

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
January 16, 2020 at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:31 p.m. by Mayor Skip Blancett.

Mayor Blancett gave the Invocation and the Board of Aldermen led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, and Aldermen Rodney Bell, Amber Preston Dankert, John Cole, and Michael Coggin.

Salado High School Representative: Averie Piatt was absent.

Staff Present: Village Administrator Don Ferguson and City Secretary Cara McPartland

1. Zoning Board of Adjustment

Discuss and consider possible action regarding a request to vary from certain provisions of the Village of Salado Zoning Ordinance to allow for construction of a fence in the front yard of a single-family residential property and the construction of an accessory building without a main structure on the same property located at 461 Van Bibber Road, Salado, Bell County, Texas.
(David Patterson, Applicant)

The Board convened as the Zoning Board of Adjustment, which includes Mayor Blancett as a voting member.

Development Services Director Chrissy Lee presented the variances requested by applicant David Patterson, who intends to repair or replace the existing pipe fence along the front of the property. Mr. Patterson also wishes to construct an accessory building prior to construction of the main residence. Ms. Lee cited Zoning Ordinance sections prohibiting front yard fences on single-family residential lots and accessory building without a main structure. She provided details on the fence design, limestone columns, and accessory building. She noted that five responses were received from notified property owners within 200 feet of the subject property. Two respondents were in favor of both variance requests (for fence and accessory building), two were opposed only to construction of the accessory building prior to building of the main structure, and one was opposed to both variance requests.

Discussion among the Board, staff, and the applicant addressed significant setback distances on the property; pre-existing fence; large lot size (over five acres); location and materials (limestone front) of accessory building; applicant's statement that the accessory building would not be used for living quarters; conditions required for variances; reasoning for accessory building variance

request due to the construction timeframe for the main residence and accessory building; and surrounding properties with front yard fences.

Mayor Pro-tem Coachman moved to approve the variance requests for the fence and accessory building, as presented, including affirmative findings on all required conditions. Alderman Dankert seconded.

Discussion addressed opposition expressed regarding the accessory building as living quarters, the applicant's statement that he does not intend to live in the accessory building; and reasons given by the applicant for not applying for the main residence's building permit at the same time as the accessory building permit.

Mayor Pro-tem Coachman offered an amendment to his original motion to include that the accessory building shall not be used as living quarters. Alderman Dankert seconded the amendment to the motion. Alderman Coggin felt that both variance requests should be denied and the applicant should apply for building permits for the main structure and accessory building at the same time to avoid the need for variances. Motion carried on a vote of 4-2. Alderman Coggin and Alderman Cole voted against.

Mayor Pro-tem Coachman restated his original motion to approve the variances for the fence and accessory building, including the amendment that the applicant shall not use the accessory building as living quarters. Alderman Dankert seconded. Motion carried on a vote of 5-1. Alderman Coggin voted against.

The Zoning Board of Adjustment adjourned and reconvened as the Board of Aldermen.

2. Citizens Communications

No citizen comments were heard.

3. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of January 2, 2020.
- B. Approval of the December 2019 Financial Statements for the Village of Salado.

Alderman Cole moved to approve the Consent Agenda, as presented. Alderman Coggin seconded. Motion carried on a vote of 5-0.

Alderman Dankert spoke on an upcoming event to be held on January 26th from 12:00 p.m. to 8:00 p.m. at Barrow Brewing. She said that fifty percent of sales from the third annual *Australia Day* will be donated directly to the rural fire service in Australia to help battle wildfires.

4. Village Administrator's Report

This item was heard after Agenda Item 7D.

- Wastewater Project Update

Village Administrator Ferguson reported that approximately 60 percent of properties in the initial service area have connected or are in the process of connection; recalculation of wastewater billing based on previous 12 months usage or winter averaging is underway; repairs have been made to a Village sewer line damaged by a Century Link contractor installing fiber cable; and cost estimates are being obtained for the possible enclosure of the Royal Street lift station and public restrooms.

