

Village of Salado, Texas
Regularly Scheduled Board of Aldermen
Meeting Minutes
Municipal Building, 301 N. Stagecoach Rd.
Thursday, June 18, 2015 6:30 p.m.

Members present: Mayor Skip Blancett, Mayor Pro Tem Fred Brown, Alderman Frank Coachman, Alderman Michael McDougal, Alderman Amber Preston Dankert

Members Absent: David Williams

Others Present: Kim Foutz, Village Administrator; Jack Hensley, Chief of Police; Christina Lee, Code Enforcement; Mary Ann Ray, Village Secretary

I. Call To Order: Mayor Blancett called the meeting to order at 6:35 p.m., quorum present.

1. Minister Joe Keyes of Salado Church of Christ, led the invocation
2. Pledge of Allegiance and Texas Pledge were recited.

II. Reports:

Mayor's Report: The Mayor invited all in attendance to attend the Dog Days event at the park and to bring their dogs. He reported that a very productive meeting took place Wednesday between the Street Improvement Committee and the Texas Department of Transportation, during which community concerns about the Interstate 35 reconstruction project were expressed. He deferred further comment to the committee report.

Environmental Report: Alderwoman Amber Dankert deferred discussion of the deer population until the workshop. She reported that the new high-flow gauge at Salado Creek is proving to be a benefit. She encouraged all in attendance to subscribe to the high-water alerts offered by United States Geological Survey.

ETJ / Annexation Report: Kim Foutz reported that there are three proposed voluntary annexations: Hidden Glen, Stinnett Hill, and the Salado Independent School District. She said the Village will continue to seek areas of opportunity for annexation within the law.

Ordinance Committee Report: Alderman Coachman reported that the committee has met twice and will present the Landscape Ordinance in workshop. There also has been updates to the Sign and Subdivision ordinances.

Main Street Report: Mayor Pro Tem Brown reported that a meeting will take place in the next 30 days to review the Main Street Plan developed by Texas A&M University students. He also reported that the check presentation for the Main Street project by Victor and Modene Marek will be postponed.

Street Improvement Committee: Alderman McDougal reported that progress is being made regarding street improvements for Salado Plaza, Thomas Arnold, and Mill Creek (complete). These repairs are still ahead of schedule. He also reported that a very favorable meeting took place Wednesday with retired Lt. Gen. Joe Weber, Executive Director of the Texas Department of Transportation. He said Mr. Weber listened to concerns and seemed genuinely interested in expediting the Interstate 35 reconstruction process through the Village.

Stagecoach / Wastewater Report: Village Administrator Foutz reported the contract with Bill Lawson for the sewer plant is in place and he is performing price comparisons for the items and equipment he needs. She said the Village needs to pass a budget for the plant; notice will be in the next Village Voice. She is working to establish a rate schedule. She reported that she is preparing to issue the bonds for the wastewater plant approved in the November 2014 bond election. She recommended moving forward with issuing the bonds as soon as possible to lock in the most favorable rate.

Public Safety Report: Alderwoman Dankert reported the committee has met twice since the last Board of Aldermen meeting. She said citizen safety was the top priority of the committee. The committee is starting with a

review of the Police Department to make sure all state standards are being met, followed by a review of the Fire Department. She asked for citizen input. Alderman McDougal said it is very important to seek ample input from all sources and make a careful deliberation, especially when dealing with a department head.

Financial Report: See handout.

III. Proclamations / Presentations

3. None

IV. Public Comments:

4. King Copeland spoke about the \$10.5 bond issue and his desire to make sure the funds are spent on what the community was told.

Pat Broecker deferred her comments until the agenda item.

V. Consent Agenda

5. Consider approving the Consent Agenda items:
 - a. Minutes, Special Called Meeting, June 4, 2015

Motion was made by Alderman Coachman to approve the Consent Agenda as presented. Alderman McDougal seconded. The motion passed unanimously.

VI. Regular Agenda:

RESOLUTIONS:

6. Presentation, discussion, and possible action on Resolution R-2015-119, establishing an Economic Development Policy.

Administrator Foutz reviewed the proposed Resolution and the two categories of economic development: basic industry and tourism-oriented. She explained that there would be higher inducements for development in the Historical District and other redevelopment or target zones, including inducements for small businesses. These inducements would be tailored to Salado to meet the objectives of the community, a proactive plan that would send the message that Salado is open for business.

Motion was made by Mayor Pro Tem Brown to approve Resolution R-2015-119. Alderman McDougal seconded. The motion passed unanimously (4,0).

7. Presentation, discussion and possible action on Resolution R-2015-120, establishing a Tax Abatement Policy.

Administrator Foutz reviewed the proposed Resolution and defined eligible improvements focusing on job creation through new construction and expansion. She explained the proposed resolution is in line with what other communities are doing.

Motion was made by Mayor Pro Tem Brown to approve Resolution R-2015-120. Alderman Coachman seconded. The motion passed unanimously (4,0).

8. Presentation, discussion and possible action on Resolution R-2015-118 designating the FM 2484 bridge the "Clark Davis Memorial Bridge".

Alderwoman Dankert explained that Clark Davis, who was killed as a result of the collapse of the FM 2484 Bridge on March 26, 2015, was an exemplary individual, citing examples from his life.

She said many communities have done similar memorials. She said that Mr. Davis' employer has offered to underwrite the entire cost of the memorial sign and that TxDOT showed no hesitation despite pending legal action resulting from the collapse.

Citizen Pat Broeker spoke in opposition to the memorial.

Motion was made by Alderman McDougal to postpone a vote on Resolution R-2015-118. Alderwoman Dankert seconded. The motion to postpone passed unanimously (4,0).

