

**Village of Salado  
Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
February 7, 2019 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:30 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, Aldermen Andy Jackson, Michael Coggin, and Michael McDougal.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Acting Police Chief Matt Hicks, Fire Chief Shane Berrier, and Tourism Director Chadley Hollas

#### **Citizens Communications**

For speakers wishing to address Agenda Item 4B, Mayor Blancett advised that this item was requested by staff to be removed from tonight's agenda. He noted that speakers are still welcome to comment on this item, if they so choose.

Thomas Moore of 162 12<sup>th</sup> Green Lane favored the action taken at the Board's Special meeting on February 5, 2019 relating to the Mill Creek Golf Club property, but expressed concerns that he knew nothing of the meeting, which he said was not posted on the calendar. He understood there are legal issues that might require a closed session, but said public hearings are for public to be able to hear and comment. He spoke of his experience in local government was concerned about citizens not being able to hear all of the conversation. Village Administrator Ferguson stated the agenda was posted on the Village of Salado's website calendar.

Christi Carlson, resident of 1811 Indian Trail, said her address is where the blacktop ends and the dirt road begins on Smith Branch Road, and asked the Board to consider, for safety reasons, maintaining the prescriptive easement to allow for access by fire/EMS vehicles before making a decision on the proposed development at Royal Street and Smith Branch Road.

Merle Stalcup of 2025 Indian Trail, speaking on the proposed Royal Street/Smith Branch Road development, expressed concerns that the "gravel part" may be classified as an "implied easement." He said that a number of residents use that gravel part as access for trailers, RVs, and boats. He stated that the fire department has commented that the road in question is used as a fire barrier and asked the Board to consider this information in its future decisions.

Mark Rice of 2013 Indian Trail said the issue with the proposed Smith Branch Road development is that the gravel part does not follow the property line. He felt there would be a problem with

having a fire break and resident access to the back of properties, if this part were closed off. He wanted this issue to be discussed on future agendas in order to arrive at an equitable solution.

Salado Historical Society President Judy Fields, resident of 818 Blaylock Circle, read from a statement (*full text attached to these minutes*) about the success of Santa Fe, New Mexico in preserving its history to enhance its attraction as a destination point. She stated that such historical preservation has helped Santa Fe become a renowned art colony, encouraging visitors and commerce. She spoke of the Salado Historical Society's dedication to working with the Village and current/future businesses to maintain and preserve Salado's historical buildings and attractions. She asked the Board to listen to the recommendations of Planning and Zoning Commission members, who have been very supportive.

## 1. Consent Agenda

Approval of minutes of the Regular Board of Aldermen meeting of January 17, 2019.

Mayor Pro-tem Coachman moved to approve the minutes, as presented. Alderman Jackson seconded. Motion carried on a vote of 4-0.

## 2. Status Reports

Mayor Blancett asked Village Administrator Ferguson to address the reason for the Executive Session held on Tuesday, February 5, 2019. Village Administrator Ferguson stated that the purpose was for consultation with legal counsel.

### A. Village Administrator's Status Report

- Wastewater Project Update

Village Administrator Ferguson reported that the two lift stations were tested today and no major operational issues were found. He advised that landscaping work around the lift stations is scheduled. He anticipated completion of treatment plant construction by the end of this month. He advised that crews are working on installation of fencing at the plant site and finishing up the electrical system. He noted that the Board will be considering selection of a contractor for wastewater plant operations later in tonight's meeting. He reported that the second informational meeting for potential wastewater customers was held this week, with approximately 70 people in attendance and more information is to be mailed/mailed to customers within the next few weeks. He advised that the Board will be asked at its February 21<sup>st</sup> meeting to authorize construction of wastewater lines at Salado ISD school properties. He displayed photos of the lift stations showing the testing process. He provided details on the wireless SCADA system, which continuously monitors and analyzes real time data. He noted that there are plans for a Board tour of the plant and a public ribbon-cutting/open house.

- Old Mill/Arrowhead Intersection Repairs

Village Administrator Ferguson reported on some asphalt failure on the north side of Old Mill due to groundwater intrusion and stated contractors will be installing a French drain system to help capture the water before it reaches the roadway. He projected repair costs of \$18,000 to \$20,000 to be paid from budgeted roads funds.

