

**SPECIAL COUNCIL MEETING**  
**OF THE GOVERNING BODY OF**  
**THE CITY OF BLANCO**  
**MARCH 24, 2020**  
**MEETING MINUTES**

A special meeting of the city council of the City of Blanco, Texas was held on March 24<sup>th</sup>, at 6:00pm in the council chambers of the Byars Building, 308 Pecan Street, Blanco, tx.

Meeting was called to order at 6:05pm by Mayor Herden, announcing a quorum was present, followed by roll call and the Pledge of Allegiance. Council members present were: Gosnell, Saucedo, Lewis, McClellan. T. Vela was absent due to illness.

City staff present: Will Daves, Ronnie Rodriguez, Chief Mike Ritchey.

Mayor comments were held till end of meeting.

Consent Agenda:

1. Minutes were approved of March 10<sup>th</sup>, March 17<sup>th</sup>. Motion by McClellan, 2<sup>nd</sup> by Lewis. All in favor.

Regular Business: Legal Counsel Bullock asked Mayor Herden to call for motion to adjourn to Executive Session for discussion on personnel matter. Motion made by McClellan, 2<sup>nd</sup> by Saucedo. Adjourned at 6:11pm.

Motion made to return to open session at 6:19pm by Saucedo, 2<sup>nd</sup> by Gosnell. Council returned to open session at 6:20pm.

1. Regular Business item-Selection of Engineering Firm in relation to TWDB process for securing Engineer via RFQ process: Freeland Turk was selected to be project manager. Motion made by Gosnell, 2<sup>nd</sup> by Lewis. All in favor.
2. Task Order #5 for Freeland Turk Engineering to amend City of Blanco WWTP Permit Application: motion made by McClellan, Saucedo 2<sup>nd</sup>. All in favor.
3. Task Order #4 for Freeland Turk Engineering to provide general engineering services for City of Blanco: Motion was made to accept Task order # 4 with limit of \$24,000.00. Motion made by Saucedo, 2<sup>nd</sup> Gosnell. All in favor.
4. Discussion of Water/Sewer/Garbage rates: discussion followed, no action.

5. Consider Inter-Local Agreement with Blanco County for road and drainage improvements: discussion followed with recommendation to limit City costs to \$6000.00 which would come from present budget under street repair. Other recommendation was to get clarification on gutter re-build as it was stated in the Inter local Agreement documents. No action taken.
6. COVID-19 Disaster Declaration and Council Resolution: Mayor Herden updated council on present status of COVID-19 in Blanco County. No action taken.

Executive session: in accordance with Texas Govt. Code: Sections 551.071 (consultation with Attorney) and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with Legal Counsel regarding City of Blanco TPDES Permit Application: Permit # WQ0019549002, Utility Easements relating thereto.

Motion to adjourn to exec. Session at 7:49 pm. Lewis, 2<sup>nd</sup> by McClellan. All in favor.

Motion to come out of exec. Session at 9:15pm-Lewis, 2<sup>nd</sup> by Saucedo. All in favor.

Back in open session at 9:17pm.

Motion: Authorize Legal Counsel to make final counter offer as discussed in exec. Session.  
Motion by Lewis, 2<sup>nd</sup> by McClellan. All in favor.

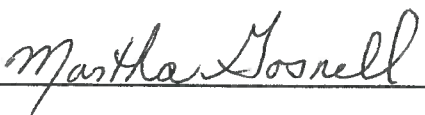
Mayor Comments: Mayor announced her resignation, effective April 17<sup>th</sup>, 2020 due to health issues she has been having with extreme high blood pressure.

Motion to adjourn: by Lewis, 2<sup>nd</sup> by Saucedo. Meeting adjourned at 9:20pm

Respectfully submitted by:

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Mayor Martha Herden



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Councilmember Martha Gosnell

**SPECIAL COUNCIL MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF BLANCO  
MARCH 31, 2020  
MEETING MINUTES**

A special meeting of the city council of the City of Blanco, Texas was held on March 31st, at 6:00pm in the council chambers of the Byars Building, 308 Pecan Street, Blanco, tx.

Meeting was called to order at 6:17pm by Mayor Herden, announcing a quorum was present, followed by roll call and the Pledge of Allegiance. Council members present were: Gosnell, Saucedo, Lewis, McClellan, Vela. Note: McClellan called and was on his way to meeting.

City staff present: Will Daves, Ronnie Rodriguez, Chief Mike Ritchey.

