

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

December 15th, 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 December 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. Update: 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. 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. Consensus for Infrastructure Prioritization Framework

1. Confirm method for Council, Administration, CIAMAC and Consultants to have a clear understanding and execution of projects to meet timelines and funding.

2. Discuss Type 1 Status

a. Discuss Type 1 water resources for augmenting water supply. Discuss the pros and cons for a long-term solution to secure multiple water supplies

b. SPI assessment of routes and a ballpark estimate of a pipeline cost including using existing rights-of-way.

3. Discuss 281 Bypass Route- Mitigation possibilities for TxDOT favored 281 Route

- a. Stream/creek impacts: Channel widening, erosion, and altered hydrology if crossings are replaced or widened.
- b. Flooding: Urban drainage systems may require upgrades to avoid downstream flooding.
- c. Pollutant loading: Runoff carrying oils, heavy metals, rubber particles, and de-icing chemicals flows into creeks, rivers, and groundwater.
- d. Habitat: Tree replacement (minimum 2:1), wildlife crossings/migration, dark-sky lighting
- e. Noise walls, rubberized asphalt, construction time limits, and vibration monitoring.
- f. Increased vehicle emissions: More lanes often induce additional traffic (“induced demand”), raising emissions of NO_x, SO₂, CO, PM_{2.5}, PM₁₀, and ozone precursors.
- g. Additional Thoughts:
 - i. Enhanced stormwater detention basins sized for future growth
 - ii. Water-quality treatment features (bioswales, sand filters, vegetated swales)
 - iii. Riparian buffer protections (minimum 100 ft where feasible)
 - iv. Prohibition of direct discharge into river/creek channels
 - v. Low-impact development (LID) features near sensitive drainage areas
 - vi. Culvert sizing that accounts for increased impervious cover
 - vii. Engineered slopes and erosion control to prevent sediment into the river

4. Update - Status of “Unaccounted for Water”

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

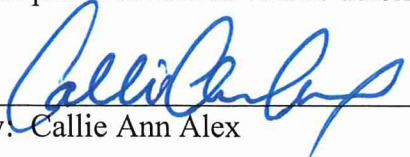
NOTES:

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 9th day of December 2025 before 2:00 pm so all action will be deferred to a later meeting.


By: Callie Ann Alex

City Secretary
