

**REGULAR MEETING
OF THE CAPITAL IMPROVEMENT AND
ASSET MANAGEMENT ADVISORY COMMITTEE
OF THE CITY OF BLANCO**

October 20, 2025

2:00 PM

Byars Building, 308 Pecan Street, Blanco, Texas 78606

Notice is hereby given that a regular meeting of the Capital Improvement and Asset Management Advisory Committee of the City of Blanco will be held on September 15, 2025, at 2:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call:

Gerald (OJ) Armstrong, Chair	George Vaverek
Frank Leblanc	Steve Scheffe
David Behrends	Brandon Carlson

BUSINESS:

Discussion Items of the Committee:

1. Status of Action Items

a. Confirm Planning Action Items for Initial Bond Tranche (2025-2026)

1. SPI Engineering

- a. Initial projects and implementation timelines of projects for presentation to Council for funding 2-year plan:
 - i. Design, project execution and construction

2. Timelines

a. Engineering

- i. Design
- ii. Estimate of project design fees
- iii. Estimate of construction costs

b. Bond Sales

i. First tranche cost estimate

- 1. Bond issuance fees
- 2. Allocations (design, construction, project bids, contingencies, etc.)

ii. Dollar amount for initial tranche 2025-2026

- 1. Confirm Compliance with Debt Reduction to New Debt- 5% Ratio

b. Chronological Order of Capital projects for initial 2 years

- 1. City owned/operated OSSF systems in lieu of extending new centralized wastewater collection system.
- 2. Consensus for execution to deliver OSSF treatment services for remote residential and commercial properties (P3, Funding, Licensed OSSF site assessment/ installer/operate & maintenance, legal agreement between City and Property Owners for easements and Right of Access)

2. Presentation to Council for Approval and Authorization to Proceed
 - a. Discuss Type 1 water resources for augmenting water supply. Discuss the pros and cons for a long-term solution to secure multiple water.
 - b. Within a few weeks Texas based reUse that builds systems to produce Type 1 effluent will provide a potential path forward. They are working on how to modify/add to our existing plant with their membrane technology to produce type 1 effluent, potentially increase the plant capacity and to give us a preliminary estimate of the cost.
 - i. Use this type 1 water to offset the amount of raw water we now purchase, we will need pumps and a pipeline from the WWTP to the input at the WTP on the river.
 - ii. SPI could take a quick look at that route and give us a ballpark estimate of a pipeline cost including using existing rights-of-way.
 - iii. If there is a market for Type 1, (we need to overcome the logistical hurdles and contractual indemnity language) and use that revenue toward economic justification for the system cost, but over time we shift to a re-use program when we can finance the pipeline cost.
 - c. The first action order needs to be a consensus on the technologies to compare. Next, is to set up factors to compare.
 - i. cost,
 - ii. financial impact,
 - iii. grant potential,
 - iv. time to implement,
 - v. management and O&M,
 - vi. water rights
 - vii. legal issues
 - viii. and additional items of discussion
3. If a market exists for Type 1, we could initially sell it (if we can overcome the logistical hurdles and contractual language) and use that revenue toward economic justification for the system cost, but over time we shift to a re-use program when we can finance the pipeline cost.

Discuss other matters related to infrastructure: funding options, existing, pending, and future projects.

NOTES:

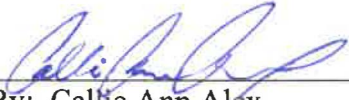
Adjournment

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.

Notice is hereby given that a possible quorum of the City Council of the City of Blanco may be in attendance at the Capital Improvement and Asset Management Advisory Committee Meeting of the City of Blanco. No action by the City Council shall be taken.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Capital Improvement and Asset Management Advisory Committee 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 14th day of October 2025 before 2:00 pm and remained so posted continuously for at least 3 business days preceding the scheduled time of the meeting.


By: Callie Ann Alex

City Secretary
