

Village of Salado, TX
Regularly Scheduled Board of Aldermen
Meeting Minutes
Municipal Building, 301 N. Stagecoach Rd.
Thursday, July 2, 2015 6:30 p.m.

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

Members Absent: Alderman Frank Coachman

Others Present: Kim Foutz, Village Administrator; Mary Ann Ray, Village Secretary; Jack Hensley; Chief of Police; Debbie Charbonneau, Executive Director, Chamber of Commerce/Tourism Bureau.

I. Call To Order : Mayor Blancett called the meeting to order at 6:32 p.m., quorum present.

1. The Mayor opened the meeting with prayer.
2. Pledge of Allegiance and Texas Pledge were recited.

II. Reports:

Mayor's Report: The Mayor said the Village of Salado will receive six acres from The Sanctuary for the wastewater treatment, but he stressed that the Village will own, bid out, build, and run the plant. He described the route of the main line and said that a line would be run beneath Interstate 35 to serve the west side. He reported that the Village has received informal notice that it will receive a \$1 million grant from the Economic Development Administration, which the Village will match with \$1.1 million from the bond issue. He reported that new activity on the Interstate 35 expansion was a welcome sight in Salado, and he thanked citizens for their input on the letters that were sent to the Texas Department of Transportation and elected officials. He referenced the recent visit from the TxDOT executive director. A series of four "Evening with the Mayor" events is scheduled. These meetings will allow citizens and other interested parties to ask the Mayor questions directly and receive answers. The first will be with citizens and take place at 6 p.m. Monday, July 13, 2015, in the Board of Aldermen chambers. He announced that the Board of Aldermen workshops will be conducted every other Thursday, opposite from the BOA meetings. He also invited all to attend the Fourth of July celebration at Mill Creek Inn and Golf Club. He addressed the number of and reasons for executive sessions conducted by the Board of Aldermen.

Police Department Report: See attached. Chief of Police Jack Hensley outlined the Emergency Management Plan and the annexes that have been completed so far. The emergency plan is being rewritten to match state standards. He also reported that Chief Shane Berrier of the Salado Volunteer Fire Department will present information on a candidate under consideration to serve as Emergency Management Coordinator.

Fire Department Report: See attached. Chief Shane Berrier reported that a candidate is in place to be the Village's Emergency Management Coordinator. This candidate is a volunteer fire fighter in Salado and is a full time firefighter in Temple. He added that four fire trucks and personnel will be on duty around the perimeter of the Village on July 4 as fireworks are discharged.

Chamber of Commerce/Tourism Report: See attached. Debbie Charbonneau reported that chamber members participated in two ribbon-cuttings during the previous month. Dog Days was a tremendous success, and the Chamber received a thank-you card from Operation K-9 for the generous donation following the event. Upcoming events are the Salado Swirl, July 11; general membership meeting, July 14; Midnight Madness run, July 31; and the Art Fair, August 8-9. The Mayor thanked Ms. Charbonneau for her years of service to the Village of Salado and led a round of applause to honor her on her retirement.

Village Administrator's Report: Kim Foutz reported that a resolution will be proposed for the next Board of Aldermen meeting to allow the Village to move forward with authorizing the bonds for the wastewater treatment plant. She reported that the budget process for fiscal year 2015-16 will start at the Board of Aldermen workshop meeting on July 9. She reported that the crack sealing program has begun and 2.75 miles have been completed; and the tie-in marking for three local streets has been delayed because of personnel changes within TxDOT. The Village should

know in the fall if it will receive the Transportation Alternative Program grant from the Texas Department of Transportation for trails and associated improvements. She reported that the Village is moving forward with the Stagecoach sewer to establish a fee structure and start the billing process this summer. She has met with some property owners, who will notify their tenants of the new fees that are forthcoming. She reported that a promotional campaign for additional input to the Main Street Plan is in the works and that the official notice of the EDA grant is expected very soon.

III. Proclamations/Presentations:

Mayor Pro Tempore Fred Brown introduced Victor Marek, who made a \$1,000 donation to the Main Street Project, the second of five yearly donations. Mr. Marek challenged everyone to make a donation, offering to give an additional \$500 if \$2,500 could be raised during the council meeting.

IV. Public Comments:

3. King Copeland, P.O. Box 192165, Dallas, Texas, thanked the Board of Aldermen for clearing up confusion regarding the plans for the Wastewater Treatment Plant.

