of the Night Sky will be having another Hill Country Night Sky song-writing contest and the deadline for entries is Sept. 15. Additional information can be found on their website.
- These last few announcements will be shared several times prior to the actual events, but I felt it important to begin mentioning them now. On Oct. 14, 2023, there will be an annular solar eclipse. On April 8, 2024, there will be a total eclipse and the majority of Blanco County will be in the area of totality. There is a great possibility that we will have lots of visitors in and around our City during these eclipses. Again, I know these dates are far away, but I want to make sure everyone is aware.

Public Comments:

- JoNell Haas, Blanco County resident and President Twin Sisters Dance Hall spoke regarding the TxDOT US Highway 281 plans. She said Blanco County is in jeopardy, shame on us for letting this get this far. Last year when she spoke with TxDOT representatives in Austin and Johnson City they said they just did bridge work and have no other plans. She asked everyone to get involved and work together, TxDOT will be making US Highway 281 a super-highway.
- Sarah Knippa, resident at 916 9th Street, spoke regarding her dissatisfaction with City Council transparency. She went on to speak regarding the TxDOT plans for US Highway 281 and her disagreement with Council forming the Highway 281 Task Force (New Business, Item #5).
- Kenneth Welch, Blanco County resident at 1685 Peyton Colony Road spoke saying we have all heard the TxDOT bypass rumors. He thanked the Council for reaching out to take the initiative. He went on to say emotions are running high on all sides and unfortunately no one has the answers. We need to figure out the funding, access issues, environmental issues, and noise control; TxDOT knows about these issues. There are many legal issues to be addressed. More subdivisions and people will come. How do we want to prepare? He said he supports Council's efforts to form the task force, be sure to make room for everyone to participate.
- Kelly Kuenstler, Riviere Blanca said she listened to the comments, and believes staff and council to be busy and hard-working. Regarding New Business, Item 2 she will hand a copy of her comments to council sponsor.

The hearing on Appeal of Vested Rights Determination with Vapor Genius will be reset to a future date due to the Owner being out of town.

Presentations:

1. Presentation by 7 Oaks, LLC, Concept Plan (Owner: Matt and Martha Herden). Matt Herden presented presentation on 7 Oaks Development. This is a planned multi use development which includes a 2 plus acre City park (to include a Veterans Park), 1 acre for a planned City Hall, remaining acreage includes 33 single-family homes, small retail spaces and 14-20 townhomes. The project will be done in phases. Phase 1 would include the 33 single-family homes. Philip Wanke, Principal with Place Designers discussed the concept plan. What would PID funds, TIRZ funds, Economic Development Funds finance? 1) City Roads, 2) city utilities, and 3) administrative costs. This is just a concept plan.

2. Presentation by Blanco Historic Preservation Commission, Billie Jean Kutzer, Chair. One year goals include gateway signs, social media updates, survey and inventory update, Pittsburg neighborhood history and placard marker, reestablishing liaison from City/Council, Rock walls restoration, supporting streetscape project, creating events to celebrate every era of Blanco's history, new banners have been received (these replace the old maroon and gray ones), presented look of new blue/yellow banner to Council, new historical walking tour brochure being updated, and budget for 2021-2022. Next discussed five year goals to include ongoing reviews to CLG standards, begin process of identifying buildings, structures, mile markers, placards, kiosks, interactive historic district online, QR code or signs or placards, develop and expand online presence, identify and create new historic districts, i.e., churches. Mayor Pro-Tem Barron thanked the commission for all their hard work.

Staff Presentations:

- City Hall, Warren Escovy shared the following: Public Safety: 4th and Pecan, TxDOT will restripe the intersection and add flashing stop sign on both sides of 4th Street. City is looking at intersection improvement at 3rd Street and Pecan in front of City Hall, adding two stop signs at that intersection. TxDOT open house, September 29 from 5-7 pm at the Blanco High School cafeteria. City Budget, fiscal year 2022-2023 posted online. Focus on Code Enforcement, we have new part time community compliance person on staff. Focus on quality of life ordinances, PID policies and providing best services to residents.
- Police Department, Chief Rubin presented the July 2022 Monthly Statistics Report. School starts next Tuesday, August 16.

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 12, 2022, Budget Workshop.
2. Approval of Minutes from the July 12, 2022, Regular City Council Meeting and Public Hearing.
3. Approval of Resolution 2022-R-005 Adopting Capitalization Policy (Sasha Ricks, Finance Director).
4. Approval of Audit for Fiscal Year Ending September 30, 2021, by Belt Harris Pechacek, LLLP.
5. Approval of Engagement Letter between the City of Blanco and Belt Harris Pechacek to Perform Single-Audit for Fiscal Year Ending September 30, 2021, at a Cost of \$16,820.00 (Warren Escovy, City Administrator).
6. Approval of Electronic Ticket Writers for use with Municipal Court Fundview Software at a Cost of \$27,600 to be Paid out of the Municipal Court Technology Fund.