PUBLIC HEARINGS / ORDINANCES

9. Hold a Public Hearing and consider adopting Ordinance 2013.08.14, amending Ordinance 2013.08, Zoning Procedures and Administration, Section 2.1 Nonconforming Uses and Structures, as it relates to lots platted prior to September 18, 2003, that do not meet the minimum lot size.

Administrator Foutz explained that this amendment would address lots that were platted prior to September 2003 when the Zoning Ordinance was adopted. She said the Bell County Health District must approve the septic or sewer and the lots must maintain the minimum setbacks.

Citizen Pat Broeker expressed her concern about the maps showing the service area for the wastewater treatment plant.

Citizen Linda Reynolds expressed that it is important to acknowledge that the owners of these properties purchased them prior to the passage of the Zoning Ordinance and that this accommodation is proper, but everyone needs to know the rules now.

Motion was made by Alderman Coachman to approve Ordinance 2013.08.14. Alderwoman McDougal seconded. The motion to postpone passed unanimously (4,0).

MISCELLANEOUS:

10. Presentation, discussion, and possible action on Resolution R-2015-116 authorizing Salado Police Officers to provide traffic control services and utilize police vehicles for James Construction Group, LLC on the I-35 Reconstruction Project.

Chief Jack Hensley reported that several cities and counties, including Burnet, Falls County, Bell County, Morgan's Point Resort, and Temple, all participate in this traffic control program and allow their chiefs to participate. He said that, at this time, he does not anticipate participating, but he would not mind if his service was requested.

Motion was made by Mayor Pro Tem Brown to approve Resolution R-2015-116 to include participation by the Police Chief. Alderman McDougal seconded. The motion to approve passed by a vote of 3 ayes to 1 nay (Alderwoman Dankert).

Mayor Blancett closed the Regular Session at 8:13 p.m.

VII. Workshop Session:

Mayor opened the Workshop Session at 8:21 p.m.

11. Review of Landscape Ordinance

Alderman Coachman explained that the purpose of the Landscape Ordinance is to add to property values, improve drainage, prevent erosion, and improve the quality and sustainability of development in the Village. Administrator Foutz showed a PowerPoint that detailed the requirements of the ordinance with respect to residential and commercial properties. Types of permissible plants and trees were discussed. The ordinance includes a tree replacement

requirement; it was mentioned that, if a developer does not have enough room to replace the required number of trees, the excess trees possibly could be donated to another parcel of land. Several changes were discussed including a provision for additional buffering for uses such as travel centers; and not allowing a change in elevation at the tree root line. This item will be discussed at one more workshop before action will be taken.

12. Proposed Wastewater Collection Lines

Discussion centered on which lines would be included in Phase 1. Committee members said that the areas to be included in the wastewater system have not changed. The Village should hear in the next few weeks about the \$1 million Economic Development Grant. Cost estimates and scheduling are underway and should be available from the engineers within one week. A decision must be made either to issue all bonds at once or issue in separate offerings. The Aldermen agreed with the recommended lines and improvements in Phase 1 to include: wastewater treatment plant, discharge line, Royal Street lines, two lift stations, Main Street line, and laterals from Main Street. The Brookshire's and associated shopping center line is proposed to be an E1 line and will be bid as an add-alternate depending on whether Brookshire's and the shopping center will pay for it.

13. Control Measures for Deer Population

Alderwoman Dankert discussed the deer census that will be taken in September and described the 8.87-mile route. She described the different methods of control: (1) lethal force with bows; (2) trap and relocate; and 3) trap and euthanize. Both (2) and (3) have high costs attached; she recommended using lethal force with bows as the most cost-efficient method. The Aldermen did not express concern about moving forward under this approach, and asked Alderman Dankert to continue to perform research regarding this approach, including a census count and logistics, and report back with a final recommendation.

Before closing the workshop, Mayor Blancett asked the Aldermen if they would prefer to hold workshops on alternate Thursdays from the Board of Aldermen meetings. This measure would shorten meeting times significantly. This change would require public notice and possibly an amendment to the ordinance governing Rules and Procedures for Board of Aldermen Meetings.

Mayor closed the Workshop Session at 9:30 p.m.

VIII. Executive Session:

Mayor opened the Executive Session at 9:35p.m.

14. Discuss economic development projects as authorized by Texas Government Code § 551.087, Economic Development.
15. Discuss real estate as authorized by Texas Government Code § 551.072, Deliberations about Real Property.

Mayor closed the Executive Session at 10:10 p.m.

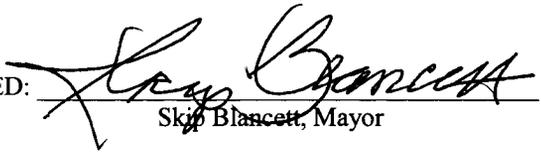
IX. Regular Session:

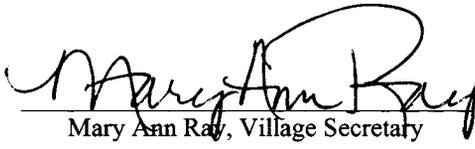
16. Presentation, discussion, and possible action on: 1) a Master Development Agreement with 4T-LFT Ventures, LP, for redevelopment of Stagecoach Inn and Restaurant; and 2) a Tourism Marketing Agreement with 4T-LFT Ventures, LP.

Administrator Foutz asked to postpone discussion until the July 2, 2015, meeting of the Board of Aldermen.

Motion was made by Mayor Pro Tem Brown to postpone discussion until the July 2, 2015, meeting. Alderman McDougal seconded. The motion to postpone passed unanimously (4,0).

There being no further business, the meeting was adjourned at 10:30 p.m.

APPROVED: 
Skip Blancett, Mayor

ATTEST: 
Mary Ann Ray, Village Secretary

