

Village of Salado
Salado Municipal Building
301 N. Stagecoach
Salado, Texas
Minutes of Special Meeting of Board of Aldermen
January 27, 2018 at 9:00 a.m.

The Board of Aldermen meeting was called to order at 9:05 a.m. by Mayor Skip Blancett.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Fred Brown, Aldermen Andy Jackson (arrived at 9:10 a.m.), Amber Dankert, Frank Coachman, and Michael McDougal.

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

Workshop

- A. Discuss and consider issues relating to the Salado Wastewater Project including, but not limited to, wastewater system connection system requirements, payment options for impact fees, requirements and responsibilities relating to the decommissioning of existing septic systems, future expansion of the service and the issuance of remaining voter approved debt to fund construction of the wastewater system. (*Village Administrator*)

Village Administrator Ferguson reviewed the status of the project. Discussion addressed:

- Pipe laid to date
 - Specific locations and timing of planned trenching and boring
 - Timeline for Royal Street completion (possibly mid-March)
 - Site clearing and fencing for treatment plant construction
 - Wastewater project-related Oncor improvements/upgrades
 - Number of customers anticipated to connect to system
 - Wastewater Impact Fee Advisory Committee meetings and duties
 - Public outreach efforts to keep citizens updated on project status
 - Mandatory versus non-mandatory (optional) connection
 - Importance of affordability for customers connecting to system, including possible options such as payment plans, incentives, and reimbursements
 - Impact fee calculation based on number of Living Unit Equivalents (LUEs)
 - Connection fee
 - Cost of decommissioning old septic system
 - Operation and maintenance issues, including grinder pump installation and maintenance
 - Determination of base fees for commercial and residential customers
 - Consideration of once yearly pumping for residential customers at Village expense
- B. Discuss and consider issues relating to potential future residential and commercial development within the Village of Salado and its extraterritorial jurisdiction. (*Village Administrator*)

Mayor Blancett called a recess at 10:00 a.m. and reconvened at 10:15 a.m.

Discussion included:

- “West side” construction
 - Possible future expansion of customer base and system capacity
 - Costs of extending lines in the future and need for careful planning and control of growth
 - Various options to extend service and associated cost issues for customers
 - Phasing of any future system expansion for existing or new developments
- C. Discuss and consider possible issues relating to so-called “yard parking” and the parking of boats, trailers and recreational vehicles on properties within the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson reviewed the Village’s position on deed restrictions and civil remedies available to property owners and/or their respective property owners association (POA), should the need arise. He advised that property owners are told as a courtesy to check their deed restrictions, but noted that the Village does not enforce those restrictions, which may be more stringent than Village regulations.

Discussion addressed:

- Paved versus un-paved surfaces
- Amount of time property owners are given to remedy violations
- Enforcement issues
- Challenges with requiring enclosure of boat, trailers, and RVs
- Concerns regarding enactment of legislation that primarily impacts Mill Creek POA and not the entire Village of Salado
- Lack of “teeth” in POA deed restriction enforcement
- Dual environmental and aesthetic issues with yard parking and outdoor storage
- Complaint-driven and pro-active enforcement, with the goal to gain compliance without the need for legal action
- Placement of RVs, trailer and boats behind fencing

In addition, the Board briefly discussed its meeting schedule and safety issues with speeders.

Adjournment

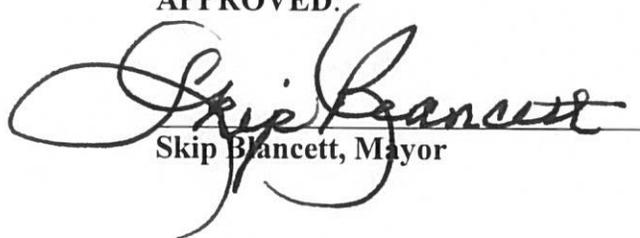
Hearing no further business, Mayor Blancett called the meeting adjourned at 11:37 a.m.

Recorded by:

Cara McPartland

These minutes approved on the 15th of February, 2018.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

