

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

**Meeting Minutes
April 8, 2025**

A regular meeting and public hearing of the City Council, City of Blanco, Texas was held on April 8, 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 Ric Walters, Blanco United Methodist Church. The Council members present: Mayor Arnold, Mayor Pro-Tem Mack-McClung and Council Members Moses, Swinson, Cargill. Council Member Moore 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:

- Dennis Moore Sr. was in an accident with a buffalo, was gored today and is in the hospital recovering, keep the Moore family in your prayers.
- Burn ban is off as of noon today
- The City is still under Stage 4 Drought Restrictions

Public Comments:

- Kenneth Welch, Blanco County resident spoke regarding New Business Item 4, changes to the scope and cost of the previously approved project for sewer line; New Business Item 5, implementation of AI program, suggested holding on item until a policy can be presented for approval; and New Business Item 7 regarding the City's committee structure, hold on item for now.
- Bill Depew, City of Blanco resident spoke regarding New Business Item 4, suggested city wide survey be conducted before additional costs are approved; New Business Item 5, suggested holding off on this item; and New Business Item 7, spoke out against making any committee changes now, leave this for the next administration.
- Retta Martin, City of Blanco resident spoke regarding Keep Blanco Beautiful, 2025 Trash-Off. KBB has exciting news they will be sharing tomorrow. New Business Item 7, the Streetscape Ad Hoc Committee (not a historic plan) met last week and things are moving forward.
- Gary Currier, Blanco County resident, spoke and seconded Retta's comments, He said Allie Franki is a wonderful Chair for the Historic Preservation Commission. He also spoke regarding New Business Item 7, in favor of allowing the committee chairs to set the agenda.

PUBLIC HEARINGS: (Opened and closed at 6:16 pm, No Comments)

1. Approval of Variance as per Chapter 9, Section 5 Subdivision and Land Development; 5.4 Lot Standards/Table 5.1 and the property owner is seeking dual building line variance encroachment on the existing building line in the C-1 Zone at 713 Chandler Street (Pittsburg, Block SE PT 38, 0.93 Acres), Blanco, Texas 78606, (Property Owner: Guido DeVita, IL Garagista, Inc.).
2. Approval of Variance to allow 1) rezone entire block to C-1 (Commercial) and 2) A special use permit (SUP) to allow contractor services on a commercial property, all the existing home to stay as a non-conforming use in a C-1 Zone, allow multiple building line encroachments for new and existing buildings in a C-1 Zone at 1105 Elm Street (Harrison Heirs, Blk. 18, Lot Pt of 0.7980 Acres), Blanco, Texas 78606, (Property Owner: Sean Brandon Cole.).

PRESENTATION BY INFRAMARK:

Damon Berryman with Inframark gave a farewell speech and a recap of the past year's accomplishments.

Staff Presentations:

1. City Hall, Warren Escovy, City Administrator, shared an update on the GLO Resilient Communities grant for the comprehensive master plan, this will include three public hearings, a visioning process and a professional planner, re-write plan, and review of current zoning plan. Early Voting will begin April 22 and end April 29, 2025.
2. City Hall, Jose Martinez, Finance Director, shared the March Monthly Financial Report.
3. Police Department, Chief Thornhill presented the March 2024 monthly report. Mayor Arnold swore in new officer Charles Green. The Chief shared the department will soon need to replace a few vehicles.

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 March 11, 2025, Regular Meeting.

A motion was made by Mayor Pro-Tem Mack-McClung to approve the consent agenda item one as presented, seconded by Council Member Swinson 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 Variance as per Chapter 9, Section 5 Subdivision and Land Development; 5.4 Lot Standards/Table 5.1 and the property owner is seeking dual building line variance encroachment on the existing building line in the C-1 Zone at 713 Chandler Street (Pittsburg, Block SE PT 38, 0.93 Acres), Blanco, Texas 78606, (Property Owner: Guido DeVita, IL Garagista, Inc.). Warren Escovy explained that the Property Owner is requesting to reduce rear building line from 35' to 10' in the C-1 District. P&Z met last night, and all requirements have been met. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the variance based on the Planning & Zoning Commission recommendation, seconded by Council Member Cargill, all in favor, motion carried unanimously.**