- Police Chief Search

Village Administrator Ferguson reported the window for applications closed about 10 days ago, with about 20 applications received. He advised that preliminary interviews have been completed and a new chief will be selected from about five (5) candidates who will go through an assessment center. He expressed appreciation to Acting Chief Matt Hicks for an outstanding job. He was extremely pleased with the volume and quality of applicants and hoped a selection will be made later this month.

- May 2019 Election Update

Village Administrator Ferguson reported that the filing period for candidates ends at 5:00 p.m. on February 15, 2019. He advised candidate packets are available at the Municipal Building or online. He noted polling location (at Salado Civic Center), early voting, and election day dates/times.

- Municipal Building Audio Repairs

Village Administrator Ferguson reported on planned improvements, including a new amplifier, microphones, speakers, and wireless earpieces. He anticipated repairs to cost about \$10,000 and efforts continue to find grant funding sources or to phase the project.

- Comprehensive Plan Update

Village Administrator Ferguson reported the Comprehensive Plan Update Committee has finished its review and update, with recommendations to be presented at a joint Board of Aldermen/Planning and Zoning Commission/Comprehensive Plan Update Committee meeting on Monday, February 11, 2019 at the Municipal Building. He outlined the approval process, which includes public hearings to be held by the Planning and Zoning Commission and the Board of Aldermen before any final Board action is taken.

- Main Street Improvement Project

Village Administrator Ferguson reported bids were opened this week, which include construction of bike lanes, sidewalks, decorative street lighting, and drainage/parking improvements. He said preliminary cost estimates total about \$4,100,000, with the low bid coming in at about \$5,200,000. He advised that TxDOT is pleased with the quality of contractors and will be reviewing the bids and funding sources. He said regular updates on the project timeline will be provided.

In addition, Village Administrator Ferguson reported receipt of the February 2019 sales tax check, representing December 2018 collections, in the amount of \$52,809.21, up seven (7) percent from the same period last year.

Regarding the issue of groundwater intrusion, Mayor Blancett stated his observation of a spring bubbling up at Tablerock. He asked Village Administrator Ferguson to repeat his earlier statements that wastewater system lift stations are working properly. Village Administrator Ferguson repeated that the lift stations worked well and that it took about 20 minutes to run waste from Church Street to Royal Street, and about 52 minutes from Royal Street to the treatment plant.

#### B. Salado Police Chief Status Report

- Calls for service
- 2018 Crime Report
- Citizens on Patrol (COP) Program

Acting Chief Matt Hicks presented January 2019 statistics showing slightly decreased calls for service, significant increase in number of reports written, slight increase in citations/warnings issued, increased number of arrests, and overall decrease in response time averages. He reported that Citizens on Patrol (COP) volunteers patrolled for 24 hours in 12 shifts over a 8-day period and found 4 unlocked business doors.

Village Administrator Ferguson reported on a recent meeting with Acting Chief Hicks and COPs volunteers regarding expansion of duties, specifically a program intended to help stop auto theft patterned after a former State of Texas program. He noted COPs volunteer Larry Nathanson will be making a presentation on the proposed program.

Acting Chief Hicks reported officers are now fully equipped with long guns. He noted that Officer Dunshie completed a 2-day safety/survival training seminar in San Antonio.

Acting Chief Hicks presented the 2018 Uniform Crime Reporting (UCR) and Racial Profiling Reports for the Salado Police Department. He reported on types of information included in each report and requirements for reporting. After presenting statistics on the number of stops, citations/warnings, race, arrests, searches (consent and probable cause), and contraband found, Acting Chief Hicks reported that there was no evidence of racial profiling. Graphs were displayed comparing 2018 with 2017 statistics, including number of contacts.

Mayor Blancett thanked Acting Chief Hicks for his service and commended the department.

#### C. Salado Fire Chief Status Report

- Calls for service

Fire Chief Shane Berrier reported on the number of EMS, fire, and motor vehicle accident calls responded to within Bell County and the Village of Salado for the month of January. Mayor Blancett thanked Chief Berrier for his leadership.

#### D. Tourism Director's Report

- Salado Marketing Plan Update
- Upcoming Events

Tourism Director Chadley Hollas reported on the increased number of followers on social media platforms and plans for social media ads. He said there was good engagement from an initial ad flight, which showed that about 35 percent of those engaging with the ad were in Houston. He said hoteliers confirmed that they do have a lot of guests from Houston. He also reported on upcoming spring events and engagement with event organizers.

