

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

**Meeting Minutes
November 14, 2023**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on November 14, 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 Pro-Tem Thraikill, followed by roll call announcing a quorum was present. The Invocation and Pledge of Allegiance was led by Bryn Caddell of St. Michaels Episcopal Church. Council members present: Mayor Pro-Tem Thraikill and Council Members Smith, Swinson, McClellan, and Moses. Mayor Arnold was absent.

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

Mayor Pro-Tem Thraikill made the following announcements:

- Southern Flow Meter Audit this week (40-50 meters at 1 hour each)
- Burn Ban is currently off in Blanco County
- TxDOT meeting was held yesterday, revealed six different routes, check out the TxDOT website for more information.

Public Comments:

- Colin Corbett, City of Blanco resident spoke in favor of Old Business item 1, concept plan and access variance by Pharr Paradise Park, LLC. He said he needed more information after the last council meeting. He, along with many of the Sunset Ridge neighbors, met with Mr. Palmer and reached a reasonable compromise. He is now in support of the project if the crash gate gets added into the plans.
- Mike Ethridge, City of Blanco resident, spoke in favor of OB#1 and said he is happy they reached an agreement on Sunset Ridge. What they are planning will be beneficial to all and the crash gate will be beneficial to emergencies services. He appreciates the Council's support of this development.
- Cornelia England, City of Blanco resident, spoke regarding OB#1 and said she discussed the development with other residents. She believes there needs to be more investigation into the drainage. There was flooding on the south end in 2015. Culverts caught debris, need other protection from debris on the road. Suits against the city, city throwing them a bone.
- Waymond Lightfoot, City of Blanco resident, spoke previously against the Sunset Ridge development. He has since spoken to Mr. Palmer and learned the crash gate will only be used for emergencies. The residents of Sunset Ridge are trusting the Mayor, City Council, City Administrator, and City Attorney to make sure these assurances are properly and legally addressed (trusting you to verify). He said he is withdrawing his opposition to the project.

- Rachel Lumpee, I am unable to attend the meeting tomorrow, but would like to share my opinion with the council. I fully support Blanco Wheels and Feet and the new business agenda item 2. Thanks.
- Sarah Munger, I fully support the formation of a city committee to address the work that Blanco Wheels and Feet was doing. Safe walkability and bike ability throughout town should be a major priority for the City. A dedicated committee to that purpose will help ensure that this topic has a focused place for discussion, action, and coordination with other city committees, as appropriate. Such a committee could focus on consistent connectivity to and between our great public spaces, like the town square, the State Park, the library, and our schools.
- Dan Murrah, Help me understand what is going on with Wheels and Feet. They cancel their 501(c)(3) tax exempt status, and instead want to become a City "committee"? Would that be a way to avail themselves of taxpayer money? And lastly, why do they even exist, my friends and neighbors have been walking around Blanco ever since I came here, without any organization helping them. Stop the madness! Fix the streets!
- Irene Cage, Blanco Wheels and Feet has been an asset to Blanco as a nonprofit for a few years now. It would make sense to organize the efforts of this group instead as a committee under the city municipality. I have to guess this may open up funding opportunities through municipal grant qualifications. I fully support Blanco Wheels and Feet and their tireless efforts for the advancement of trails, pathways and sidewalks in this town. Walking on our streets is no longer safe.
- Debra Erickson, I support walkability in Blanco!
- Wayne and Martha Gosnell, For many years Wheels and Feet, in its several incarnations, has worked to make Blanco a more walker-friendly/bike-friendly town. Some progress has been made but much remains to be done. The proposal to create a General Transportation Planning and Advisory Commission, with a subcommittee focusing on Pedestrian and Alternative Transportation Modes, reporting to the Blanco City Council is excellent in that it will bring this vital work directly under the auspices of Blanco's City Government and elevate the volunteer work to official status. We urge Council to approve this proposal. Thank you.
- Marcella Murrah, Our city does not need ANY new committee until such time as your council members approve 100% of the funds required for street/pothole repair. Wheels and Feet has said they are giving up their 501c3 status in favor of becoming a City of Blanco committee. Now why would they do that, if not for expecting FUNDING from this council BY WAY OF OUR CITY TAXPAYERS? Was it too hard for them to raise their own funds? If so, shame on them. ALL of them. When you fail at something you don't beg to become a city committee to garner funds! First you PROVE you are capable of making progress and raising all the independent money that you need to prove your value!

They have had continual contact with Ms. Crenshaw throughout the process. He believes she currently has 30 day temporary permit. She has spent considerable money (over \$2,000) to get business started and put up electric pole. Planning & Zoning Commission recommended approval of the permit. The Church is in full support of the project.

- Breanna Crenshaw, owner of The Coffia Shop, spoke and shared concerns regarding the porta-potty, a big issue, the church has opened its doors to share its bathroom so the port a potty was removed and is no longer an issue. The idea for the coffee shop is to provide customers with low carb, low sugar, better, healthy options which are also convenient to pick up. Using Trinity Lutheran church lot and providing healthy options for the entire community. She grew up in Blanco and is well versed in nutrition. The aim is to create healthy learning for kids as well as the adults.

The Public Hearing closed at 6:38 pm.

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 October 10, 2023, Regular Meeting and Public Hearing.

