

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

**Meeting Minutes
October 10, 2023**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on October 10, 2023, 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 Arnold, followed by roll call announcing a quorum was present. The Invocation and Pledge of Allegiance was led by Pastor Carlos Cloyd of the United Methodist Church. Council members present: Mayor Arnold, Mayor Pro-Tem Thrailkill and Council Members Smith, Swinson, and Moses. Council Member McClellan was absent and excused for medical reasons.

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

Mayor Arnold made the following announcements:

- Blanco County Burn Ban has been extended until October 24, 2023.
- The City is still under Stage 3 Water Restrictions.
- Council Member Keith McClellan is home from the hospital.

Public Comments:

- None

Presentation:

1. Libbey Aly, Blanco Chamber of Commerce presented the Chamber's quarterly HOT taxes report including review of the proposed 2024 budget, way finding signs for the courthouse square and surrounding areas at a cost of just over \$1,000 per sign at a possible use of 5 signs (matches what is already on the courthouse grounds), the third annual Marigold Festival to take place October 23-28, 2023.

Staff Presentations:

- City Hall, Warren Escovy, City Administrator shared updates on the quarterly investment report July through September 2023, \$49,635.90; the lift station near Loop 163, underground, wet well, piping, gravity sewer and force main in; water meter program audit in process; water is maintaining normal levels; Los Altos Phase 2, drainage has been installed, working on open ditch; Greenlawn Subdivision, one home built and currently working on pulling more permits.
- Police Department, Chief Rubin presented and discussed the September Monthly Report. He reminded all about the upcoming eclipse this Saturday, October 14, hoping it will be minor. Be sure to visit the city website for more information and scan the QR code to register your location if you are hosting an eclipse event. Conditional offers have been made, should be at full staff soon. Will be revising the monthly report to add additional information.

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 September 12, 2023, Regular Meeting and Public Hearing.
2. Approval of Minutes from the September 19, 2023, Special Meeting.
3. Approval of Minutes from the September 27, 2023, Special Meeting.

A motion was made by Mayor Pro-Tem Thraikill to approve the consent agenda items one through three as presented, seconded by Council Member Swinson, all in favor, motion carried unanimously.

Public Hearing #1 Opened at 6:41 pm:

Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165 (Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24 H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476), Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC). Warren Escovy, City Administrator shared it is the city's responsibility to review the concept plan, any platting required and approve all drainage and/or floodplain requirements for this project which is in the city's ETJ. The concept plan (which will be considered a preliminary plat, except for the areas that are "future") has mostly 5 acre lots that will be served by well and septic. A variance has been requested to allow a portion of access roadway to be in the 100 year flood plain. According to the current Code of Ordinances, a waiver will be required to allow access to RR 165 since this is in the regulatory FEMA floodplain. Planning & Zoning Commission voted 3-3 and therefore no formal recommendation can be made, however, the project can be approved with the following conditions: 1) Along with the normal required documents for final plat the following will be required: A floodplain study providing there are no-impacts (no rise to the 100-year water surface elevation (WSE) to the floodplain with the proposed improvements. (will be required with the first final plat of any section), 2) Consider the secondary access at Sunset Ridge an emergency access and put up a gate (crash gate) at Lot 21 making that road an emergency "access only" for a majority of the property but still allowing the future residential (69 acres on the west end) to have Sunset Ridge access as it always has.

Public Comments:

- Greg Palmer, attorney for the developer. Looked at the option to provide an elevated bridge. Purchased 70 acre tract for use as secondary emergency access. Not the intent of developer to place additional burden on Sunset Ridge residents. Will work with Blanco Police Department to place gate for emergency access only. Asking for conceptual plan only at this time. The final plat will be presented at a future date. Property will have restrictions on all property owners to respect the rights of Sunset Ridge current property owners and do what is best for the residents of Blanco. This project will draw business revenue to Blanco, will provide job opportunities and an event center for city or school events in the future and includes low density/large lots.
- Mike Ethridge, property owner, spoke in favor of the project. In the past he let everyone have road access through his property which has been in his family for many years.
- Jay Palmer, property owner/developer, spoke and explained his self-imposed restrictions. He does not want new owners to have access to Sunset Ridge, nor does he wish to burden Sunset Ridge. Will use FM 165 access, unless there is an emergency. He apologized for the anxiety caused to the neighbors.