### 3. Public Hearings and Possible Action

- A. Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas changing the zoning from Historic District (HD) to Public Facility (PF) for approximately 8.44 acres, generally located south and north of Pace Park Road, and east of IH 35, also known as Pace Park, in Salado, Bell County, Texas and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson gave an overview of zoning in general, including factors to consider when hearing zoning/rezoning cases and the Village's Comprehensive Plan. He noted the Village's Comprehensive Plan Future Land Use Map designates the subject property as Public Park, while the current zoning designation is Historic District. He pointed out that Public Parks is a permitted use in the Public Facility (PF) zoning district. He advised the Village has a court-ordered obligation as sole trustee to maintain and operate the subject property as a public park. He said one response was received in opposition from a notified property owner. Village Administrator Ferguson stressed that this action is to designate the subject property's land use as a public park and does not remove its historic designation. He advised that the Planning and Zoning Commission's recommendation to approve the rezoning request failed due to concerns about the impact of rezoning on the Park's role in the historic district.

Alderman Coggin asked about differences between the current and proposed zoning. Village Administrator Ferguson said it is important to demonstrate to possible funding sources that the Park will remain a public park and protected as a park through zoning. In addition, he reminded of the Village's court-ordered obligation to maintain and operate Pace Park as a public park. He stressed again that Pace Park is in the middle of the Historic District and when the Comprehensive Plan is updated to create an historic overlay district by ordinance, Pace Park will stay in the middle of the historic overlay. He pointed out that the Comprehensive Plan Update Committee plans to recommend that the historic overlay area be expanded and stressed that no properties will be removed. In response to Alderman Coggin, Village Administrator Ferguson emphasized that this rezoning does not change the historic value of Pace Park to our Village and its heritage, it is simply a land use designation.

Mayor Blancett opened the public hearing and announced the first call for speakers at 7:30 p.m.

Judy Fields of 818 Blaylock Circle asked the Board to seriously consider why the Planning and Zoning Commission voted "no" and supported the Commission's recommendation.

John Cole of 1420 Old Mill Road spoke of confusion he observed while attending the Planning and Zoning Commission's meeting of January 22, 2019 on the benefit of rezoning. He felt that emphasizing and clarifying the benefits of rezoning would calm a lot of fears.

Jodi Lander of 1012 Mill Creek Drive, who spoke at the Planning and Zoning Commission meeting of January 22, 2019, favored the property being zoned as a public park, but said she did not want to see the zoning changed until the historic overlay is in place, because "it needs to be a different type of park," and referenced the use of stones and trees instead of concrete barriers. She said she wanted to make sure the Park is preserved.

To help address concerns, Village Administrator Ferguson reminded that the Board recently approved an improvement project for Pace Park recommended by the Pace Park Advisory Board that is intended to display, protect, and enhance education on the history of the Park.

Mayor Blancett announced the second call for public speakers at 7:35 p.m.

Linda Reynolds of 507 Santa Rosa, appreciated the Planning and Zoning Commission's recommendation against the proposed zoning. She said she was not against the zoning change, but felt that the designation should be "Public Facility *within the Historic District*" and asked what the difference is between Historic District and Historic Overlay. She stated her understanding that in a Historic Overlay "you can take land out and develop it in some way, give it a CUP, and turn it into commercial." She read an excerpt from a document authored by Bill Kinnison and MaryBelle Brown about the history of Salado, which she said shows that the land itself, Salado Creek, and Pace Park are all historical. She asked that the ordinance include the aforementioned additional language (see italics above). Village Administrator Ferguson stated adding "within the boundaries of the Historic Overlay District" to the ordinance could be considered.

Mayor Blancett announced the third and final call for public speakers at 7:39 p.m.

Mark Rice of 2013 Indian Trail spoke in favor of the zoning change and referenced an Arlington park that was able to obtain state funding to make it a better park. He felt that the proposed zoning change will help the Village better fund and preserve the Park and its history.

Planning and Zoning Commissioner K.D. Hill spoke on her reason for voting against the rezoning because she favored waiting until the Comprehensive Plan was updated and the language was finalized. She said she did "not want to put a band-aid on these parks and then feel like we're ripping it off in two months." She said that would be embarrassing and more confusing for the public. She said it made sense to create this language going forward, which is going to get rid of some of the confusion with the Historic District and the other districts, and then designate this park as a Public Facility park that it has always been. She questioned the need to rush and did not want to "put the cart before the horse."