Public Comments: Matt Lewis commented about wells being contaminated by Kinder Morgan at Chimney Valley area.

**Consent Agenda:**

1. Regular business: COVID 19 update by Mayor Herden. City will follow County guidelines.
2. Water Rate Discussion: No action taken.

Executive session: in accordance with Texas Govt. Code: Sections 551.071 (consultation with Attorney) and Section 1.05 Texas Disciplinary Rules of Professional Conduct to consult with Legal Counsel regarding City of Blanco TPDES Permit Application: Permit # WQ0019549002, Utility Easements relating thereto.

Motion to adjourn to exec. Session at 6:39pm Lewis, 2<sup>nd</sup> by Vela. All in favor. Counsel waited for arrival of McClellan who entered building at 6:53pm. Executive session began at this time.

Motion to adjourn from exec. Session at 7:53pm. Motion made by Saucedo, 2<sup>nd</sup> by Vela. All in favor.

Back in open session at 7:53pm.

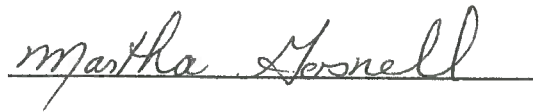
Motion: Authorize Legal Counsel to make final counter offer as discussed in exec. Session. Motion by Gosnell, 2<sup>nd</sup> by Vela. All in favor.

Motion to adjourn meeting at 7:54pm. Motion made by Vela, 2<sup>nd</sup> by Saucedo. Meeting adjourned.

Respectfully submitted by:

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Mayor Martha Herden

A handwritten signature in cursive script, reading "Martha Gosnell", is written over a horizontal line.

Councilmember Martha Gosnell

**REGULAR MEETING  
OF THE GOVERNING BODY OF  
THE CITY OF BLANCO  
APRIL 14, 2020  
MEETING MINUTES**

A regular meeting of the City Council of the City of Blanco, Texas was held on April 14, 2020 at 6:00 pm in the council chambers of the Byars Building, 308 Pecan Street, Blanco, Texas

Meeting was called to order at 6:00 pm by Mayor Herden, announcing a quorum was present, followed by roll call and the Pledge of Allegiance. Council members present: Mayor ProTem Saucedo, Councilmembers Lewis, McClellan, and Gosnell. Member absent: Councilmember Vela due to illness.

City staff present: Will Daves, Ronnie Rodriguez Chief Mike Ritchey, Officer Marcos, Laurie Cassidy and guest Tom Turk.

No Announcements

Chief Ritchey presented the Life Saving Award to Officer Marcus Gonzales (performed CPR on his victim, Mr. Hicks, a long-time resident of area). The award was passed around for viewing.

Public comments – none

Consent agenda

1. COVID-19 Update: Mayor Herden updated council on present status of COVID-19 in Blanco County. No action taken.
2. Craig Cunningham, finance council, discussion on “ORDINANCE AUTHORIZING THE ISSUANCE OF \$3,400,000 CITY OF BLANCO, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2020; AND OTHER RELATED MATTERS” TWDP approved April 9, 2020, loan set to close on May 7, followed by notice to proceed. A motion was made by Gosnell and seconded by Saucedo. All voted in favor, motion passed.
- 3 Discuss Notice to Proceed with Rehabilitation Project – Water Treatment Plant. Tom Turk said next step is to award Archer Western Construction, LLC, TWDB to review and give ok. This past September Council voted to move forward if we received funding from board. A motion to proceed was made by McClellan and second by Lewis. All voted in favor, motion passed.

Close regular meeting at 6:29 pm and open public hearing to discuss water rate increase

4. Discuss (No Action) related to: Water Rates – Public Hearing. No public comments. Saucedo said we do not know with the COVID-19 situation, when rates will go into effect, but are asking the public for feedback. Notice of second public hearing is going into paper this week, for second public hearing at our May 12 regular meeting. Please contact your councilperson to discuss and provide your feedback. Rate increase is needed to keep infrastructure updated and provide safe water to city residences. Gosnell, not intending to raise rates for use under 5,000 gallons, McClellan seconded that. No action taken.

6:31 pm, closed public hearing and opened regular meeting back up.

