

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

**Meeting Minutes  
October 12, 2021, 6:00 pm**

A regular meeting and Public Hearing of the City Council, City of Blanco, Texas was held on October 12, 2021, at 6:00 pm at the Gem of the Hills, 2233 US 281, Blanco, Texas.

The meeting was called to order at 6:06 pm by Mayor Rachel Lumpee, followed by roll call (Kelly Kuenstler) announcing a quorum was present. The Pledge of Allegiance was led by Mayor Lumpee. Council members present: Mayor Lumpee, Mayor Pro-Tem Saucedo, Councilmembers Barron, Divine, and McClellan. Councilmember Smith was absent.

City staff present: Kelly Kuenstler, Laurie Cassidy, Ronnie Rodriguez, Zach Dorris, and Sergeant Thornhill.

Mayor Lumpee made the following announcements: Covid active cases as of October 4 is currently 142; No burn ban at this time; Marigold Festival October 23-30; Veterans Day Parade, 9am; Lights Out Texas; Bird migration, turn off non-essential lights; New 4-way stop sign has been installed at 4<sup>th</sup> and Pecan Street, please be aware and make sure to stop; This weekend there is an awareness walk to combat and make others aware of human trafficking, to be held at 10:00 am; Blanco Historic Cemetery work day on Saturday, October 16 starting at 9:00 am, bring your own tools; Blanco community blood drive 9-2, Monday, October 18.

Public Comments:

- Libbey Aly announced the blood drive at Gem of the Hills was cancelled for October 18<sup>th</sup> and is now scheduled for October 20, 2021.
- Marigold Festival is moving forward – this is NOT Lavender Festival, not that big, more of a community event. See event schedule, there will be lots of kids' events, a parade, COCO movie in Bindseil Park, workshops, low key, additional events at Arnosky Farm. This will be a two weekend event the weekends of October 22-24 and October 29-31.

Mayor Lumpee read the Proclamation for Hill Country Night Sky Month in Blanco.

Opened Public Hearing at 6:19 pm

1. Public Hearing to Consider Ordinance 2021-O-TBD to adopt an Amendment to Ordinance 2020-O-011 Approving the Standard Fee Schedule for Administrative, Permit Fees, Use Fees, and Other Fees Related to Municipal Authorizations and Activities.

No one signed up to speak and the Public Hearing closed at 6:20 pm.

**Presentation:**

Colten Kuebel spoke to Council asking them to consider building a Skate Park on the City owned land next to Spinnerz Laundromat. Council discussed alternate locations, liability risks, size, and cost of such a park and asked Mr. Kuebel to form a committee to move the project forward.

**Staff Presentations:**

- City Hall, Kelly Kuenstler, made the following announcements: A new City website is being put together by Mayor Lumpee; Blanco has received \$256,582 from the Coronavirus Local Government Relief Fund and will need direction from Council on how to spend funds, Working with Langford on a grant for our water system including requesting letter from Rockin' J Ranch stating they are willing to act as the second backup to Blanco; Wrote letter of intent for the Blanco Historical Commission for a grant to include restoration and rehab of the Byars Building and the wall on Town Creek; we have balance of over \$300,000 remaining with TWDB from the WWTP bonds, asking for unspent balance to be forwarded to the City so the body can determine what eligible expense is deemed appropriate; PIF was submitted to TWDB on behalf of City
- Public Works, Ronnie Rodriguez discussed water treatment plant construction status, street closure concerns, purchasing treated water from CLWSC, and the water and wastewater usage reports.
- Police Department, Lt. Thornhill discussed the police department monthly statistics report and gave highlights, Officer Gonzales received his Master Peace Officer License, Officer Rodriguez received his Intermediate Peace Officer License, and Detective DeReu completed her Background Investigator Training; up coming events include the Marigold Festival, Blanco First Baptist Church Light Night, Market Days, and Real Ale Bike Ride has been cancelled.

**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 Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the August 10, 2021, Budget Workshop.
2. Approval of Minutes from the August 31, 2021, Special City Council meeting.
3. Approval of Minutes from the September 21, 2021, Special City Council meeting.

**A motion was made by Councilmember Barron to approve consent agenda items one through three, seconded by Councilmember McClellan, all in favor, motion passed unanimously.**

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

1. Presentation, Discussion and Possible Action on An Ordinance 2021-O-TBD of the City of Blanco, Texas, Regulating the Use of Rainwater Harvesting Systems; Providing A Repealing Clause; Providing A Severability Clause; Providing A Savings Clause; Providing for A Penalty of Fine not to Exceed the Sum of Five Hundred Dollars (\$500.00) for Each Offense; and Providing An Effective Date (Councilmember Smith). Ms. Kuentler presented PowerPoint presentation. Attorney Bullock spoke of changes/revisions to previous version of Ordinance. **A motion was made by Councilmember Barron to table the current draft ordinance "Richardson", go back to first Ordinance that was presented for review and only correct parts needing revisions and add enforcement wording, seconded by Councilmember McClellan, all in favor, motion passed unanimously.**