Tim Fleischer of 912 Cedar Park Circle recalled meetings with planning firm Dunkin Sefko during development of the original Comprehensive Plan that warned against so-called "spot" zoning. He said that advice was given to create a Historic District with many different land uses, and not to put an overlay over different zoning districts. He stated that is the reason that the Village has a

Historic District zoning designation, rather than a historic district overlay with lots of different zoning districts underneath it.

Village Administrator Ferguson clarified that the Village does not have spot zoning, it has land use zoning. He said the Comprehensive Plan identifies a historic overlay that is not currently in place at this time. He noted the types of uses pointed out by Mr. Fleischer are land use designations that are normally established through the creation of zoning districts. He stressed that spot zoning is a totally different animal than what was referenced.

Alderman Coggin asked Mr. Fleischer if he is in favor of the rezoning request or not. Mr. Fleischer said he does not have an opinion on the rezoning of Pace Park, but had covered the meetings when reasons were given as to why the Historic District was originally created. He said "spot" zoning is a legal definition and stated his understanding of spot zoning.

Darlene Walsh of 1001 Mill Creek Drive spoke of her membership on the original Comprehensive Plan Committee and supported Mr. Fleischer's comments. She said we need to be careful of spot zoning. She said this (spot zoning) almost happened when the Sanctuary zoning questions came before the Planning and Zoning Commission in 2015. She said Mr. Hanks wanted 3.12 acres zoned commercial and cited a list of permitted commercial uses. She stated that particular property is completely surrounded by properties within the Historic District, which she believed to be the history overlay. She said Mr. Fleischer's comments were right and that everything within the Historic District is zoned Retail and in keeping with Dunkin Sefko's remarks about zoning with broad strokes. She said no one wanted to see "golden arches from Main Street," and that we wanted to preserve our history. She stated that is why Planning and Zoning voted unanimously to not rezone that 3.12 acres on top of College Hill as commercial. She closed by stating that spot zoning is illegal.

Mayor Blancett closed the public hearing at 7:48 p.m.

For the record, Village Administrator Ferguson clarified that the definition of spot zoning is: "the application of zoning to a specific parcel or parcels of land within a larger zoned area when the zoning is usually at odds with the city's master plan or current zoning regulations." He reminded the Comprehensive Plan calls the subject properties (Pace and Sirena Parks) "parks," and the Village is seeking to zone those properties accordingly at the benefit of the Village by enhancing funding opportunities through zoning protection, as well as complying with court orders obligating the Village to operate and maintain Pace Park as a public park. He said the Village is not implementing spot zoning.

Mayor Pro-tem Coachman moved to approve the rezoning of the property known as Pace Park from Historic District (HD) to Public Facility (PF). Village Administrator Ferguson asked Mayor Pro-tem Coachman whether he would consider an amendment to add "with the property remaining within the Historic Overlay District" to the motion. Mayor Pro-tem Coachman did not favor the additional motion language at this time. Alderman McDougal seconded.

In the interest of clarification, Mayor Pro-tem Coachman noted discoveries by the Comprehensive Plan Update Committee relating to items in the existing Comprehensive Plan, originally drafted in

2004, that were not followed through on. He said two of these items that were listed in the existing Plan were Public Facility and Private Recreation zoning districts. He explained that creation of these districts and the rezoning of these parks is in accordance with the Village's existing Comprehensive Plan. He noted that the proposed historic overlay district to be established as part of the Comprehensive Plan update will be more protective of the Historic District than current regulations and would even be expanded to include more properties that are not currently included within Historic District boundaries.

Village Administrator Ferguson noted that both Pace and Sirena Parks are in the center of the proposed Historic Overlay District that is included in the Committee's recommendations for the Comprehensive Plan update. Alderman Coggin felt it would be better to complete the Comprehensive Plan update, then approach the rezoning of Pace Park and favored delaying action until the updated Comprehensive Plan has been adopted. Mayor Pro-tem Coachman reminded that these zoning designations are already in the existing Comprehensive Plan, which calls out the properties as parks, and are in accordance with the properties' historic use (as parks) and deeds.

Motion carried on a vote of 3-1, with Alderman Coggin voting against.

