

Village Board of Aldermen
**Regularly Scheduled Board of Aldermen
Meeting Minutes**

Municipal Building, 301 N. Stagecoach Rd.
Thursday, January 6, 2011 6:00pm

Members present: Merle Stalcup, Stephen Peters, Danney McCort, Susan Terry, Carol Walls, Bryan Fritch

Members Absent:

Others Present: Dianna Zulauf – Village Secretary, Debbie Charbonneau – Tourism Director, Jack Hensley – Chief of Police, citizens: 12

Mayor Stalcup called the meeting to order at 6:00, quorum present.

The Pledge of Allegiance and the Texas Pledge of Allegiance were recited. Mayor Stalcup gave the invocation. Alderman Peters asked the Mayor to utilize religious leaders for the invocation as the Board originally agreed to.

Citizen Comments:

Judy Fields, 818 Blaylock Circle requested the Board repair the most damaged portion of Park Drive as soon as possible.

Don Nichalous with Representative Ralph Sheffield office introduced himself and stated that he and his office are open to anyone who wishes to discuss any issue.

Alderman Fritch made a motion to approve the previous meeting minutes dated December 9th with a correction to item #2, Sign Variance Request for Forever Images. The motion carried four to one with Alderman Peters opposing instead of unanimously. Motion was seconded by Alderman Walls, motion carried unanimously.

Aldermen Reports:

Alderman Fritch, Briefing on Proposed Legislation - briefly went over HB240, HB91, SB160, and HB107. At this time none apply to the Village.

Alderman Terry, Keep Salado Beautiful Report - went over current projects the group is working on.

Unfinished Business:

None

New Business:

1. Request to Expend Funds to Purchase Compactor for Maintenance Department (Alderman McCort)
Due to many recent repairs and the age of the current compactor, Alderman McCort request funds to purchase a new one.
Motion was made by Alderman Peters to purchase a new street compactor at a cost of approximately \$1,000.00 plus shipping and charge it against street repairs. Motion was seconded by Alderman Terry; motion carried unanimously.

2. Year-to-Date Financials (Alderman Peters)
Alderman Peters informed the Board that he felt additional spending controls need to be put in place to help control and monitor the Village's budget. He will have more specifics to bring to the Board in the near future. Alderman Fritch recommended the Board begin using a Consent agenda item. *Motion was made by Alderman Peter to implement immediately the practice that whoever places an order for product or services shall not be allowed to sign the check to pay for those products or services. Motion was seconded by Alderman Terry; motion carried unanimously.*
There were no other objections to the financials.

3. Sub-lease of Visitor Center with Salado Chamber of Commerce (Director Charbonneau)
Director Charbonneau stated that on December 14th the Tourism Council voted to sub-lease a portion of the Visitor Center to the Chamber of Commerce. The Chamber would pay \$400/month beginning February 1, 2011 for a one year lease, and then will pay an additional \$100/month per year. The Chamber will also pay half of the monthly utilities. The property owner has been advised and is in agreement to the sub-lease to the Chamber.
Motion was made by Alderman Walls to authorize the Mayor to sign the sub-lease agreement as presented. Motion was seconded by Alderman Fritch; motion carried unanimously.

4. Recommendation from the Planning & Zoning Commission on Variance to Lot Width at 1319/1325 N. Stagecoach Rd. (Mayor Stalcup)
Motion was made by Alderman Terry to table this request pending further information. Motion was seconded by Alderman Fritch; motion carried unanimously.

5. Recommendation from Zoning Board of Adjustment on Variance to Rear Yard Setback at 1401 N. Stagecoach Rd. (Mayor Stalcup)
Because of the widening of IH35 TxDOT is taking the front portion of Mr. Sierra's property. Mr. Sierra is asking for a variance to the rear yard setback of 5 feet so that he may build a new home on what is left of his property. Only one citizen comment was made during the ZBA meeting, his neighbors supporting his request.
Motion was made by Alderman Fritch to grant Mr. Sierra's request for a variance and allow him a 5 foot rear yard setback. Motion was seconded by Alderman Walls; motion carried unanimously.

6. Amendment to Sign Ordinance Regarding Number of Signs on Strip Centers (Mayor Stalcup) *First Reading*
This item was tabled pending further research.

7. Proposed Repairs to One-lane Bridge (Southridge) over Salado Creek in Mill Creek (Alderman McCort)
Alderman McCort presented a bid from Wolff Construction for \$4500.00 to repair the broken concrete curbing on the Southridge low water crossing damaged by the September floods.
Motion was made by Alderman McCort to accept the bid. Motion was seconded by Alderman Fritch; motion carried unanimously.

8. Request for a Variance by CRW Construction to Construction Standards on Renovation of Townhomes in Mill Creek (Mayor Stalcup)
Mr. Dean Winkler with CRW Construction was present. Mr. Winkler is asking the Board for a variance to the construction standards to allow him to rebuild three townhomes in Mill Creek that were burned out by using one layer of 5/8" fire code sheetrock on each side of the separation walls extending to the attic instead of the required (2) 1 hour fire walls for separation between the units. This issue was tabled pending further discussions between Alderman McCort and Bureau Veritas on what they will accept.

9. Notice of Requested Compensation from TxDOT for Access Rights at the Municipal Building
(Mayor Stalcup)

TxDOT has answered the Board's previous counter offer on the acquisition of front yard footage at the municipal building with the same offer of \$1,000.00.

Motion was made by Alderman Walls to accept the offer from TxDOT. Motion was seconded by Alderman Terry; motion carried unanimously.

Announcements:

1. Next scheduled Board meeting is January 20, 2011 at 6:00PM.

For copies of all handouts, please contact the Village office at 947-5060.

Respectfully submitted,



Dianna Zulauf
Village Secretary



Merle Stalcup
Mayor