A motion was made by Council Member Swinson to approve the consent agenda item one as presented, seconded by Council Member Moses, 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 Special Use Permit to allow Mobile Food Truck at 719 Main Street (Harrison Heirs, Blk 22 (North ½ of), 2.1627 acres, Blanco, Texas 78606, (Property Owner: Trinity Lutheran Church). Council Member McClellan asked about the neighbors' concerns regarding the location. Glad the port-a-potty issue has been resolved. Warren said the Planning & Zoning Commission reviewed the location; this property is zoned R5. From all the comment letters received the majority are in favor. One opposition letter was received but has since rescinded her opposition. **A motion was made by Council Member Smith to approve the Special Use Permit to allow the Mobile Food Truck at 719 Main Street, Blanco, Texas, seconded by Council Member Moses, motion carried 4-1 with Council Member McClellan opposed.**
2. **(OB #1 moved to NB #2)** 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. Eggleston 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 spoke about property, concept plan of 627 acres in Blanco's ETJ to include all items on map including future residential and a variance to allow a portion of the entry way to Blanco River Ranch to be in the 100 year flood plain. Last month emergency access off Sunset Ridge was discussed and since then, have support of residents and emergency services has no concerns regarding this. This will be a positive project for the city to include 84 large single-family lots with 128 acres of commercial property in the front. Since the project is mainly in the ETJ the city has control over the plating and drainage. Council Members discussed.

5. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2023-R-014 Election-Blanco County Appraisal District Board of Directors 2024-2025. **A motion was made by Council Member McClellan to Approve Resolution 2023-R-014 Election-Blanco County Appraisal District Board of Directors 2024-2025, seconded by Council Member Moses, all in favor, motion carried unanimously.**
6. Consideration, Discussion, and Take Possible Action on Approval of Waiver of Water Disconnect Notices for the Months of November and December 2023. Warren discussed the city reviews this issue annually. Staff are asking to extend November disconnects to Nov. 29 or waive completely. In December staff are recommending waiving disconnects due to the holidays and staffing. **A motion was made by Council Member McClellan to waive water disconnects for the months of November and December 2023, seconded by Council Member Moses, all in favor, motion carried unanimously.**
7. Consideration, Discussion and Take Possible Action on Approval to Complete “land- only” as-is conventional appraisal at a cost not to exceed \$1,800.00 on City Surplus Property at Blanco Vista Estates, Lot 3 (9.43 Acres). Council Member Smith said he is in favor of selling the property and getting an appraisal but wants to understand what the funds will be used for and the method of disposal of the property. A motion was made by Council Member Smith to approve land only appraisal at a cost not to exceed \$1,800.00 on the 9.43 acres, with the following provisions 1) the sell equal to the appraised value be held in reserves to improve the city’s ability to bond (a better bond rating will be needed in the future to allow the city to continue to improve and address our existing infrastructure), any funds in excess of the appraised value may be utilized at the city council’s discretion, and 2) the method of the sale will be by solicitation of competitive sealed bids. Attorney Tuggey said this item is not posted for sale of property tonight and therefore Council Member Smith withdrew his motion. Council Member McClellan is reluctant to see the city sell its assets at this time. The council asked where will funds come from to pay for appraisal? **Council Member Smith made a motion to table item until next month when the council can discuss sale of property and disposition of funds, seconded by Council Member Swinson, motion carried 4-1 with Council Member Moses opposed.**
8. Consideration, Discussion and Possible Action to Authorize the City Administrator to draft and execute amendments to a) Third Amendment to Unimproved Property Contract; and b) Amendment to Escrow Agreement; each to allow for an extension of time from December 22, 2023 until June 22, 2024, in favor of the City of Blanco, to obtain if needed easement access on certain property described in such agreements from the Texas Dept of Parks & Wildlife. Attorney Tuggey said this relates to the Lift Station, to ensure the city has adequate time under an escrow agreement to obtain the \$50,000 now in escrow under the one year agreement signed last year. The city is to provide easement access across a piece of land. If the city is successful, the \$50,000 will be released to them. Mr. Tuggey is in communications with Texas Parks and Wildlife. An extension is recommended to allow the city enough time to obtain easement access. Council Member Smith recused himself. **A motion was made by Council Member McClellan to allow for an extension of time from December 22, 2023 until June 22, 2024, in favor of the City of Blanco, to obtain if needed easement access on certain property described in such agreements from the Texas Dept of Parks & Wildlife, seconded by Council Member Swinson, all in favor, motion carried unanimously with Council Member Smith recused from the vote.**

Adjournment:

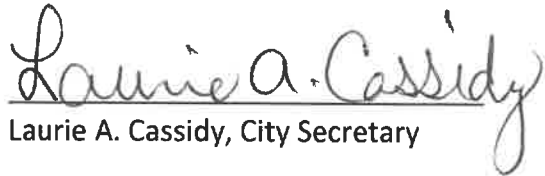
A motion was made by Council Member Smith to adjourn the meeting, seconded by Council Member Swinson, all in favor.

The meeting was adjourned at 9:26 pm.

Respectfully submitted,


Rodney Thrailkill, Mayor Pro-Tem

ATTEST:


Laurie A. Cassidy, City Secretary

These minutes were approved on the 12 day of December, 2023.