V. Consent Agenda:

4. Consider approving the Consent Agenda items:
 - a. Minutes, Regular Meeting, June 18, 2015

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

VI. Regular Agenda:

PUBLIC HEARINGS/ORDINANCES:

5. PUBLIC HEARING – Hold a public hearing and consider a variance to Sections 3.4G2(b), Area Regulations of the Zoning Ordinance, and Section 4.1G4(a) for a residential minimum side yard setback at 1312 Mill Creek Drive.

Administrator Foutz said that the variance would allow a covered patio with fireplace in a space that used to be an abandoned patio that was a non-conforming structure. The patio eliminates existing parking, but the homeowner will build a garage on the rear of the property.

Will Culbertson, 851 N. Ridge Road, spoke in favor of the variance. He said the homeowner's improvements to the property have enhanced the neighborhood.

Motion was made by Alderman Dankert to approve a Variance as presented at 1312 Mill Creek Drive. Alderman McDougal seconded. The motion passed unanimously (4,0).

6. PUBLIC HEARING – Hold a public hearing and consider variances from Section 6.A(13), Prohibited Signs, Section 8.B(1), Area Limitations, and the Table of Standards for permanent signs; Maximum height of the sign ordinance for a commercial sign permit at 108 Royal.

Administrator Foutz said the sign would be dimmable neon and 176 s.f. Maximum allowed signage size is 100 s.f. and neon is not allowed by ordinance. She noted that any improvement in the Historical District must be approved by the Planning and Zoning Commission, which gave its approval at its June meeting.

Jennifer McFarland, 707 DeGrummond Way, Salado, Texas, spoke in favor of the variance. She said the sign would draw tourists and locals to the area.

K.D. Hill, 1221 Baines, Salado, Texas, owner of the business seeking the variance, said the sign will be displayed on social media and help in the rebranding of Salado as a tourist destination.

Motion was made by Alderman McDougal to approve the variances as presented at 108 Royal. Alderman Dankert seconded. The motion passed unanimously (4,0).

7. PUBLIC HEARING – Hold a public hearing and consider adopting an ordinance authorizing amendment to Ordinance 2014.08, amending the budget for the fiscal year beginning October 1, 2014, and ending September 30, 2015; establishing a budget for the Wastewater Fund.

Administrator Foutz reported that the Village assumed management and operation of the Stagecoach wastewater and sewer treatment plant located just off Main Street, which will be demolished once the new wastewater treatment plant is built. A lift station for the new wastewater plant system will be built on the 2.8 acres that came with the Stagecoach plant. However, a budget amendment is necessary to set a fee schedule for current operation of the plant. The plant is anticipated to generate approximately \$2,750 in revenues for the remainder of this fiscal year, with expenditures of \$29,450, producing a deficit of \$26,700; deficit could reach around \$40,000, she said; however, ownership of this current plant site is essential to the new wastewater system. As of this date, Stagecoach Inn is still paying all electrical costs associated with the plant.

King Copeland asked if the Stagecoach plant could be given back.

Administrator Foutz explained that conditions of the gift prohibit giving the plant back.

Linda Reynolds, 507 Santa Rosa, Salado, Texas, said the Stagecoach plant was an expensive gift, considering the deficit at which the plant operates. She also inquired about the cost of “land” which is noted as \$6,000 in the proposed budget. Administrator Foutz clarified that this cost was related to a land lease for the effluent field and not land acquisition; the lease has been terminated.

Motion was made by Mayor Pro Tempore Fred Brown to adopt an ordinance as presented for the Wastewater fund. Alderman McDougal seconded. The motion passed unanimously.

8. Hold a public hearing and consider adopting an ordinance authorizing amendment to Ordinance 2014.09A, amending the Rules of Procedure for Board of Aldermen meetings; changing the start time for regular meetings to 6:30 p.m.; establishing the second and fourth Thursdays as workshop meeting dates with a meeting time of 6:00 p.m.; amending the deadlines for submitting requests for items to be included on the agenda; and amending the timeframe for submitting a public meeting appearance card.

Administrator Foutz explained that the change of start time brings the ordinance and practice into compliance. She said the current 3 ½ days to place an item on the agenda barely meets state statute and does not give staff enough time to do appropriate preparation. Tuesday of the week preceding the meeting week will give staff 7 business days to prepare adequately.