- B. Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, changing the zoning from Historic District (HD) to Public Facility (PF) for approximately 1.18 acres, generally located south of the Salado Creek, north of College Hill Drive, east of IH 35, and west of Main Street, more specifically known as Sirena Park, in Salado, Bell County, Texas; and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson reviewed the subject property's location, current/proposed zoning, Future Land Use Map designation as "public park," reasons for rezoning, including zoning of the property in accordance with the Comprehensive Plan, and to match its historic use. He stated the rezoning would help the Village seek additional funding to improve the Park. He noted Sirena Park is in the middle of the proposed Historic Overlay District to be included in the recommendations for the Comprehensive Plan update. Village Administrator Ferguson advised that the Planning and Zoning Commission's recommendation to deny was based on its desire to wait until approval of the Comprehensive Plan update, which includes creation of an Historic Overlay District.

Discussion established that zoning protection through designation of properties as public parks facilitates the Village's ability to seek grant funding.

Mayor Blancett opened the public hearing and announced the first call for speakers at 7:57 p.m.

Mark Rice of 2013 Indian Trail favored the rezoning as providing better protection of the Park through ability to acquire more funding for maintenance and historic preservation of artifacts.

Linda Reynolds of 507 Santa Rosa said she has no problem with this rezoning if it is left in Historic District. She felt the Village can "get more funds if it's not only a park but in the Historic District." Ms. Reynolds said that she did know if she will ever understand the difference between "historical

overlay versus historical district.” She thought “Historical District” is more controlling and thought “Historical Overlay” means someone can put in a McDonald’s or car dealership across from the pizza place. She said the Board could “pull that out of historic district and turn it into commercial.” She referred to the 3-plus acres owned by Mr. Hanks (referenced in comments by speaker Darlene Walsh on the previous agenda item) that she said has not been resolved and expressed fears that an overlay would allow that land to be “taken out” and turned into commercial. She stated the Historical Society would not like that and expressed appreciation to Morris Foster and the Planning and Zoning Commission for their positions. She did not understand why the “we’re in a rush to change it.”

Mayor Blancett announced the second call for public speakers at 8:02 p.m.

Judy Fields said she did not understand why the Board “is not listening to your Planning and Zoning board that you all appointed.” She said these people have put serious time and thought into their recommendations and “you really need to listen to them.” She stated that they (Planning and Zoning) said “no” on both of these ordinances and they take time out of their busy schedules to reach careful decisions. She asked how many aldermen are members of the Historical Society and “if not, why not?” She said Salado is a significantly historic town, with commercial and destination values, and tourism, and that it would be beneficial for Board members to join. She spoke of the Historical Society’s tremendous support for Salado and noted the home tour will be back this Christmas. She said the majority of funds raised go to the maintain the cabins. She again asked the Board why they are not members of the Historical Society.

There was a brief exchange between Alderman McDougal and Mrs. Fields addressing the time commitment of both the Planning and Zoning Commission and the Board of Aldermen and Alderman McDougal and Mrs. Fields expressed understanding that both bodies, as well as other local service organizations, expend considerable time and efforts to serve the community.

Mayor Blancett announced the third and final call for speakers at 8:05 p.m.

In the interest of clarifying previous remarks regarding spot zoning, Tim Fleischer said Village Administrator Ferguson was exactly right that these rezoning cases are not examples of spot zoning and apologized for using that legal term. His concern with the Public Facility zoning district is whether or not such zoning can apply to private property against the will of the property owner and to the detriment of the property’s value. He expressed concerns that a future Board could have its eye on undeveloped land to turn into a park. Village Administrator Ferguson confirmed that the Public Facility zoning district only applies to publicly owned property. Mr. Fleischer said Private Recreation is a different issue as it applies to private land. He spoke of Salado’s unique history relating to parkland and pointed out that both Pace and Sirena Parks used to be private land, but are now owned by the Village.

Mayor Blancett closed the public hearing at 8:07 p.m.

Village Administrator Ferguson explained that when applying for grants, funders want assurances that properties will remain public facilities and that is done through proper zoning and public dedication. He noted that public dedication will be addressed for both Pace and Sirena Parks at a

future date. He explained that the only way publicly dedicated parkland can change is through a public vote. He advised zoning is the first step in that process.

Alderman McDougal moved to approve the ordinance changing the zoning of Sirena Park from Historic District (HD) to Public Facility (PF). Alderman Jackson seconded.

