

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

Municipal Building, 301 N. Stagecoach Rd.  
Thursday, October 3, 2013 6:00pm

Members present: Danney McCort, Shannon Ashe, Hans Fields, Bryan Fritch, Fred Brown, Michael McDougal

Members Absent: None

Others Present: Jim Reed - Village Administrator, Jim Martin - Asst. Village Administrator, Margaret Murray – Village Secretary, Jack Hensley – Chief of Police, citizens: 28

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

The Pledge of Allegiance and the Texas Pledge of Allegiance were recited. The invocation was given by Pastor Steve Waechter of Grace Baptist Church, Salado.

**Citizen Comments:**

Jeanny Smith, 318 OW Lowrey, Salado. Has concerns regarding vehicles (including school buses) driving too fast on her street. She would appreciate appropriate signage and our Police Department working with Bell County Sheriff Lange to assist with this problem.

John Jennings, 351 Salado Creek Road, Salado. Noted that BOA does not have authority to proceed with the second part of his request from meeting of September 19. He would like to note that he is not anti-business. He requests that the BOA consider the facts and take punitive action. He believes that all Citizen Comments should be recorded and exact comments should be noted.

Alta Brooks, 324 OW Lowrey, Salado. She walks daily on Chisholm Trail and OW Lowrey, and private and commercial vehicles are driving too fast, as are the vehicles on Main Street.

JoAnne Wiley, 300 OW Lowrey, Salado. The speed limit is 25 on OW Lowrey. Cars are going too fast, something must be done on OW Lowrey and Chisholm Trail.

**Approval of Prior Meeting Minutes**

*Mayor ProTem Fritch made a motion to approve the previous meeting minutes dated September 19th. Motion was seconded by Alderman Fields, motion carried unanimously.*

**Departmental Reports:**

**Mayor's Report:**

- I35 Construction Update,

**City Administrator's Report:**

- Priorities Update – Sewer meeting will be held October 7-9. Other items were discussed in Workshop. The Zoning Ordinance review will be done again at Workshop of October 17, and then will be on next BOA agenda as First Reading/Public Hearing. Mr. Reed is working on a chart relative to the transition from Type B to Type A Municipality.

- Communications Outreach Update – Chamber of Commerce would like to partner with Village on "Visioning" meetings.

- Response to Public Comments

1. Compliance Issues- These items were addressed in the Workshop. We are working toward a defined process to have a set way of doing business so that all are treated equally and fairly.

2. Conditional Use - Zoning uses discussed. Conditional use permits are allowed for specific places and specific uses. These remain in force as long as there are no violations causing a need to cancel the CUP; or if the Zoning ordinance is amended to allow permitted use.

**New Business:**

1. Abandonment of Alley and Street (201 Church Street) by Village of Salado – per Jim Reed, the requesting entity is to bear all costs of the transfer. Melanie Kirchmeier confirmed that Mr. Stockton has the authority to act on behalf of the Carle Estate. *Motion was made by Mayor ProTem Fritch to approve Abandonment of Alley and Street at 201 Church Street to the Stockton Family. Motion was seconded by Alderman Brown; motion carried unanimously.*
2. Final approval of LaPaloma Subdivision – John Simcik of KPA addressed the board and confirmed that plats and plans have been reviewed. He recommended that approval at this time is to approve the construction plat only. *Motion was made by Alderman Brown to approve the Construction Plat for La Paloma Subdivision. Motion was seconded by Mayor ProTem Fritch; motion carried unanimously.*
3. Bid Approval for Generator Installation at Municipal Building (Mayor McCort) – 5 bids were received came in for the project, ranging \$3000 - \$14000. Motion was made by Mayor ProTem Fritch to award the contract for installation of emergency generator at municipal bldg to Tom Gidley Electric. Motion was seconded by Alderman McDougal; motion carried unanimously.

Meeting adjourned at 6:33PM.

**Announcements:**

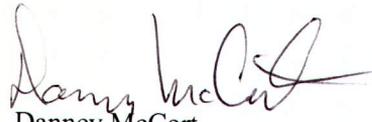
1. Next scheduled Board meeting is October 17, 2013 at 6:00PM.

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

Respectfully submitted,



Margaret Murray  
Village Secretary



Danney McCort  
Mayor

## VILLAGE OF SALADO

Date: September 16, 2013

To: Board of Aldermen

Subject: Abandonment of Roadway

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Request: I am requesting that we approve the abandonment of an alley and street that was platted in 1898 when Salado was being established. The land has been occupied since the 1980's by basically two families. The street and alley never has been or never will be developed.

History: The alley and street in question are located between Main Street and South Church Street. On a plat produced by Mitchell & Associated, Inc. (Engineering & Surveying) shows the actual location on the survey. The alley and street were platted to be best that can be determined in 1898. Since then, in roughly the 1980's, the Stockton Enterprises Inc. has owned the land. At one point a portion was sold to Jean Carle which is reflected on the plat. Jean Carle has since deceased and at this time the land is being re-titled to the Stockton Enterprises. The street in question was never platted properly. The street has been used as a private drive ever since that time. When we look at BelCad Property Search it shows that half of the street is inaccurately addressed and described.

At the southeast corner of the street is there the Stockton homestead, which has encroached onto the 1898 platted street. This encroachment, as best we can tell, happened when Stockton Homestead was established sometime in the 1990's.