Steven Ervin, 1717 Mill Creek Ct., questioned the timeframe for Aldermen to turn in items for the agenda.

Administrator Foutz explained that the agenda is typically posted on Friday of the week before the meeting; waiting until Tuesday of the meeting week would not give enough time for postings to meet the legal requirement. She said that all packets are posted so all citizens can see them.

Linda Reynolds spoke about her mother, who watches Temple City Council meetings on television and wishes that Salado meetings were televised.

Tim Fleisher, 912 Cedar Park and 213 Mill Creek Drive, Salado Village Voice, asked for consistency in start time, with both types of meetings starting at 6:30 p.m.

Motion was made by Alderman McDougal to approve the ordinance as presented. Mayor Pro Tempore Brown seconded.

Discussion:

Mayor Pro Tempore Brown asked to amend the original motion to require two Aldermen to place an item on the agenda. Alderman McDougal seconded.

Administrator Foutz explained that the ordinance must be brought back for this change, as the number of aldermen needed to put an item on the agenda was not a part of the published notice.

Mayor Pro Tempore Brown withdrew his amended motion. He then made the motion to approve the proposed change to a 6:30 p.m. start time for workshop meetings. Alderman McDougal seconded. The amendment passed unanimously.

Motion to approve the original motion with amendment was made by Alderman McDougal. Mayor Pro Tempore Brown seconded. The motion passed unanimously.

Mayor closed the regular session at 7:57 p.m.

VII. Workshop Session:

Mayor opened the Workshop Session at 8:08 p.m.

9. Public Safety Assessment Methodology

Alderman Williams reported on the activities of the Public Safety committee and provided drafts of purpose, mission and scope of operation as well as a draft of assessment methodology. There was discussion about the membership of the committee. At the request of Aldermen McDougal, it was decided that the Board of Alderman will consider the committee membership roster at the July 16, 2015, Board of Aldermen meeting.

10. Dedication of FM 2484 Bridge

Alderman Dankert discussed the change of heart among Alderman about dedicating the FM 2484 bridge to Clark Davis, who lost his life when the bridge collapsed May 29. She asked if the sign ordinance, currently under review, could include a section on dedicating structures. It was mentioned that individuals for whom structures are named should have made a significant contribution to the Village of Salado. Administrator Foutz said that many cities have passed ordinances defining how Structures and parks can be named after individuals or groups. Alderman Dankert expressed her desire for the matter to be dropped.

11. Deer Population Control

Alderman Dankert discussed the urban deer population and the importance of reducing the numbers. She outlined the policies and procedures for the proposed deer cull, qualifications of those who wish to hunt on public lands, and the disposition of carcasses harvested on public lands. This item will be listed for action on the July 16, 2015, Board of Aldermen agenda.

12. Landscape Ordinance

Administrator Foutz discussed the Landscape Ordinance currently under review. The ordinance encourages xeriscaping and use of native plants that are not large water consumers. She asked for additional feedback regarding buffer yards, applicability table, and grass limitations on the front yard. These requirements apply to new development or to existing structures that are expanded. The ordinance will first be considered by the Planning and Zoning Commission and their recommendation will be brought forth at a future meeting.

Mayor closed the Workshop Session at 9:21 p.m.

Mayor opened the Executive Session at 9:32 p.m.

13. Discuss economic development projects as authorized by Texas Government Code § 551.087, Economic Development.

Mayor closed the Executive Session at 9:50 p.m.

Mayor reopened the Regular Session at 9:51 p.m.

14. 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.

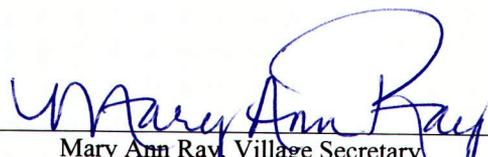
Motion was made by Aldermen McDougal to postpone discussion on: 1) a Master Development Agreement with 4T-LFT Ventures, LP, for redevelopment of Stagecoach Inn and Restaurant; and 2) a Tourism Marketing Agreement with 4T-LFT Ventures, LP. Alderman Dankert seconded. The motion passed unanimously.

Alderman Dankert made the motion to adjourn. The Mayor asked the Board of Aldermen to stand for a second. The Mayor closed the meeting at 9:55 p.m.

APPROVED:


SKIR BLANCETT, Mayor

ATTEST:


Mary Ann Ray, Village Secretary



