

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

Municipal Building, 301 N. Stagecoach Rd.  
Thursday, January 20, 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, Jack Hensley – Chief of Police, Alan Bojorquez - Village Attorney, citizens: 15

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

The Pledge of Allegiance and the Texas Pledge of Allegiance were recited.

**Citizen Comments:** Larry Sands, 2300 Indian Trail - Representing the Salado Chamber of Commerce. Chamber Board agreed to give the Village and Aldermen full support to secure a sewer system for the Main Street area. Mr. Sands asked the Board to continue to research all possibilities.

*Alderman McCort made a motion to approve the previous meeting minutes dated January 6th. Motion was seconded by Alderman Walls, motion carried unanimously.*

**Aldermen Reports:** Alderman McCort - Informed the Board that he has acquired pricing from a contractor on approximately what 250 feet, 650 feet, and 1,000 feet of road repair on Park Drive would cost. He will also talk with Bell County on what they could provide at what cost.

**Unfinished Business:**

1. Sign Ordinance Amendment, Number of Signs for Strip Centers (Mayor Stalcup) First Reading  
This amendment would change the number of signs for strip mall centers allowing individual units to have additional signs. Due to varied opinions on what size the additional sign should be, it was agreed that a committee of merchants would be appointed by the Mayor to review this item and bring a recommendation back to the Board.
  
2. Recommendation from Planning & Zoning Commission on Lot Width Variance, 1319/1325 N. Robertson Rd. (Mayor Stalcup) Public Hearing Item  
Robert Dunlap with Turley & Associates Engineering firm explained the replat property owner Larry McLaren was asking for. This replat takes two small pieces of property and combines them into one. The variance is asking for a lot that is smaller in depth than allowed by the ordinance. There will be one business on site with adequate parking. Bell County Health Department has approved the septic system. There were no public comments on this issue.  
*Motion was made by Alderman Terry to grant the variance. Motion was seconded by Alderman Walls; motion carried unanimously.*

3. Request for a Variance by CRW Construction to Construction Standards on Renovation of Townhomes in Mill Creek (Mayor Stalcup)  
CRW is rebuilding burned out town homes in Mill Creek and is asking for a variance to the firewall construction requirements due to the existing foundation being too small to accommodate current requirements. CRW is proposing to install the demising walls from foundation to roof deck using metal studs, fire retardant insulation batts, and two layers of 5/8" fire code sheetrock on each side. Bureau Veritas is in agreement with this request if the Village is comfortable with this request. The variance would meet safety codes. This issue is for the Code Official to decide. Alderman Peters requested the Board take no action on this.

**New Business:**

4. Sign Variance Request from Salado Creek Outfitters (Mayor Stalcup)  
Jeff Warren, 1308 Salado Oaks Dr., owner of Salado Creek Outfitters - Mr. Warren is having to move his business due to IH35 widening. He is asking the Board to be allowed to move his existing free standing sign to his new location at 1109 West Village Road. The sign is not in compliance with the Village sign ordinance because it's more than 12 feet tall and his attached sign is larger than allowed. Mr. Warren feels he needs to retain his sign size due to the new location not being on IH35 frontage. *Motion was made by Alderman McCort to grant Mr. Warren's variance request. Motion was seconded by Alderman Fritch; motion carried unanimously.*
5. Sign Variance Request from Mill Creek Cleaners (Mayor Stalcup)  
Larry Sands was there representing the owner, Mr. Robert Min. Mr. Min is asking to be allowed to move his existing free standing sign to his new location at the east end of the shopping center that backs up to Salado Plaza Dr. Mr. Min wants to place the sign in the back of his unit on Salado Plaza Dr. This violates that Village's sign ordinance regarding the number of free standing signs the shopping center is allowed to have. *Motion was made by Alderman McCort to deny the request to erect the free standing sign off of Salado Plaza Drive but allow Mr. Min to attach the sign to the back wall of his unit if he wishes. Motion was seconded by Alderman Walls; motion carried unanimously.*
6. Year-to-Date Financials and Quarterly Report (Alderman Peters)  
Alderman Peters went over the financials. A new Check Register report was added. There were no objections.
7. 2011 Joint Election Resolution (Mayor Stalcup)  
A resolution to conduct a joint May general election with the Salado Independent School District and the Library District was presented. The word "Salado" will be inserted in front of "Village Voice" on the first page, second from the last paragraph. *Motion was made by Alderman Walls to adopt the resolution. Motion was seconded by Alderman Terry; motion carried unanimously.*
8. Proposed Rate Change by Oncor (Mayor Stalcup)  
Eddie Ferguson with Oncor requested the Board deny the proposed rate change of Oncor Electric and request Oncor continue to provide electric delivery service in accordance with its rate schedule currently in effect. (This will be done by Ordinance). *Motion was made by Alderman Peters to deny the proposed rate change. Motion was seconded by Alderman Terry; motion carried unanimously.*