The property to the south of the Stockton Enterprises Inc. property and south of the street in question belongs and is deeded to Randall J. Hayes and John R. Stockton III estate. The Hayes and Stockton estate has installed a fence from South Church Street to Main Street establishing a property boundary line. At this time with the encroachment of the Stockton Enterprises Inc. it appears that the Stockton Enterprises has the right to the street.

John Stockton III parents purchased the property in the 1980's. They purchased many lots in the area and since their death have dispersed their assets. They allowed Jean Carle to live 201 S. Church Street until her death. Upon her death the property reverted back to John Stockton III.

Summary: The best conclusion is for the Village of Salado to abandon the 1890 alley and street and allow the Stockton Enterprises Inc. to have it. The Village will never install an alley or street in that area. The platted street has been maintained by the present owner for the past century. I feel that if the Village were going to establish either a street or alley it would have already done so, long before now. Thus, your utmost attention to abandonment of these two areas would be appreciated.

Danney McCort

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September 16, 2013

TO: Danney McCort

FROM: John Stockton, III

Thank you for your time and efforts in abandoning the alley and unnamed roadway on the property located at 201 S. Church Street. I would like to make a few remarks regarding the abandonment.

My parents purchased the property in the late 1980's. They purchased many lots in the area and since their death have dispersed their assets. They allowed Jean Carle to live 201 S. Church Street until her death. Upon her death the property reverted back to me.

The title company handling the sale is requesting the property be abandoned to the Estate of Jean Carle. The title company has the proper documents needed and required upon her death.

I would greatly appreciate if this matter could be handled prior to September 30, 2013.

Thank you,

John R. Stockton, III

August 29, 2013

RE: Request for abandonment of roadway

TO: Village of Salado

FROM: John R. Stockton III

Per attached survey there is an alley located between Lot 1 and 11, and Lot 2 and Lot 12. I respectfully request the Village of Salado to abandon the alley way located between these lots. This alley has never been used or maintained by the Village of Salado.

Per attached survey there is an unnamed platted road located south of 201 South Church Street. I respectfully request the Village of Salado to abandon the unnamed platted road located south of 201 South Church Street. Fifty percent of the unnamed road would convey to the Estate of Jean Carle and fifty percent of the unnamed road would convey to the property South of 201 South Church Street deeded to Randall J. Hayes and John R. Stockton III. This unnamed road has never been used or maintained by the Village of Salado.

Respectfully,

A handwritten signature in black ink that reads "John R. Stockton III". The signature is written in a cursive style with a horizontal line underlining the name.

John R. Stockton III



**KASBERG, PATRICK & ASSOCIATES, LP**

CONSULTING ENGINEERS

Texas Firm F-510

RICK N. KASBERG, P.E.

R. DAVID PATRICK, P.E., C.F.M.

THOMAS D. VALLE, P.E.

Temple

One South Main Street  
Temple, Texas 76501  
(254) 773-3731

Georgetown

1008 South Main Street  
Georgetown, Texas 78626  
(512) 819-9478

September 24, 2013

Mr. Carl Pearson, P.E., R.P.L.S.  
Temple Civil Engineering Company, Inc.  
11 W. Avenue G  
Temple, Texas 76501

Re: La Paloma Subdivision  
Construction Plans and Plat  
Salado, Texas

Dear Mr. Pearson:

We have completed our fourth review of the construction plans for the referenced project which we received on September 24, 2013. The following is a summary of our comments.

**Plat**

The following in italics are previous comments which are pending:

*Sheet C2 (Plat) – The plat indicates the block length is approximately 1,480-feet. Per Section 3.4b of the Village of Salado Subdivision Ordinance, a block shall not exceed 1,200-feet in length. A variance request may be made to the Village of Salado Board of Aldermen for consideration.*

*This plat includes 58 residential lots. Per Section 3.1c4a and 3.1u, at least two means of ingress and egress are required. The Board of Aldermen may be petitioned to allow the single entrance, but the street will need to be modified to include a median for the length of the street.*

It is our understanding that variance requests have been submitted for the aforementioned items and they will be considered at the October 1, 2013 Planning and Zoning Commission Meeting. We have no additional comments regarding the plat pending the outcome of the variance requests.

Mr. Carl Pearson, P.E., R.P.L.S.

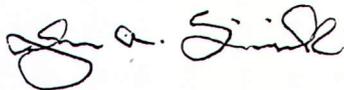
September 24, 2013

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### **Construction Plans**

All of our previous comments have been addressed and we have no additional comments. The construction plans, to the best of our knowledge, meet the requirements of the Subdivision Ordinance and Technical Construction Standards and Specifications Manual of the Village of Salado, pending the outcome of the variance requests. At this time, construction plans for the referenced project are conditionally approved (pending variance approval) for construction on behalf of the Village of Salado. All responsibility for the adequacy of the construction plans remains with the design engineer. In approving the revision to the construction plans, the Village of Salado must rely on the adequacy of the work of the design engineer. If you have any questions or comments, please call.

Sincerely,



John A. Simcik, P.E., C.F.M.

xc: 2002-105

Mayor Danney McCort, Village of Salado

Ms. Margaret Murray, Village of Salado

Mr. Bryan Neaves, P.E., Bell County Engineer's Office

Mr. Stephen Eubanks, Bell County Engineer's Office

Mr. Michael Jahns, Bell County Health Department

Mr. Ricky Preston, Salado Water Supply

Mr. Billy Tweedle, TxDOT

Mr. Tim Brown, T2J, LLC