- Main Street Improvement Project Update

Village Administrator Ferguson reported that crews are pouring concrete for replacement of the bridge/culvert structure in the Rock Creek area. He said the Main Street road closure is anticipated to continue until mid-February, weather permitting. He advised that TxDOT has installed additional detour signage at the Village's request and detailed discussions between the Village and TxDOT regarding detour routing and associated signage. He reported on installation of electrical conduits for street lighting, drainage pipe, driveway demolitions, and temporary driveways. He spoke of recent incidents involving damage to water, sewer, and other utility lines that can occur during major construction projects in pre-existing, built-out areas.

- Development Activity Report

Village Administrator Ferguson compared 2019 to 2018 statistics for the following categories:

Residential Activity:

- New residential building permits (slight increase)
- Residential remodels (slight increase)
- Residential additions (slight decrease)
- Swimming pools (slight decrease)
- Fence construction (slight increase)
- Total residential permits-all types (increased approximately four percent)
- Total residential improvements value (\$2,700,000; increased approximately five percent)

Commercial Activity:

- New commercial building permits (none)
- Commercial remodels (slight decrease)
- Commercial additions (slight increase)
- Certificates of Occupancy (slight decrease)
- Sign permits (decrease)
- Total commercial building permits-all types (significant increase, due in large part to permits for wastewater connections)
- Total commercial improvements value (increased from \$481,000 in 2019 compared to \$94,400 in 2018)

Subdivision and Zoning:

- Concept plans (increased from 0 in 2018 to 4 in 2019)

- Minor plats (no change; 9 for 2018 and 2019)
 - Major plats (slight increase; 6 for 2018 and 7 for 2019)
 - Total lots platted (increased from 206 in 2018 to 356 for 2019)
 - Annexations (increased from 0 in 2018 to 5 in 2019)
 - Zoning (increased from 1 in 2018 to 3 in 2019)
- Keep Salado Beautiful Recycling Program

This report was heard after the Thomas Arnold Bridge Railing Project Update.

Village Administrator Ferguson reported Keep Salado Beautiful received a grant to help purchase recycling containers on Main Street, in Sirena Park, and in Pace Park. He said the Village will be providing companion trash receptacles to be placed next to the recycling containers, which should be installed by early March.

- Low Water Crossing Gates

Village Administrator Ferguson reported the Village will be seeking grant funding for low water crossing gates and two warning sirens. He said Board approval will be requested in the coming weeks for authorization to pursue such funding.

- Thomas Arnold Bridge Railing Project Update

This report was heard after the Development Activity Report.

Village Administrator Ferguson reported that local artist Troy Kelley submitted two designs for an “S” to be incorporated into the planned Thomas Arnold Bridge Railing, with the preferred design appearing very similar to the font style on the gateway signs. He noted that TxDOT asked that the design choice be submitted by the end of this month.

- Crime Prevention Report

This report was heard after the report on Low Water Crossing Gates.

Village Administrator Ferguson reported that Salado Police Department is preparing a Village-wide mail-out advising residents of the need to routinely lock their homes and vehicles and keep valuables out of plain view. He said the Village will be working with Mill Creek to re-establish neighborhood watch programs. He advised that Salado Police Chief Pat Boone will be speaking on crime prevention at the Salado Public Library this Saturday.

- Mayor’s Town Hall Meeting

Village Administrator Ferguson reported that Mayor Blancett will be holding a Town Hall meeting on Tuesday, January 21, 2020 at 6 p.m. at the Salado Civic Center.

In addition, Village Administrator Ferguson reported that the Village's January 2020 sales tax check, representing November collections, totaled \$49,164, down about one percent from January 2019, with fiscal year to date collections running ahead of budget. He noted since the beginning of the Main Street Improvement Project construction that sales tax collections are running seven percent ahead of the prior year. Main Street construction was anticipated to be complete by early to mid-summer.

Discussion addressed complaints regarding TxDOT vehicles parking in roadway; meeting with TxDOT on minimizing impact of construction on traffic; number of sewer connections; issues relating to Royal Street lift station, including odor mitigation measures such as enclosure or relocation; and public restroom options.

5. Appointment of a Municipal Court Judge

- A. Interview individuals interested in serving as Salado Municipal Court judge. (*Mayor Skip Blancett*)

Mayor Blancett explained procedures for interviewing candidates Cliff Coleman (current Bell County Precinct Two Justice of the Peace) and Don Engleking (current presiding judge of Salado Municipal Court and former Bell County Precinct Two Justice of the Peace).