2. Consideration, Discussion, and Take Possible Action on Approval of Variance to allow 1) rezone entire block to C-1 (Commercial) and 2) A special use permit (SUP) to allow contractor services on a commercial property, all the existing home to stay as a non-conforming use in a C-1 Zone, allow multiple building line encroachments for new and existing buildings in a C-1 Zone at 1105 Elm Street (Harrison Heirs, Blk. 18, Lot Pt of 0.7980 Acres), Blanco, Texas 78606, (Property Owner: Sean Brandon Cole.). Request of the applicant/owner to rezone property at 1105 Elm Street from R-5 to C-1 as per 4.3 (table 4.4). Planning & Zoning Commission recommends approval of rezoning with the condition that a subdivision plat is filed within 30 days of approval. Additional request is for a dual building line variance on four buildings on Elm Street in C-1 as per table 5.4. The Planning & Zoning Commission voted 6-1 recommending approval of this additional request. Planning & Zoning Commission requested the following conditions be met as well: permit fully existing within 30 days of variance approval, subdivision plat filed within 30 days of variance approval, drainage plan to be submitted within reasonable time, approximately 60 days, Certificate of Occupancy will not be issued without items 1 and 3 above. **A motion was made by Mayor Pro-Tem Mack-McClung to approve the Planning & Zoning Commission recommendations to change the zoning with 10' lot lines, seconded by Council Member Moses, all in favor, motion carried unanimously.**
3. Consideration, Discussion, and Take Possible Action on Approval of Updated Cooperative Agreement Between the City of Blanco and Highland Lakes Family Crisis Center. Chief Thornhill said the last Memorandum of Understand (MOU) was signed eight years ago. **A motion was made by Council Member Cargill to approve the updated Cooperative Agreement Between the City of Blanco and Highland Lakes Family Crisis Center, seconded by Council Member Moses, all in favor, motion carried unanimously.**
4. Consideration, Discussion, and Take Possible Action on Approval to amend the scope and cost of the sewer line project on the north side of Hwy 281 (funds that were approved in the 2024A bond). A Certificate of Obligation of \$1.5 million was awarded at the November 12, 2024 City Council meeting. Warren Escovy shared new cost estimate for engineering \$134,345 and construction cost of \$680,057.50 for a total cost of \$814,411.40. The reason to come back to council is to approve the additional cost of about \$115,000 now that the scope and material cost have been reevaluated with the new engineer. The Council discussed. **A motion was made by Mayor Pro-Tem Mack-McClung to approve moving forward with the amended scope and cost revisions, seconded by Council Member Swinson, all in favor, motion carried unanimously.**
5. Consideration, Discussion, and Take Possible Action on Approval of Resolution 2025-R-0XX Authorization of Blanco AI System. Laurie Cassidy, City Secretary, provided the Council and residents with an update on the work of the AI Oversight Committee and an overview of the proposed resolution. The council discussed the need for guidelines and a policy. Start with internal beta program, not to exceed \$300.00, staff and management oversight. **A motion was made by Mayor Pro-Tem Mack-McClung to continue internal beta program, not to exceed \$300, and bring policy back within 90 days for Council approval, seconded by Council Member Swinson, motion carried 3-1 with Council Member Cargill abstained from the vote.**
6. Consideration, Discussion, and Take Possible Action on Administration and Management of GLO Grant relating to Comprehensive Plan and other City business. Warren Escovy provided a cost breakout. **A motion was made by Council Member Cargill to accept the plan, seconded by Council Member Swinson, all in favor, motion carried unanimously.**

7. Consideration, Discussion, and Take Possible Action on Rules of Procedure and Administration for City Committees or Commissions relating to a) Development and Approval of Committee and Commission Agendas and b) Appointment of Certain Members of Blanco Historic Preservation Commission to the Streetscape Committee. The Council discussed suggestion that the Chair of each committee be responsible for crafting the agenda for each meeting. Streetscape Committee, went down to 5 members during 2020 (COVID), would like to increase to seven members. Would like to present resolution to each Chairperson for their input and bring back to the Council for approval. Hold workshop and bring back in May/June 2025. **Item Tabled; No Action Taken.**
8. Consideration, Discussion, and Take Possible Action on Approval of Revisions to 120-day stay of demolition Ordinance. The Planning & Zoning Commission removed item from agenda, and there was no action taken. Historic Commission brought to P&Z. Issue with ordinance covers all buildings within the city, not just in the Historic District. P&Z asked for maximum as the ordinance only provides a minimum of 120 days and no maximum. **Item Tabled; No Action Taken.**

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

1. 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. Fire line installation, Fire sprinkler, Insta valve installation is approximately \$8,800 to \$10,000. The Council discussed. Insta valve installation on Main system. Get Pricing and get with owner. **Item Tabled; No Action Taken.**
2. Consideration, Discussion, and Take Possible Action on Administration of City Bond Election. Attorney Tim Tuggey reported another workshop to be held on April 16 and clarified mis-information being circulated. **No Action Taken.**

Closed regular meeting 7:56 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 551.071 (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 8:27 pm and convened into regular meeting.:

Adjournment:

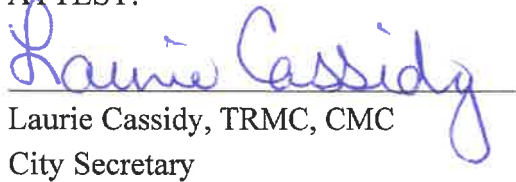
A motion was made by Council Member Moses to adjourn the meeting, seconded by Council Member Cargill, all in favor.

The meeting was adjourned at 8:28 pm.

Respectfully submitted,


Candy Cargill, Mayor

ATTEST:


Laurie Cassidy, TRMC, CMC
City Secretary

These minutes were approved on the 13 day of May, 2025.