5. Discuss Special Use Permit extension requested by Majestic Hills. They were given a 12-month special use permit, which will be expiring April 30, 2020. They have requested an 18-month extension and we have received comments both for and against renewal of permit. Gosnell asked for clarification on time of request, MH asking for an 18-month extension. Zach Huller spoke for Majestic Hills and discussed the positive support they have provided to the City of Blanco. A motion was made by Saucedo to extend the permit for 12 months, seconded by Lewis, to extend through April 2021. Three in favor (Saucedo, Lewis, and McClellan) and Gosnell opposed, motion passed.
6. Discuss abandonment of easement, Pittsburgh Subdivision. Mayor Herden asked for update, Will said to Table item to next meeting. No action taken.
7. Discuss Los Altos Subdivision Preliminary Plan. Mayor Herden, met with Hugo Elizondo. She needs assistance from staff, per Will 3 smaller lot issues, need to be addressed at P&Z, currently P&Z cancelled their meetings due to COVID-19. Hugo said thank you for organizing meeting, he has owned property since December 2003. Always planned to divide the property, he is PE, resident over 20 years, excited to move project forward, will be residential homes near the school with plans to improve 12<sup>th</sup> street. Lewis, had a couple questions; 1) couple smaller lots, can you make adjustments to avoid variance? Per Hugo, they can look at shifting lot line. 2) abandonment of street, green space? Hugo, plan to develop walking trail, no vehicle access, provide benches for residence to enjoy open space. 3) sidewalks? Yes to provide, no curb and gutter. Herden 1) Hugo have you spoken with school? No, 22 lots currently, question by McClellan, 1 manufactured home, down from 3 (2 removed) and last one going also. Saucedo, 1) after P&Z, how long until you can start? Hugo has couple of partners with him over 10 years, ready to move forward, speak to Safe Capital, San Marcos, ready to move forward, preliminary engineering done, working on construction drawings. Hope to forward to city staff in the next week. Ready to move forward. Herden, if we approve tonight, still needs to go to P&Z and have public hearing. Lewis wants to review design, no further questions. A motion was made by Saucedo to move forward to present Los Altos PDD to P&Z, McLellan seconded. All in favor, motion passed. Thank you, Hugo. Gosnell has question, P&Z not meeting, Saucedo to get them to start meeting using Zoom, very easy.
8. Discuss Water Treatment Plant – Issuance of Sufficiency of Funds Statement/Letter, Draft Task Order #6 Post TWDB Selection Project/Construction Management Services, and Task Order #5 Amendment – Revisions to the permit application for Freeland Turk Engineering. A motion was made by McClellan to approve and seconded by Saucedo. All in favor, motion passed.
9. Discuss TxDOT Speed Limit Reduction on US 281 northbound from mile point 30.025 to mile point 29.175 and on US 281 southbound mile point 29.175 to mile point 30.025. Mayor, ordinance to reduce speed from 65 mph to 55 mph. This ordinance will supersede the current one. Hector Taz is contact at TxDOT. Suggestion made by Saucedo to table item for further discussion. A motion was made by Lewis to table and seconded by Saucedo. All in favor.

10. Discuss Purchase of New Canine Officer Cage. Current Kennel was built with grant money. Need money to build new kennel at approximate cost of \$1,500 to \$3,000. Gosnell asked can current kennel be moved. Chief not sure, current one is built out of steel and has rusted and deteriorated. Paula priced at tractor supply for around \$1,600. Has a place at new property with shade during the day and inside at night. No action taken.
11. Discuss policy amendment related to new location of Canine Officer Vehicle. House is located off Hwy. 46 and is 26 miles out, can take vehicle home under 25 miles or kennel the dog. Per Saucedo if you are within 25 miles of county line (which he is) you are ok. No action taken.
12. Discuss Annual Racial Profiling Report by Chief Ritchey. Chief presented current report, required to provide to council every March but agenda was too full, so doing now. No action taken.
13. Discuss Ordinance with respect to an "ELECTION CANCELLATION ORDER AND ORDINANCE AN ORDINANCE OF THE CITY OF BLANCO, TEXAS ISSUING AN ORDER CANCELING THE MAY 2, 2020 REGULAR ELECTION; DECLARING UNOPPOSED CANDIDATES ELECTED TO OFFICE; AND PROVIDING AN EFFECTIVE DATE." Gosnell made a motion to cancel unopposed election and McClellan seconded motion. All in favor, motion passed.
14. Discuss Acceptance of Mayor's Resignation. Mayor discussed resignation because of health issues. Saucedo thanked her for her service to the City and time served. A motion was made by Lewis, to accept resignation, wished her well and speedy recovery, McClellan seconded. All in favor, motion passed. Saucedo presented the Mayor with an appreciation plaque.

Motion to adjourn to executive session made by Saucedo and seconded by Lewis. Moved to executive session at 7:27 pm.