The Board of Aldermen conducted separate interview of candidates Cliff Coleman and Don Engleking, respectively.

- B. Discuss and consider possible action appointing a Municipal Court judge. (*Mayor Skip Blancett*)

Mayor Blancett entertained a motion.

Alderman Dankert moved to appoint Cliff Coleman as Salado Municipal Court judge for a two-year term. Alderman Bell seconded. Alderman Dankert said her motion was based on the Village's history of appointing the presiding Bell County Precinct Two Justice of the Peace as the Salado Municipal Court judge. Alderman Cole inquired about the possibility of making a motion to appoint a different judge. Village Administrator Ferguson advised that if the current motion is withdrawn, Board members could accept nominations and conduct a roll call vote. Alderman Dankert stated she wanted to vote on her current motion. Motion carried on a vote of 3-2. Mayor Pro-tem Coachman and Alderman Cole voted against.

6. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, regulating the dedication of park land for new residential subdivisions, fees in lieu of dedication, park land standards, and construction standards for park land improvements; providing for severability; repealing conflicting ordinances and providing for findings of fact, an effective date, and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson requested that this item be pulled and considered for first reading at the Board's next regular meeting on February 6, 2020, and for its second reading on February 20, 2020.

7. Discussion and Possible Action

- A. Discuss and consider possible action regarding a proposed joint election resolution/agreement between the Village of Salado, Salado Independent School District and the Salado Public Library District relating to the May 2, 2020 elections in Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson explained this is the companion resolution to the ordinance approved at the Board's last meeting ordering the May 2, 2020 General Election. He recommended approval, with the following change on page one of the resolution: "One (1) DS200 Counting Machine and ~~one (1)~~ Express Vote Machines, *as needed*, will be leased from Bell County for Early and Election Day voting."

Alderman Bell moved to approve the joint election resolution/agreement, as presented, including the aforementioned change. Alderman Cole seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider the possible appointment of a member of the Salado Tourism Advisory Board. (*Village Administrator*)

Village Administrator Ferguson recommended the appointment of Tim Stephens to fill the seat on the Salado Tourism Advisory Board formerly held by Will Lowery.

Alderman Bell moved to approve the appointment of Tim Stephens to the Salado Tourism Advisory Board, as presented. Mayor Pro-tem Coachman seconded.

Discussion addressed the applicant's personal/professional background; public notifications on board/committee vacancies; application process; membership requirements for the Tourism Advisory Board; and lack of conflict of interest issues with the applicant.

Motion carried on a vote of 4-1. Alderman Cole voted against.

- C. Discuss and consider approval of the acquisition of additional grinder pumps for the Village of Salado Wastewater System. (*Village Administrator*)

Village Administrator Ferguson recommended acquiring four additional duplex grinder pumps, with some to be swapped out for the uninstalled inventory of simplex pumps, as TCEQ prefers duplex grinder pumps for restaurants. He asked the Board to authorize an expenditure of \$30,150 for the acquisition to be paid from bond funds.

Mayor Pro-tem Coachman moved to approve the expenditure of \$30,150 from bond funds for the acquisition of the additional duplex grinder pumps. Alderman Coggin seconded. Motion carried on a vote of 5-0.

Addendum to Agenda

7. Discussion and Possible Action

- D. Discuss and consider possible action regarding the 2019 Village of Salado Police Department Racial Profiling Report. (*Police Chief Pat Boone*)

This item was heard after Agenda Item 3.

Chief Boone presented statistics on total stops, including gender, race/ethnicity, reasons for stops, if race/ethnicity known before stop, searches (consent/non-consensual), reasons for searches, and contraband discovered. He said that results did not indicate any evidence of racial profiling and that required policies regarding profiling are in place. Discussion addressed policies on officer discretion regarding issuance of written/verbal warnings and citations and emphasis on community policing and compliance.

Alderman Coggin moved to accept the 2019 Village of Salado Police Department Racial Profiling Report, as presented. Alderman Bell seconded. Motion carried on a vote of 5-0.

Adjournment

Alderman Dankert moved to adjourn. Alderman Bell seconded. Mayor Blancett called the meeting adjourned at 8:02 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 6th of February, 2020.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

