

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

**Meeting Minutes
March 11, 2025**

A regular meeting of the City Council, City of Blanco, Texas was held on March 11, 2025, 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 the Pledge of Allegiance was led by Gary Kuzins. The Council members present: Mayor Arnold, Mayor Pro-Tem Mack-McClung and Council Members Moses, Cargill, and Moore. Council Member Swinson was absent.

City staff present: Warren Escovy, City Administrator, Laurie Cassidy, City Secretary, Jose Martinez, Finance Director, and Chief Jerry Thornhill.

Mayor Arnold made the following announcements:

- Water main break has been repaired, and the City is now under a boil water notice until notified (24-48 hours), thank you to Inframark and Texas Water had tank refilled, Mayor Fisher offered 18 wheeler with water, need to start making needed repairs citywide.
- Burn ban is on
- The City is still under Stage 4 Drought Restrictions
- March 22, 2025 is Founders Day, lots of booths, community event.

Public Comments:

- Jimmy Klepac, Blanco County resident, spoke regarding New Business Item 2, water resources and his meetings with Mayor Arnold and City Administrator, Warren Escovy. He shared that Klepac Greenhouses gets its water from three sources which include spring water, recycled water, and rainwater collection for all water needs. Their emergency back-up well went down in the middle of drought, the city's water treatment plant was under construction and the city was not able to sell water
- Kenneth Welch, Blanco County resident, spoke in favor of New Business Item 4, seeking TxDOT grant by Wheels and Feet Committee. He also said New Business Item 6 presents an excellent opportunity to obtain funding through a Downtown Revitalization grant. New Business Item 8 will be difficult to accomplish. The Bond issue that has been proposed is essential to the future of Blanco. These items deserve utmost support. Lastly regarding Old Business Item 3, to consider relocation of the City Hall to the Old Firehouse, does not have any urgency and is an unnecessary distraction of Council's attention.
- Retta Martin, City of Blanco resident, spoke regarding Old Business Item 2 and shared some history regarding the Historic District. She also spoke in favor of New Business Item 9, a vacant building ordinance but suggested this ordinance be reviewed by the Historic Preservation Commission, Rudy Nino, the Historic Preservation Officer, and the Planning and Zoning Commission before final approval by the City Council.

- Wayne Gosnell, City of Blanco resident and President of the Blanco County Friends of the Night Sky, submitted statement to Laurie Cassidy, City Secretary, to be presented during public comments. In reference to New Business Item 3, Accepting Completion of the Water Treatment Plant, thank heavens this is finally done BUT I'd like to remind Council that the outdoor lighting on the building does not comply with the City's Outdoor Lighting Ordinance. The lights are not shielded, and they have a color temperature far exceeding the City's 2700 Kelvin limit. One of the requirements to maintain Blanco's status as an International Dark Sky Community is that the lighting on all City-owned property complies with the City's Outdoor Lighting Ordinance. I urge the City to comply with its ordinance.
- Rodney Thrailkill, City of Blanco resident submitted statement to Laurie Cassidy, City Secretary, to be presented during public comments. In reference to Old Business Item 3, Let's please stop acting as if the US Postal Service has asked the City of Blanco to act as their realtor. To my knowledge they have not. Blanco citizens are being asked to consider a speculative deal involving a party that is actually not even at the table. The US Postal Service has made zero overtures towards the City of Blanco.
- Rudy Nino, Blanco Historic Preservation Officer submitted statement to Laurie Cassidy, City Secretary, to be presented during public comments. In reference to New Business Item 9, In many cities, a vacant building program requires property owners of vacant structures to register with the city for extra protection or other. Not knowing what this new ordinance 2025 O OXXX is all about. Blanco participates in the Certified Local Government program under the Texas Historical Commission, enabling local preservation efforts by identifying priorities, meeting standards, and gaining access to funding and resources for historic sites, including the local Historic Preservation Commission. Let's hope this ends up to the benefit of the heritage of Blanco.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator, shared the 2025 Trash-Off will be held April 4 and 5, 2025, the city is focused on infrastructure and public safety, he spoke about the recent water outage, status of pothole filling/repairs with the new roller, and he also shared some information regarding the Blanco comprehensive plan updates.
2. City Hall, Jose Martinez, Finance Director, shared the February Monthly Financial Report.
3. Police Department, Chief Thornhill presented the February 2024 monthly report. Officer Gassman, received officer of the year from the 100 Club. The Police Department has hired two new officers and needs to hire one more to be fully staffed.

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 February 4, 2025, Special Meeting.
2. Approval of Minutes from the February 11, 2025, Regular Meeting and Public Hearing

