

Village of Salado, Texas
Board of Aldermen
Minutes
Regular Meeting and Workshop
6:30 p.m. Thursday, April 21, 2016
Municipal Building, 301 N. Stagecoach Road

Present: Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Preston Dankert, Alderman Michael McDougal, Alderman David Williams.

Others Present: Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary.

I. Call to Order.

Mayor Blancett called the meeting to order at 6:30 p.m.

1. James Haney, Salado Church of Christ, delivered the invocation.
2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Proclamations/Special Recognition.

None.

III. Public Comments.

3. Linda Reynolds, 507 Santa Rosa, thanked the Chamber of Commerce for the Candidate Forum that took place Monday, April 19, 2016.

IV. Reports.

Mayor's Report.

Mayor Blancett reported on a meeting between Village leaders and officials with the Texas Department of Transportation. Several topics were covered, including the progress of construction on Interstate 35, grants, Main Street improvements, and the loss of Salado Volunteer Fire Department equipment in fiery accidents along the interstate. He reported that the cleanout of the low-water crossing will be done in the near future, and that Mill Creek Gold Club wishes to expand its annual Fourth of July celebration to be a more community-wide event. He said meetings will take place with the developers of subdivisions in the ETJ, and he invited all to attend the Earth Day celebration at Pace Park on Saturday.

Committee Reports.

Environmental/Deer Committee: Alderman Dankert said the committee has had its kickoff meeting. The discussion focused on the deer population. The next meeting will be at 6:30 p.m. Wednesday, May 18, 2016, and she invited all who are interested to attend.

ETJ/Annexation Committee: Alderman McDougal said the committee has not yet had its kickoff meeting yet.

Ordinance Committee: Alderman Williams said the committee conducted its kickoff meeting. The committee will start with a review of the Subdivision Ordinance. In addition, the new Wastewater Pre-Treatment Ordinance is in legal review. The committee's next meeting will be Monday, May 2, 2016.

Main Street Committee: Mayor Pro Tempore Brown reported that the grant application paperwork for engineering services for Main Street has been sent to TxDOT.

Street Improvements Committee: Alderman McDougal showed a PowerPoint about street improvements, including crack seal, potholes, drainage, and point repairs for roads that are failing.

Economic Development: Alderman Coachman reported that the committee attended an informal briefing about various types of Public Improvement Districts and Tax Increment Reinvestment Zones. The committee will conduct its kickoff meeting at 6:30 p.m. Wednesday, April 27, 2016.

Trails and Parks Committee: Alderman Dankert reported that the committee had an "on the ground" meeting to walk the proposed route of the multi-modal trail. She said one of the land owners has expressed a desire to change the appearance of the trail; such changes would have to be made in such a way that the grant is not compromised. A bridge is available for purchase, and it is possible that the bridge could be incorporated into the trail plan and design.

Public Safety/Emergency Management Committee: Alderman McDougal reported that the committee conducted its kickoff meeting and established priorities, with the top two being the General Orders of the Salado Police Department and an Emergency Management Plan. Other tasks are a flood warning system, long-range plan, and a safety plan. He said the committee will meet once a month.

Stagecoach Wastewater Committee: Mayor Pro Tempore Brown thanked the BOA for approving the funds to make necessary repairs at the Stagecoach plant. Administrator Foutz reported that the contracts for the blower and the clarifier have been sent to the respective vendors and that parts and equipment have been ordered.

Financial Report.

Administrator Foutz reviewed the Sales Tax and Hotel/Motel Tax revenues to date. She said Sales Tax revenues are higher than last year at this time, whereas Hotel/Motel Taxes are lower, primarily because of the closing of the Stagecoach Inn. There was general discussion about the financial statements (see attached).

V. Consent Agenda.

4. Consider approving the Consent Agenda items:
 - a. Minutes, April 7, 2016, Regular Meeting.
 - b. Minutes, April 14, 2016, Special Called and Workshop Meeting

Mayor Pro Tempore Brown made a motion to approve the Consent Agenda as presented. Alderman Williams seconded. The motion carried unanimously.

VI. Regular Agenda.

5. Consider and take action on a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Village of Salado Subdivision Ordinance 2009.03 for a replat of Terra Bella Phase III, a subdivision in the ETJ.

Administrator Foutz explained the request for a replat that will enlarge two existing lots and create an additional lot on a cul-de-sac. The original plat was approved by Bell County only; the original plat was not a part of the Village's ETJ, but the development has since joined the ETJ.

She explained the options for mitigation offered to the developer, all of which were declined:

- a. Install residential fire alarm systems on new construction and install a hydrant to a 6" line at Armstrong Road or at some point within the subdivision such that it is no further than 1,800'.
- b. Install residential fire alarm systems on new construction and install fire hydrants in the subdivision connected to 4" lines (if allowed by Armstrong Water Supply Corporation), and get certification from a fire engineer that the system will operate sufficiently.
- c. Replace existing 4" line with a 6" line and install fire hydrants within the subdivision.
- d. Install a ground storage tank that can be filled by the 4" waterline and is accessible to a pumper truck. Size and location to be determined by the design engineer.

Chief Shane Berrier of the Salado Volunteer Fire Department said he supports a one-time waiver but strongly recommends the developer install a dry hydrant connected to an existing pond. The pond remains at a constant level, thereby affording an adequate water supply for a dry hydrant.

There was discussion about insurance ratings and how they can affect the Village. The possibility of annexation of the development also was discussed. Developer Joe Ritchie said he has agreed to the installation of the dry hydrant, which will be placed so that is not more than 900 feet from any home in the subdivision.

Mayor Pro Tempore Brown made a motion to approve a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Village of Salado Subdivision Ordinance 2009.03 for a replat of Terra Bella Phase III, a subdivision in the ETJ, as presented. Alderman McDougal seconded.

Alderman Coachman made a motion to amend the original motion to include the language "with the dry hydrant stipulation." Mayor Pro Tempore Brown seconded. The amendment to the original motion carried unanimously.

The amended motion a motion to approve a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Village of Salado Subdivision Ordinance 2009.03 for a replat of Terra Bella Phase III, a subdivision in the ETJ, as presented, with the dry hydrant stipulation, carried unanimously.

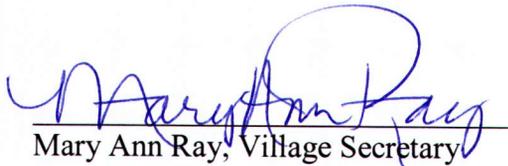
VII. Executive Session.

None.

VIII. Adjourn.

Mayor Pro Tempore Fred Brown made a motion to adjourn. Alderman Dankert seconded. The meeting was adjourned at 7:45 p.m.


Skip Blansett, Mayor


Mary Ann Ray, Village Secretary