Executive Session in accordance with Texas Government Code: in accordance with the authority contained in the Texas Government Code, Sections 551.071 & 551.072.

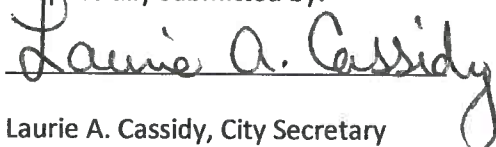
1. Brief Council about WWTP Discharge Permit Application and Contested Case Hearing Issues by Attorney
2. Texas Government Code Section 551.072 (Real Estate) and 551.071 (Consultation with Attorney). Legal Consultation on real property matters and pending litigation: Pharr Paradise Property, and Utility Easement: Pharr Paradise Park LLC vs City of Blanco-Settlement Agreement.

Moved out of executive session at 8:02 pm. Back in open session at 8:05 pm.

Motion: Authorize Legal Counsel to make final counter offer as discussed in executive session. A motion was made by Gosnell and seconded by McClellan. All in favor, motion passed.

Motion was made to adjourn by Lewis and seconded by Saucedo. Meeting adjourned at 8:06 pm.

Respectfully submitted by:

  
Laurie A. Cassidy, City Secretary

Water/Sewer Rate Options		
	Monthly	Annually
Base Water Rate	\$86,657.90	\$1,039,894.80
Base Sewer Rate	\$13,456.00	\$161,472.00
	\$100,113.90	\$1,201,366.80

Current Garbage		
	Monthly	Annually
Residential	\$14.22	\$113,646.24
Commercial	\$18.97	\$45,528.00
Rolloff	\$100.00	\$34,800.00
<b>Total</b>		<b>\$193,974.24</b>

Proposed Garbage			PASSED
Raise all rates by 2%			
	Monthly	Annually	
Residential	\$14.51	\$115,923.96	
Commercial	\$19.35	\$46,438.00	
Rolloff	\$102.00	\$35,496.00	
<b>Total</b>		<b>197857.96</b>	
<b>Difference</b>		<b>3883.72</b>	

Hydrant Meter	Bulk Rate (No Proposed Increase)
	\$1500 Deposit
	\$350 Meter Fee
	\$8 per 1000 gallons



Water/Sewer Rate Option 1			
	Monthly	Annually	
Residential	\$72,620.00	\$871,440.00	Median Avg. 30% of water Bill
Commercial	\$20,023.50	\$240,282.00	
Industrial	\$10,689.30	\$128,271.60	
Sewer + \$12	\$10,092.00	\$121,104.00	
<b>Total</b>	<b>\$113,424.80</b>	<b>\$1,361,097.60</b>	
<b>Increase</b>	<b>\$13,310.90</b>	<b>\$159,730.80</b>	

<b>Option 1</b>	This option reflects the following changes per rate code.	
	<b>Residential</b>	Base Meter Fee/Water Rate unchanged. Graduated rate increase based on water usage. 0 - 5000 unchanged (\$7 per 1000 gallons) 5001 - 10000 = \$8 per 1000 gallons 10001 - 15000 = \$9 per 1000 gallons Over 15000 = \$10 per 1000 gallons

	<b>Commercial</b>	\$30 Meter Fee/\$7 per 1000 gallon rate C1 \$50 Meter Fee/\$8 per 1000 gallon rate C2 Graduated rate increase based on water usage. 0 - 2000 = \$7 per 1000 gallons 2001 - 10000 = \$8 per 1000 gallons 10001 - 20000 = \$9 per 1000 gallons Over 20000 - \$10 per 1000 gallons
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	<b>Industrial</b>	\$75 Meter Fee/\$8 per 1000 gallons Graduated rate increase based on water usage. 0 - 10000 \$8 per 1000 gallons 10001 - 20000 \$9 per 1000 gallons Over 20000 \$10 per 1000 gallons
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	<b>Multifamily</b>	\$35 Meter Fee/\$8 per 1000 gallons
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Based on the new TCEQ Permit. Contracts should be negotiated for Industrial Waster Permits with water & sewer rates effective October 2020. Industrial Waste Permits to be reviewed annually.	<b>Exempt</b>	\$30 Meter Fee/\$7 per 1000 gallons G1
		Church, School, Non-profit \$100 meter G2
	<b>Special Conditions:</b>	Industrial Waste Permit
		Water Rate: Contract Negotiated 3 year Sewer Rate: Contract Negotiated 3 year