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

1. Discussion and Possible Action on Amendment to Ordinance 2021-O-TBD Trucks. (Police Chief Rubin). Lt. Thornhill spoke, the City received a complaint of large trucks using the bridge on Pecan. Research showed the current ordinance was outdated. The 1986 Ordinance limits commercial vehicles with a GVW of 10,000 pounds or more on Elm between Fulcher and 3<sup>rd</sup> and Pecans between 3<sup>rd</sup> and 2<sup>nd</sup> and sets a fine amount of not to exceed \$100.00. The amended Ordinance will decrease large truck traffic on residential streets, reduce vehicle noise, reduce potential motor vehicle vs motor vehicle or pedestrian accidents, and increase the life of City streets by decreasing weight of vehicles traveling on them. **A motion was made by Councilmember Barron to approve Ordinance 2021-O-TBD Regulating weight of vehicles, seconded by Councilmember Divine, all in favor, motion passed unanimously.**
2. Discussion and Possible Action on Approval of Ordinance 2021-O-TBD Adopting and Enacting a New Code of Ordinances; Providing for the Repeal of Certain Ordinances Not Included Therein; Providing A Penalty for the Violation Thereof Not Exceeding \$500 Generally or Not Exceeding \$2,000 For Violations Relating to Fire Safety, Zoning, or Public Health and Sanitation or Not Exceeding \$4,000 for Violations Relating to Dumping of Refuse; Providing for the Amendment of Such Code; and Providing When Such Code and This Ordinance Shall Become Effective (Laurie Cassidy, City Secretary). Laurie Cassidy presented PowerPoint presentation demonstrating the look of our new UDC codification link. The purpose of codification is to help identify inconsistent and duplicate laws. This process creates a uniform source that is easy for anyone to access. **A motion was made by Councilmember Barron to approve Ordinance 2021-O-tbd Adopting and Enacting a New Code of Ordinances, seconded by Councilmember Saucedo, all in favor, motion passed unanimously.**

3. Discussion and Possible Action on Approval of Ordinance 2021-O-TBD to adopt an Amendment to Ordinance 2020-O-011 Approving the Standard Fee Schedule for Administrative, Permit Fees, Use Fees, and Other Fees Related to Municipal Authorizations and Activities (Kelly Kuenstler, Interim City Administrator). Council discussed water and sewer impact fees and tap fees as well as wastewater rates. **A motion was made by Councilmember Barron to establish water and wastewater impact fees for standard ¾" meter, water at \$3,000/LUE and wastewater at \$3,500/LUE and to have City Administrator conduct study, seconded by Councilmember Divine, all in favor, motion passed unanimously. A motion was made by Councilmember Barron to table discussion about increasing the wastewater rates until we have further information, seconded by Councilmember McClellan, motion passed unanimously.**
4. Discussion, Consideration and Possible Action on the Approval of a Water and Sewer Extension Agreement between the City of Blanco and Six-Wheeler LLC (Kelly Kuenstler, Interim City Administrator). Ms. Kuenstler asked if there was anyone present representing Mr. Wheeler, none were present. Ms. Kuenstler stated the City Secretary emailed Mr. Wheeler a development agreement asking for input and requesting copies of exhibits and then asked Council to adjourn into Executive Session. **No Action Taken.**

Closed regular meeting at 8:47 pm and adjourned into Executive Session.

**Executive Session in accordance with Texas Government Code:** in accordance with the authority contained in the Texas Government Code, Section 551.071.

1. Texas Government Code Section 551.071 (Consultation with Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with Water & Sewer Extension Agreement between the City of Blanco and Six-Wheeler LLC.

At 9:17 pm closed executive session and opened regular meeting.

No Action taken in Executive Session.

Council took 5 minute break and resumed regular meeting at 9:30 pm.

New Business Item 3, Per Government Code 395, in order to approve impact fees, needs to be based on CIP and Attorney Bullock needs to review. Councilmember Barron thinks we can get a CIP done in about 60 days. **A motion was made by Councilmember Barron to rescind New Business Item #3, to adopt the impact fees and authorize staff to conduct CIP before approving the standard fee schedule, seconded by Councilmember McClellan, all in favor, motion passed unanimously.**

**Adjournment**

A motion was made by Councilmember Saucedo to adjourn the meeting, seconded by Councilmember Divine, all in favor.

Meeting was adjourned at 9:40 pm.

Respectfully submitted,

Rachel Lumpee  
Rachel Lumpee, Mayor

ATTEST:

Laurie A. Cassidy  
Laurie A. Cassidy, City Secretary

These minutes were approved on the 9 day of November, 2021.