- Waymond Lightfoot, property owner, 1334 Sunset Ridge, spoke and said he has visited with Mr. Palmer and now has a better understanding of the development. He would still like to see the assurances in writing, what is the legal option, privately owned and maintained. One lane, 13' road. There are a number of factors that need to be explored. Seeking to understand, crash gate.
- Colin Corbett, property owner, spoke of concerns with use of narrow, private road. It was not built to support traffic beyond what the current residents use. He assisted with paving, chip, and seal, of road. He met with Mr. Palmer and is open to discussing further, would like to see written documentation.
- Cornelia England, property owner, spoke against the variance. She expressed concern over who will monitor the crash gate. The road is very narrow and is privately owned and maintained. She also expressed concern about not receiving a notification for the public hearing.
- Donald Murphey, pediatrician in Austin and property owner off Sunset Ridge spoke out in opposition to the development. The road was built 20 years ago. He has never seen a crash gate and is uncomfortable with the idea.
- Julie Alexander, serves on the Planning & Zoning Commission. She spoke in favor of the development and explained the use of Sunset Ridge would be for emergency access/ eminent danger only and not for construction of development. The proposed development includes a visually beautiful vineyard, increase in tax dollars, sale of goods and services, five acre or larger lots in a peaceful community in the Blanco ETJ. This would be a blessing to our community.
- Arlyn Cook, property owner along Sunset Ridge spoke out in opposition to the variance. He said in 1991 seven families each dedicated part of their property to create the small road. Development means change with a whole new set of problems, and he quoted The Big Yellow Taxi saying, "you don't know what you have until it is gone, they paved over paradise and put up a parking lot."
- Mike Ethridge spoke explaining the crash gate. It is kept locked and used for emergency access only.

The Public Hearing #1 was closed at 7:23 pm.

New Business:

1. *Consideration, Discussion and Take Possible Action on Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165 (Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24 H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476), Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC).* The Council discussed **A motion was made by Mayor Pro-Tem Thrailkill to table item for further discussion, seconded by Council Member Moses, motion carried 3 to 1, with Council Member Smith opposed.**

Public Hearing #2 Opened at 7:41 pm:

Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at 411 8th Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre), Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson). Warren Escovy, City Administrator said the owner/applicant is asking to convert 16 mini-storage units to three multi-family units. The recommendation from the Planning & Zoning Commission is to approve the special use permit to allow multi-family use in an R-5 district.

Public Comments:

- Sam Keith developer spoke about the proposed project.

The Public Hearing #2 was closed at 7:46 pm.

2. Consideration, Discussion and Take Possible Action on Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at 411 8th Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre), Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson). **A motion was made by Council Member Smith to approve the special use permit to allow multi-family residential in the R-5 district at 411 8th Street, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Final Plat for Blanco River Run Subdivision, Lots 4 and 5 Weber Subdivision, Blanco, Texas, (Property Owner: Tejas Heritage Homes, LLC, James Boyce Polkinghorn, Managing Member). The final plat consists of six lots and a “eyebrow” or dedicated turn around to take advantage of the reduction in lot width allowed for lots taking access to an eyebrow. This project is located within the R-1 district and meets the minimum 32,500 square feet requirement as well as the one lot per acre requirement. Staff and Planning & Zoning Commission recommend approval of the final plat. **A motion was made by Council Member Smith to approve the final plat for Blanco River Run Subdivision (6 lots on River Run), seconded by Mayor Pro-Tem Thrailkill, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 5.77 Acre Property at 400 14th Street located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas. **Item taken to Executive Session.**
5. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas. **Item taken to Executive Session**
6. Consideration, Discussion and Take Possible Action on Amendment to Blanco Chamber of Commerce HOT Funds Disbursement (Warren Escovy, City Administrator). **Item tabled to next month, No Action Taken.**
7. Consideration, Discussion and Take Possible Action on Update to the US Highway 281 Possible Relief Route(s) Following the TxDOT Meeting (Mayor Pro-Tem Thrailkill/ Council Member Swinson). Mayor Pro-Tem Thrailkill said have had one meeting with TxDOT. Council Member Smith shared still monitoring and have not endorsed a specific route. Mayor said TxDOT is fast tracking and wants route in the next three years. Council Member Swinson said it is important to keep receiving community input – **No Action Taken.**
8. Consideration, Discussion and Take Possible Action on Additional Green Space Specifically for Children at the Pecan Bottom City Park (Mayor Pro-Tem Thrailkill/ Council Member Smith). Council Member Swinson recused herself from this item. Mayor Pro-Tem Thrailkill discussed improvements to the Pecan Bottom park, need clarity. Council Member Smith suggested assigning KBB to come up with a plan of action. Mayor shared this is a good time to make improvements for the children and to direct staff to ask KBB to develop a plan -**No Action Taken.**
9. Consideration, Discussion and Take Possible Action on Building an Additional Office at City Hall or the Byars Building at a Cost Not to Exceed \$4,600.00 (Warren Escovy, City Administrator). Looking at the possibility of building an additional office for the Mayor since the City Administrator took over Mayor’s office. There is a need for additional office space at City Hall. **Item taken to Executive Session.**
10. Consideration, Discussion and Take Possible Action on Revision(s) to City Administrator Contract. **Item taken to Executive Session.**