A motion was made by Council Member Moore to approve the consent agenda items one and two as presented, seconded by Council Member Cargill 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 Agreement between the City of Blanco and GBRA. Tim Tuggey spoke regarding purchase of water through GBRA. The original agreement from 2002 is for a period of 50 years. The Council asked to extend the agreement, and this new agreement adds two 20 year terms to take agreement to 2090. Currently pay \$110,000 per year. Standard contract with approval by General Manager. Tuggey recommended approval of this agreement. **A motion was made by Council Member Moses to Approve the Agreement between the City of Blanco and GBRA as presented, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
2. Consideration, Discussion, and Take Possible Action on Klepac Greenhouses, Inc. Request for City Water Hook-up. Tim Tuggey, Attorney, asked the Mayor to move this item into Executive Session. **No Action Taken.**
3. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-004 Approving and Accepting Completion of Water Treatment Plant. The plant has been completed. The pumps are still in the works as well as the claim against the design engineer. **A motion was made by Council Member Moses to Approve Resolution 2025-R-004 Approving and Accepting Completion of Water Treatment Plant, seconded by Council Member Moore, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-005 supporting the City's application for the TxDOT Transportation Alternatives Grant (Council Member Swinson). An email was received today from Noah at TxDOT. We are at the next step. The grant match amount of \$40,000 will not be due until the next fiscal year. **A motion was made by Council Member Moses to Approve Resolution 2025-R-005 supporting the City's application for the TxDOT Transportation Alternatives Grant, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
5. Consideration, Discussion, and Take Possible Action on Approval of Committee Name Change from Pedestrian and Alternative Transportation Modes Committee to Wheels and Feet. The committee was previously named Wheels and Feet. **A motion was made by Council Member Moore to change the name of the committee from Pedestrian and Alternative Transportation Modes Committee to Wheels and Feet Committee seconded by Council Member Moses, all in favor, motion carried unanimously.**
6. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-006 Authorizing City Staff to Apply for the Downtown Revitalization program through TDA-Go. Warren Escovy spoke regarding the city match amount of \$50,000 which would be part of next year's fiscal budget. The city would apply under safety and beautification needs. **A motion was made by Mayor Pro-Tem Mack-McClung to Approve Resolution 2025-R-006 Authorizing City Staff to Apply for the Downtown Revitalization Program through TDA-Go, seconded by Council Member Cargill, all in favor, motion carried unanimously.**
7. Consideration, Discussion and Take Possible Action to Authorize City Staff to coordinate the installation of a shut-off valve at the sprinkler supply line at the Henry Hotel. The Council discussed the cost, which would be approximately \$8,800. Need to decide who should cover the cost? Should it be a shared cost with the Developer. Fund would come out of our Enterprise Fund "rainy day" The shut off valve would serve a purpose to that part of the city. **– Item Tabled; No Action Taken.**

8. Consideration, Discussion, and Take Possible Action on Plan supporting Community Education on City Bond Election. Tim Tuggey suggested the Council form a plan and he provided them with an estimate from CD&P for Bond Outreach. The Council discussed. CIAMAC/Bond Committee outlined specific items, newspaper column, repeat, ground presentations, one scheduled with the Rotary Club, Town Hall proposed for March 25 at the Byars Building, and April 16 (candidates forum). Compare bond program with separate program to be presented to the larger water users to influence outcome. Let the bond council continue working on the education of the bond. **Item Tabled; No Action Taken.**
9. Consideration, Discussion, and Take Possible Action on Approval of Ordinance 2025-O-0XX Regulating Vacant Buildings in the Blanco Historic District. The Council discussed, loss of tax revenue of vacant buildings. Council Member Moses recommended this ordinance be reviewed by Historic Preservation Commission and Planning & Zoning Commission first and then come back to the Council. **Item Tabled; No Action Taken.**

OLD 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 for restaurant drive through window as per Table 4.4 of the UDC on a property zoned as R-5 at 603 Main Street (Harrison Heirs, Block 23 (SE ¼), 0.32 Acres), Blanco, Texas 78606, (Property Owner: Thomson Real Estate Investments LLC). This item was tabled in February to give the applicant time to look at the queuing line on 6th Street. The applicant has addressed this issue with directing traffic around the building and back out to 6th Street. Planning & Zoning Commission recommends approval of the Special Use Permit. The Owner gives back to the community with scholarships to high school graduates and donates to other organizations, . **A motion was made by Council Member Cargill, to approve the Special Use Permit at 603 Main Street, seconded by Mayor Pro-Tem Mack-McClung, all in favor, motion carried unanimously.**
2. Consideration and Discussion Only (No Action) Update from Mayor Arnold regarding AI Oversight Committee. Mayor Arnold shared ChatBot and Buck Hays. The committee had its first meeting. AI folder/knowledge bank. Cool tool, met with Mayor of Llano last week. Key is transparency, Google Drive folder would be available as read only to all and editable by Mayor, Mayor Pro-Tem, City Administrator, and City Secretary. Can take job of website and could be used as a mobile app. Still working on entering data and testing. **Item Tabled; No Action Taken.**
3. Consideration, Discussion and Take Possible Action on Approval of Relocation of City Hall to the Old Firehouse Building at 503 Pecan Street. The Council discussed; the site will not work for the Post Office due to the need for segregated parking. Council Member Cargill suggested the council push this off to the new council. The Council discussed. Assign the City Administrator to find interested bidders, RFP, concept design. What is the best use for that building? Comparison, liquidate assets, take money and add to TX Class (asset growth potential). Standing offer for 9.43 acre tract. **No Action Taken.**

Closed regular meeting 8:00 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) 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.
2. 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.
3. 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 water infrastructure at Cielo Springs Subdivision.
4. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Administrator.
5. Texas Government Code Section 551.071 (Consultation with City Attorney), Section 551.072 (Real Estate), and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Pending Legal and Real Estate Matters.

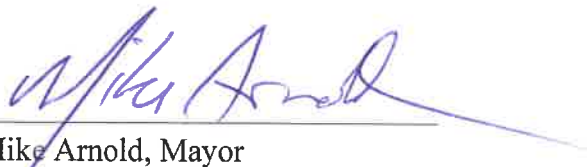
Closed executive session at 9:10 pm and convened into regular meeting.:

Adjournment:

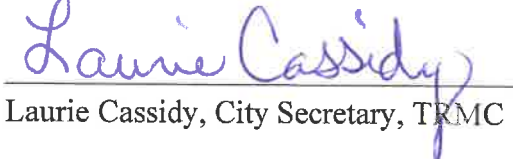
A motion was made by Council Member Moses to adjourn the meeting, seconded by Council Member Moore, all in favor.

The meeting was adjourned at 9:10 pm.

Respectfully submitted,


Mike Arnold, Mayor

ATTEST:


Laurie Cassidy, City Secretary, TRMC

These minutes were approved on the 8 day of April, 2025.

