

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

March 14, 2023

6:00 PM

Gem of the Hills, 2233 US 281, Blanco, Texas 78606

Please join my meeting from your computer, tablet, or smartphone.

Video call link: <https://meet.google.com/wtm-ncut-rkh>

Or dial: (US) +1 567-334-1098 PIN: 575 056 207#

Notice is hereby given that a regular meeting and public hearing of the governing body of the City of Blanco will be held on March 14, 2023, at 6:00 pm at Gem of the Hills, 2233 US 281, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call/Establish a quorum:
 - Mayor Rachel Lumpee (Present/Absent)
 - Mayor Pro-Tem Barron (Present/Absent)
 - Councilmember McClellan (Present/Absent)
 - Councilmember Smith (Present/Absent)
 - Councilmember Thrailkill (Present/Absent)
 - Council Member Swinson (Present/Absent)

INVOCATION (Pastor Carlos Cloyd) & PLEDGE OF ALLEGIANCE

2. Announcements (No Action May Be Taken)
3. Public Comments: The City Council welcomes public comments at this point. Speakers must sign up before the meeting begins and indicate the subject the speaker wishes to address. Speakers are limited to three (3) minutes each, which cannot be donated from one speaker to another. The Council cannot respond to matters not listed on the agenda until a future meeting.

Proclamations:

1. National Public Safety Telecommunicator Week (April 9-15).
2. Child Abuse Prevention Month (April).

Public Hearings:

1. Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau).
2. Approval of Proposed Amendment to the Planned Development District (PDD) Ordinance Providing for the Seven Oaks Planned Development District (Owner: M and M Development LLC).
3. Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3rd Street (Owner: Uptown Blanco, Ltd.).

4. Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett).
5. Approval of New Short-Term Rental, Aqua Blu at 413 9th Street (Owner: Roi Biton).
6. Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd).
7. Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton)

Presentation:

1. Presentation from Belt Harris Pechacek, LLLP for fiscal year 2021-2022 Audit.

Staff Presentations:

1. City Hall (Warren Escovy)
2. Police Department, (Chief Rubin) February Monthly Report.

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 Councilmember, in which those items will be pulled for separate consideration.

1. Approval of Minutes from the February 7, 2023, Special Meeting.
2. Approval of Minutes from the February 14, 2023, Regular Meeting and Public Hearing.

New Business: Consider, discuss, and take appropriate action on the following:

1. Consideration, Discussion, and Take Possible Action on Approval of Annual Financial Audit Report and Single Audit Reports for Fiscal Year Ending September 30, 2022, by Belt Harris Pechacek, LLLP.
2. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, LG River House at 1240 River Run (Owner: Lauren Gautreau).
3. Consideration and Discussion Only (No Action) on Approval of Proposed Amendment to Planned Development District (PDD) No. 2023-O-001 Project: Seven Oaks (Owner: M and M Seven Oaks Development LLC).
4. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Uptown Blanco Retreat House at 514 3rd Street (Owner: Uptown Blanco, Ltd.).
5. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Colin and Myra Corbett at 1333 Sunset Ridge (Owner: Colin and Myra Corbett).
6. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, Aqua Blu at 413 9th Street (Owner: Roi Biton).
7. Consideration, Discussion and Take Possible Action on Approval of New Short-Term Rental, The Betty Lou House at 202 Hackberry Street (Owner: David Byrd).
8. Consideration Discussion and Take Possible Action on Approval of Special Use Permit for a C1 Zoning for 808 Main Street (Owner: Roi Biton).
9. Consideration, Discussion and Take Possible Action on Approval of Supplemental Environmental Project (SEP) with TCEQ.
10. Consideration, Discussion and Take Possible Action on Approval of Contract between the City of Blanco and Linebarger, LLP for Court Collection Services.

11. Consideration, Discussion and Take Possible Action on Approval of Moving Court Fund to General Fund where Court will be Classified as a Department in General Fund, (Sasha Ricks, Finance Director).
12. Consideration, Discussion and Take Possible Action on Approval of Budget Adjustment to Sewer Debt Interest to Move to Correct Fund, (Sasha Ricks, Finance Director).
13. Consideration, Discussion and Take Possible Action on Approval of Utility Billing Process, (Sasha Ricks, Finance Director).
14. Consideration Discussion and Take Possible Action on Approval of Six Month Extension on the Gem of the Hills Contract in the Amount of \$1,200.00 (April-September 2023).

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.

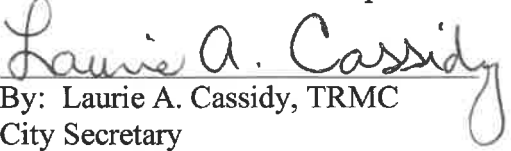
1. Texas Government Code Sections 551.071 (Consultation with City Attorney), 551.072 (Real Estate) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding Pharr Paradise Utility Easement Agreement.
2. Texas Government Code Section 551.071 (Consultation 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.
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 and Wastewater Treatment Plant Operation and Maintenance Agreement between the City of Blanco and Inframark LLC, and related issues.
4. 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 TCEQ TPDES Permit and related issues.

Take any action as a result of the Executive Session.

Adjournment

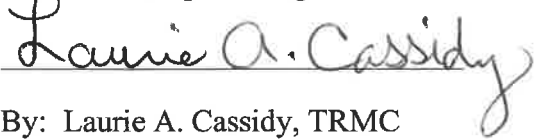
This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that 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.

The Council may vote and/or act upon each of the items set out in this agenda. The City Council for the City of Blanco has the right to adjourn into executive session at any time during this meeting to discuss any matter authorized by Texas Government Code Section 551.071 (consultation with Attorney), Texas Government Code Section 551.072 (Real Estate), and Texas Government Code Section 551.074 (Personnel Matters). The City Council for the City of Blanco may discuss, consider and/or act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.



By: Laurie A. Cassidy, TRMC
City Secretary

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body 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 10th day of March 2023 before 5:00 pm and remained so posted continuously for at least 72 hours preceding the scheduled time of the meeting.



By: Laurie A. Cassidy, TRMC
City Secretary