

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

October 10, 2023

6:00 PM

Byars Building, 308 Pecan Street, Blanco, Texas 78606

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

Video call link: <https://meet.google.com/tpy-sgzt-zhu>

Or dial: (US) +1 929-282-0843 PIN: 771 764 917#

Notice is hereby given that a regular meeting and public hearing of the governing body of the City of Blanco will be held on October 10, 2023, at 6:00 pm at the Byars Building, 308 Pecan Street, Blanco, Texas 78606.

CALL MEETING TO ORDER:

1. Roll Call/Establish a quorum:

Mayor Mike Arnold (Present/Absent)

Mayor Pro-Tem Rodney Thrailkill (Present/Absent)

Council Member Keith J. McClellan (Present/Absent)

Council Member Ryan Moses (Present/Absent)

Council Member Mike Smith (Present/Absent)

Council Member Laura Swinson (Present/Absent)

**INVOCATION (Pastor Carlos Cloyd, United Methodist Church) and
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.

Public Hearings:

1. Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165 (Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24 H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476), Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC).
2. Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at 411 8th Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre), Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson).

Presentation:

1. Presentation of Quarterly HOT Tax Report, Blanco Chamber by Libbey Aly.

Staff Presentations:

1. City Hall (Warren Escovy)
2. Police Department, (Chief Rubin) September 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 September 12, 2023, Regular Meeting and Public Hearing.
2. Approval of Minutes from the September 19, 2023, Special Meeting.
3. Approval of Minutes from the September 27, 2023, Special Meeting.

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

1. Consideration, Discussion and Take Possible Action on Approval of Concept Plan and Access Variance at 1566 Sunset Ridge/1072 FM 165 (Blanco ABS A0001 Survey 24 H. Eggleston Acres 319.20, ABS A0001 Survey 24 H. Eggleton Acres 37.5, and ABS A0094 Survey 6, Thomas J Callehan Acres 8.476), Blanco, Texas 78606, (Property Owner: Pharr Paradise Park, LLC).
2. Consideration, Discussion and Take Possible Action on Approval of Special Use Permit to allow Multi-Family Residential in the R-5 District at 411 8th Street (Anna Harrison, Blk 3, Lot pt of 8/100ths (.08) of an acre), Blanco, Texas 78606, (Property Owner: John Michael Keith and Lois Iverson).
3. Consideration, Discussion, and Take Possible Action on Approval of Final Plat for Blanco River Run Subdivision, Lots 4 and 5 Weber Subdivision, Blanco, Texas, (Property Owner: Tejas Heritage Homes, LLC, James Boyce Polkinghorn, Managing Member).
4. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 5.77 Acre Property at 400 14th Street located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.
5. Consideration, Discussion, and Take Possible Action on Approval of Extension of City Services or Disannexation of 4.99 Acre Property at 1917 N. US Hwy 281 located in the H. Eggleston Survey No. 24, Abstract No. 0001, Blanco County, Texas.
6. Consideration, Discussion and Take Possible Action on Amendment to Blanco Chamber of Commerce HOT Funds Disbursement (Warren Escovy, City Administrator).
7. Consideration, Discussion and Take Possible Action on Update to the US Highway 281 Possible Relief Route(s) Following the TxDOT Meeting (Mayor Pro-Tem Thrailkill/ Council Member Swinson).
8. Consideration, Discussion and Take Possible Action on Additional Green Space Specifically for Children at the Pecan Bottom City Park (Mayor Pro-Tem Thrailkill/ Council Member Smith).
9. Consideration, Discussion and Take Possible Action on Building an Additional Office at City Hall or the Byars Building at a Cost Not to Exceed \$4,600.00 (Warren Escovy, City Administrator).
10. Consideration, Discussion and Take Possible Action on Revision(s) to City Administrator Contract.

11. Consideration, Discussion and Take Possible Action on Approval of Review of Inframark Man Hours, Revise Man Hours from Reading Meters to Street Repair and Maintenance.

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

1. Consideration, Discussion and Take Possible Action on Approval of Social Media Policy (Warren Escovy, City Administrator).
2. Consideration, Discussion and Take Possible Action on Approval of Ordinance 2023-O-014 Amending Fee Schedule (Warren Escovy, City Administrator).
3. Consideration, Discussion and Take Possible Action on Approval of Change Order #09 Exterior Lighting at the Water Treatment Plant (Warren Escovy, City Administrator).
4. Consideration, Discussion and Take Possible Action on Approval of Change Order #__ Fencing at the Water Treatment Plant (Warren Escovy, City Administrator).
5. Consideration, Discussion and Take Possible Action on Approval to Complete Market Analysis on City Surplus Properties at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres).

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.

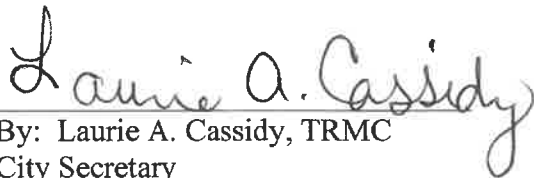
1. Texas Government Code Section 551.074 (Personnel Matters) to deliberate the amendment(s) to Contract for City Administrator.
2. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct. Confer with City Attorney regarding Contract between City of Blanco and Inframark, LLC.
3. Texas Government Code Section 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct and 551.072 (Real Estate). Confer with City Attorney regarding City Property Evaluations at Blanco Vista Estates, Lot 3 (9.43 Acres) and 202 Cherry Street (0.44 Acres), City's interest.
4. 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.
5. Texas Government Code Sections 551.071 (Consultation with City Attorney) and Section 1.05, Texas Disciplinary Rules of Professional Conduct; Confer with City Attorney regarding City Water Agreements with Texas Water Company
6. 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.
7. 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.
8. 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 Contract with Bureau Veritas.

Take any action as a result of the Executive Session.

Adjournment

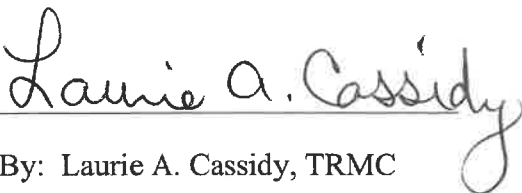
This agenda has been reviewed and approved by the City of Blanco, Texas' legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that 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 5th day of October 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