A motion was made by Council Member Smith to approve items one through six on the consent agenda 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 Action on Adoption of Moratorium on any New Public Improvement Districts (PID) Until Such Time as City Council Approves a Public Improvement District (PID) Policy. Warren said reason for this item is to give Council time to complete and approve a PID Policy. **A motion was made by Mayor Pro-Tem Barron to adopt a moratorium on any new Public Improvement Districts (PID) until such time as City Council approves a PID Policy, seconded by Council Member Smith, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Action on Adoption of General Policy for the City of Blanco relating to Public Improvement Districts (PID). Mayor Pro-Tem Barron discussed her comments and changes to draft PID Policy. Warren said the Mayor and Mayor Pro-Tem worked with Craig Cunningham, Financial Advisor. Suggests attorney have time to review the revised PID Policy before approving. Council Member Thraikill asked about the wording on item 8 page 2, preferential factors. Mayor Lumpee said she is in favor of tabling this item until our attorney and the residents have had an opportunity to review a cleaned up version of the policy. Council Member Smith thanked everyone for their efforts. **A motion was made by Mayor Pro-Tem Barron to table approval of the adoption of general policy relating to PID's until next Council meeting, seconded by Council Member Smith, all in favor, motion carried unanimously.**
3. Discussion, Consideration, and Take Action on Approval of Improvements at the Intersection of 3rd Street and Pecan Street. (Warren Escovy, City Administrator). City Engineer, Ardurra said goal is to slow down traffic in front of City Hall, adding 2 stop signs and striping walkways. Warren said he is working with TxDOT, general contractor, and Ardurra. Will need to remove existing striping and add new, looking into cost for all. **A motion was made by Council Member Smith to approve the improvements at 3rd Street and Pecan Street, including striping, markings, and stop signs as directed and presented by our City Administrator, seconded by Mayor Pro-Tem Barron, all in favor, motion carried unanimously.**
4. Discussion, Consideration, and Take Action on Approval of Los Altos Subdivision, Phase 1, Final Plat, Located at 11th Street and Mesquite (Owner: Hugo Elizondo, Jr., JLE Investment Properties, LLC). (Warren Escovy, City Administrator). Warren spoke regarding approval of final plat. Susan Moore said PDD was approved in June 2020. Sidewalks on final plat show 4' sidewalks. PDD approved 5' sidewalks. This is a safety issues for our children. Also, should be 4-way stop at 11th street intersection. Hugo Elizondo spoke regarding sidewalks, calls out 4' but will be installing 5' sidewalks. Manhole discrepancy has been corrected. If city wishes to add additional stop sign, they will accommodate., tying to manhole west of Greenlawn. The City will have to coordinate addition of stop sign with school. **A motion was made by Mayor Pro-Tem Baron to approve the Los Altos Subdivision, Phase 1 Final Plat located at 11th Street and Mesquite, seconded by Council Member Smith, all in favor, motion carried unanimously.**

5. Discussion, Consideration, and Take Action on Approval of Resolution 2022-R-0xx Authorizing the Creation of a Highway 281 Task Force and the Development of a Related Draft Communications, Outreach, and Engagement Strategy and Plan. Warren said the Mayor reached out in February to inquire about future plans and was able to set up a TEAMS meeting with TxDOT. Here we found out the plan is to expand the 281 Highway from two and four lanes to six lanes. We invited TxDOT to come to Blanco to share this information with the residents which created many more questions than answers, thus leading to the creation of the 281 Task Force to include members of the business community and stakeholders. Council Member Divine, asked about all of Council being on the task force. Attorney Tuggey said the meeting will provide further transparency because all meetings are posted to the public. He added, as a supplement to the City Administrator's narrative in the TEAMS meeting, because of the Mayor and Mayor Pro-Tem's inquiries, TxDOT committed to include in the feasibility study a relief route (this was not part of their original feasibility study). Shall be chaired by the Mayor, recommend we add Police Chief to the committee. Mayor Lumpee added under Community Stake Holders she encouraged Council to contact the Chamber to work with them as well. **A motion was made by Mayor Pro-Tem Barron to Adopt Resolution 2022-R-0xx Authorizing the Creation of a Highway 281 Task Force and the Development of a Related Draft Communications, Outreach, and Engagement Strategy and Plan amended to include the Blanco Police Chief and other individual representatives of the community stakeholders as Council may appoint, including Blanco Chamber of Commerce and a representative from Historic Commission, seconded by Council Member McClellan, all in favor, motion carried unanimously.**

Closed Regular Meeting at 7:23 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 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.

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 Pharr Paradise Utility Easement Agreement.
4. 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.
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 City Property Evaluations at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres), City's interest.
6. 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 to obtain legal advice related to appeal of vested rights determination—Vapor Genius.
7. 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 to Negotiate Water Contract.
8. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.

Closed Executive Session at 8:40 pm and reconvened Into Regular Meeting.

Items 1-8: 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 8:40 pm.

Respectfully submitted,

Rachel Lumpee

 Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy

 Laurie A. Cassidy, City Secretary

These minutes were approved on the 13 day of September, 2022.