11. Consideration, Discussion and Take Possible Action on Approval of Review of Inframark Man Hours, Revise Man Hours from Reading Meters to Street Repair and Maintenance. Council discussed. Once the new automated utility meters are installed staff will need direction on use of man hours. Council Member Smith would like to see the CPI increase, get back within our budget with these hours and utilize excess on road repairs (budget first and road repairs second). Recommend staff get Inframark back within the budget. **No Action Taken.**

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

1. Consideration, Discussion and Take Possible Action on Approval of Social Media Policy (Warren Escovy, City Administrator). Tuggey said earlier this year Council approved a new personnel policy which includes four pages of social media policy. Mayor said possible training would be in order. – **Tabled this item.**
2. Consideration, Discussion and Take Possible Action on Approval of Ordinance 2023-O-014 Amending Fee Schedule (Warren Escovy, City Administrator). Public Works, Inframark not here to discuss and answer questions, **Item tabled to next month.**
3. Consideration, Discussion and Take Possible Action on Approval of Change Order #09 Exterior Lighting at the Water Treatment Plant (Warren Escovy, City Administrator). The council recommended staff contact electrician to provide quote for service of work. **No Action Taken.**
4. Consideration, Discussion and Take Possible Action on Approval of Change Order #__ Fencing at the Water Treatment Plant (Warren Escovy, City Administrator). The council discussed the various fencing options. **No Action Taken.**
5. Consideration, Discussion and Take Possible Action on Approval to Complete Market Analysis on City Surplus Properties at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres). The council discussed market analysis versus actual property appraisal. Suggestion made in support of sale of the 9.43 acre property, obtain appraisal, and any monies above market value received to towards infrastructure repairs. Accept sealed bids. Step one, obtain cost of appraisal and suggestions for proceeds of sales. Suggestion made to keep property at Cherry street for park or community center. Council Member Smith moved to obtain appraisal and sealed proposal for sale of property 9.45 acre and any money over appraisal amount at discretion of council go into reserves. **Item taken to Executive Session.**

Closed regular meeting and convened into executive session at 8:23 pm.

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 551.074 (Personnel Matters) to deliberate the amendment(s) to Contract for City Administrator.
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 Contract between City of Blanco and Inframark, LLC.
3. 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.

4. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Economic Development Project.
5. 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 City Water Agreements with Texas Water Company
6. 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.
7. 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.
8. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Consultation with City Attorney regarding Contract with Bureau Veritas.

Closed executive session at 9:52 pm and convened into regular meeting.

NB #4: Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 5.77 Acre Property at 400 14th Street located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas A motion was made by Council Member Smith to request CIAMAC to provide a service plan regarding the 400 14th Street property within the next 90 days, seconded by Council Member Swinson, all in favor, motion carried 3-0 with Council Member Moses recusing himself from this item.

NB #5: Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas A motion was made by Council Member Smith to table the Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281, seconded by Mayor Pro-Tem Thrailkill, all in favor, motion carried unanimously.

NB #9: Consideration, Discussion and Take Possible Action on Building an Additional Office at City Hall or the Byars Building at a Cost Not to Exceed \$4,600.00 A motion was made by Council Member Smith to approve the additional office in the City Hall building, Cost Not to Exceed \$4,600.00 pending funding of next item, seconded by Mayor Pro-Tem Thrailkill, all in favor , motion carried unanimously.

NB #10: Consideration, Discussion and Take Possible Action on Revision(s) to City Administrator Contract. A motion was made by Council Member Smith effective immediately, revise the City Administrator's contract as directed and direct city attorney to provide draft for final approval, seconded by Council Member Moses, all in favor, motion carried unanimously.

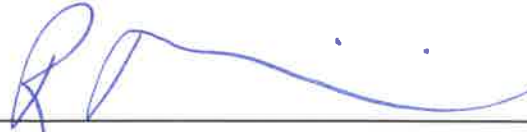
Ex Session # 5, Old Business #5: Consideration, Discussion and Take Possible Action on Approval to Complete Market Analysis on City Surplus Properties at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres). A motion was made by Council Member Smith to direct staff to solicit estimates for an appraisal on the 9.43 acre property, seconded by Council Member Moses, all in favor, motion carried unanimously.

Adjournment:

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

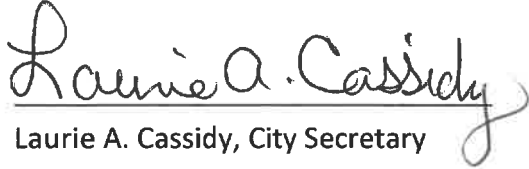
The meeting was adjourned at 9:58 pm.

Respectfully submitted,



Rodney Thrailkill, Mayor Pro-Tem

ATTEST:



Laurie A. Cassidy, City Secretary

These minutes were approved on the 14 day of November, 2023.

