

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

September 10, 2024

6:00 PM

Byars Building, 308 Pecan Street, Blanco, Texas 78606

Please join my meeting from your computer, tablet, or smartphone.

Video call link: <https://meet.google.com/hfm-btym-ori>

Or dial: (US) +1 513-472-0814 PIN: 638 750 528#

Notice is hereby given that a regular meeting and public hearing of the governing body of the City of Blanco will be held on September 10, 2024, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call/Establish a quorum:

Mayor Mike Arnold (Present/Absent)

Mayor Pro-Tem Bobby Mack-McClung (Present/Absent)

Council Member Laura Swinson (Present/Absent)

Council Member Ryan Moses (Present/Absent)

Council Member Candy Cargill (Present/Absent)

Council Member Dennis J. Moore, Jr. (Present/Absent)

INVOCATION and PLEDGE OF ALLEGIANCE

2. Announcements (No Action May Be Taken)
3. Public Comments: The City Council welcomes public comments at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Council cannot respond to matters not listed on the agenda until a future meeting.

OPEN PUBLIC HEARINGS:

1. Approval of Special Use Permit to allow variance to sidewalk requirements at 603 Elm Street (Harrison Heirs, Blk 02), 1.748 acres, Blanco, Texas 78606, (Property Owner: Larson, John and Kathryn).
2. Approval of Short-Term Rental Permit Application at 20 Mesquite Street (Blanco River Addition, 0.26 acres, Blanco, Texas 78606, (Property Owner: Villalon, Xavier and Leticia).

CLOSE PUBLIC HEARINGS

PRESENTATIONS:

1. Streetscape Committee Update by Eric Burkhart
2. Historic Preservation Commission Update by Gary Currier, Chair
3. Quarterly HOT Report, by Libbey Aly, Blanco Chamber
4. Request for HOT Funds for Christmas Lights by Brandon Carlson, Blanco Chamber

STAFF PRESENTATIONS:

1. City Hall, Warren Escovy, City Administrator
2. City Hall, Dana Bundick, Interim Finance Director, Monthly Financial Report
3. Police Department, Chief Jerry Thornhill, August Monthly Report

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 6, 2024, Budget Workshop #2.
2. Approval of Minutes from the August 13, 2024, Regular Meeting.
3. Approval of Minutes from the August 15, 2024, Budget Workshop #3.
4. Approval of Minutes from the August 20, 2024, Special Meeting and Water Workshop.
5. Approval of Minutes from the August 26, 2024, Budget Workshop #4.

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 variance to sidewalk requirements at 603 Elm Street (Harrison Heirs, Blk 02), 1.748 acres, Blanco, Texas 78606, (Property Owner: Larson, John and Kathryn).
2. Consideration, Discussion, and Take Possible Action Approval of Short-Term Rental Permit Application at 20 Mesquite Street (Blanco River Addition, 0.26 acres, Blanco, Texas 78606, (Property Owner: Villalon, Xavier and Leticia).
3. Consideration, Discussion, and Take Possible Action on Approval of Le Domaine at Riviere Blanc Subdivision, Final Plat, 382.99 Acre Tract (ETJ), Blanco, Texas 78606 (Property Owner: Riviere Blanc Investments, LLC).
4. Consideration, Discussion, and Take Possible Action on Approval of Amendment to Inframark Contract.
5. Consideration, Discussion and Take Possible Action on Formation of Committee for Financial Transparency and Security.
6. Consideration, Discussion and Take Possible Action on Approval of the membership and direction of the Comprehensive Master Plan Task Force.
7. Consideration, Discussion and Take Possible Action on Approval of RESOLUTION DELAYING ACTION ON AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024A IN AN AMOUNT NOT TO EXCEED \$2,500,000; AND OTHER MATTERS RELATED THERETO.
8. Consideration, Discussion and Take Possible Action to reduce total water usage as described in Stage 4 of the City's current Water Conservation Plan and Drought Contingency Plan.

OLD BUSINESS: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion and Take Possible Action to Approve Amendment to Agreement for a Monitored Trial Program for Reclaimed Water Service, by a One-year Extension and Option to Renew for One Additional Year.

2. Consideration, Discussion, and Take Possible Action on Approval of H2O Analytics Corp Customer Portal Plan, to be part of the new automatic metering system and update from Josh Bennett with Ferguson regarding new Smart Meter Installations.
3. Consideration, Discussion and Take Possible Action on New Membership and Direction for the Transportation Planning and Advisory Committee (TPAC).
4. Consideration, Discussion and Take Possible Action on 1) Approval of Broker's Price Opinion on City Surplus Property at Blanco Vista Estates, Lot 3 (9.43 Acres), and 2) Specify in Advance the Use of any Resulting Proceeds, in the Event a Sale is Authorized by Separate and Future Action of Council.

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.

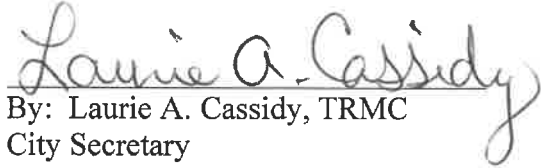
1. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding City Water Agreements with GBRA and Texas Water Company
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding legal issues associated with the Water Treatment Plant Project; Bids, Contract. Award and Notice to Proceed.
3. 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 disannexation request by John and Nancy Gilbert relating to a 3.17-acre tract of land and also removal from ETJ request by 3F Properties LLC relating to a 4.09-acre tract of land.
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 and related Negotiations.
5. 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 deliberation and discussion on duties of public employee.
6. 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 other Pending Legal Matters.

Take any action as a result of the Executive Session.

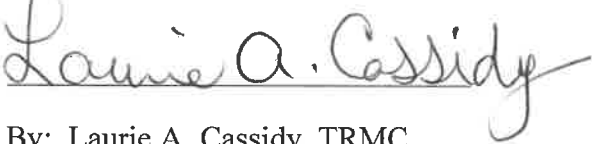
Adjournment

This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting, considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

The Council may vote and/or act upon each of the items set out in this agenda. The City Council for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Section 551.071 (consultation with Attorney), Texas Government Code Section 551.072 (Real Estate), and Texas Government Code Section 551.074 (Personnel Matters). The City Council for the City of Blanco may discuss, consider and/or act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.


By: Laurie A. Cassidy, TRMC
City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the City of Blanco is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice in the window in the City Hall of said City of Blanco, Texas at a place convenient and readily accessible to the general public at all times and said Notice was posted on the 5th day of September 2024 before 5:00 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.



By: Laurie A. Cassidy, TRMC
City Secretary