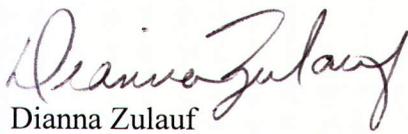
9. Possible Code Violation by Celebration Center (Alderman Peters)  
 Celebration Center does not currently have a food handler's permit or an approval from the Bell County Health Department on their septic system to operate the businesses they are advertising at Celebration Center. The owner and manager have been told by Mayor Stalcup verbally to cease operation until they have met all the requirements to operate their business. Sean Robinson, manager for the center informed the Board that they are in the process of acquiring the necessary approvals and have closed operations until they have all their permits.
  
10. Resolution to Support Bell County for National Resource Conservation Service (Mayor Stalcup)  
 A resolution supporting Bell County's effort to apply for a grant from Texas Water Development Board to hire NRCS to do a study on the watershed was presented. There will be matching funds with this grant but the cost is not yet known. This resolution is for support only and not an obligation of funds for the work that may be done if the county is awarded the grant. Village Attorney Alan Bojorquez amended the resolution provided by the County and presented it to the Board.  
*Motion was made by Alderman Terry to adopt the amended resolution as presented by the Village Attorney. Motion was seconded by Alderman Walls. Vote tied with 2 ayes (Terry and Walls), 2 no's (McCort and Fritch), 1 abstention (Peters). Mayor Stalcup broke the tie by voting yes. Motion carried.*
  
11. Proposal from Kasberg, Patrick & Associates to Complete Intent Form from Texas Water Development Board for Funding for Wastewater System (Mayor Stalcup)  
 Bruce Butscher, 607 Arrowhead - Texas Water Development Board is a state agency with federal funds available for projects in Texas. The application KPA would fill out for the Village puts Salado in line for available funds if and when they become available for a wastewater system. Alderman Terry suggested a public forum to inform businesses of plans to seek a wastewater system.  
*Motion was made by Alderman Walls to authorize the expenditure of \$1,000.00 payable to KPA for the completion of the Intent Form. Motion was seconded by Alderman Terry; motion carried 4 to 1 with Alderman Fritch opposing.*
  
12. Lease Agreement with Scott & White on Use of Municipal Annex Building (Mayor Stalcup)  
 A lease drafted by Scott & White was presented that would allow their ambulance service to utilize the municipal annex building (313 N. Stagecoach Rd.). Scott & White would use all but two of the rooms in the building, build a cover for the ambulance to park under, pay no rent but pay all utilities. This item will be placed on the next agenda.

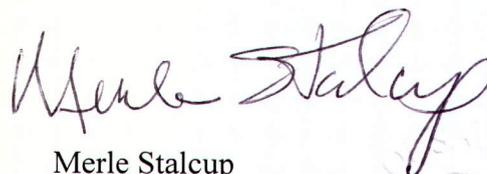
**Announcements:**

1. Next scheduled Board meeting is February 3, 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