Alderman McDougal said this puts the Village in a good position to apply for funding, as opposed to looking to taxpayers. Alderman Coggin maintained his position favoring holding off for a few months until the Comprehensive Plan is more solidified and asked the Board to table this item.

Motion carried on a vote of 3-1, with Alderman Coggin voting against.

- C. Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, changing the zoning from Single-Family Residential (SF-7) to Private Recreation (PR) for approximately 137.505 acres, located at 1610 Club Circle, in Salado, Bell County, Texas; and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson stated this item is pulled from the agenda as a result of action taken at the Board's Special meeting held on February 5, 2019.

Alderman Coggin read the following written comment submitted by Mill Creek Golf Club property owner Ron Gravette: "Thank you for your actions on 2/5/19 regarding rezoning golf course. Thank you! Ron."

Alderman Coggin said it was a pleasure working with golf course owners to bring about a mutually friendly and professional resolution to this issue.

#### **4. Discussion and Possible Action**

- A. Discuss and consider possible action regarding the 2018 Village of Salado Police Department Racial Profiling Report. (*Acting Police Chief Matt Hicks*)

Village Administrator Ferguson recommended approval of the report, as presented earlier by Acting Chief Hicks.

Mayor Pro-tem Coachman moved to accept and approve the 2018 Village of Salado Police Department Racial Profiling Report, as presented by Acting Chief Hicks. Alderman Jackson seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action regarding a proposed Concept Plan and associated variance request relating to minimum lot size for an approximately 54-acre, three phase, residential subdivision to be located at the northeast corner of the intersection of Royal Street and Smith Branch Road. (*Village Administrator*)

Village Administrator Ferguson advised this item has been pulled to allow time for meeting(s) with the subject property's owner in order to address concerns. He anticipated this item will be considered at the Board's next Regular meeting on February 21, 2019.

- C. Discuss and consider possible action regarding the selection of a firm to provide management, operation and maintenance services for the Village of Salado Wastewater System. (*Village Administrator*)

Alderman Coggin recused himself at this time due to a conflict of interest, as he has a business relationship with the recommended firm as a subcontractor.

Village Administrator Ferguson advised that most small cities opt to contract for management, operation, and maintenance services of the collection system/treatment plant, as a more economical option. He stated four firms responded to the Request for Qualifications (RFQ) and two of those firms submitted proposals, namely MJ Utilities of Hico, Texas and Jacobs/CH2MHill of Dallas, Texas. He noted that proposals were reviewed with the assistance of Alderman Jackson, who presented details on meetings held with both firms and the grading process, which resulted in the recommendation to select Jacobs/CH2MHill, due to the firm's start-up experience and value for services provided. Village Administrator Ferguson asked the Board to consider authorizing contract negotiations with Jacobs/CH2MHill and noted that a contract and price schedule will be brought back to the Board for review and final approval.

Discussion addressed scope of services, including provision of staff with local expertise for day-to-day operations, constant SCADA system monitoring, and ensuring TCEQ compliance. It was noted that Jacobs/CH2MHill is well-recognized for wastewater operations, including its work for the City of San Marcos.

Alderman McDougal moved to approve the selection of Jacobs/CH2MHill to provide management, operation and maintenance services for the Village of Salado Wastewater System. Mayor Pro-tem Coachman seconded. Motion carried on a vote of 3-0, with Alderman Coggin recused.

Village Administrator Ferguson advised that there may be a need to call a Special meeting to facilitate timely contract negotiation and approval. Mayor Blancett and Village Administrator Ferguson thanked Alderman Jackson for his assistance on this item.

Alderman Coggin rejoined the meeting at this time.

- D. Discuss and consider possible action regarding a proposed "grandfather" policy regarding certain enclosures used to house chickens. (*Village Administrator*)

Village Administrator Ferguson explained that several residents have expressed concerns about the Village's ordinance regulating the keeping of chickens, even though their chicken enclosures were long-established before ordinance adoption. As such, Village Administrator Ferguson recommended approval of the following policy statement resulting from the Board's direction at its workshop meeting on January 17, 2019:

*“Enclosures used to house chickens on private property that were in place and in use on the date (June 21, 2018) Ordinance No. 2018-09 was approved shall be considered pre-existing, non-conforming structures and may continue to be used to house chickens. If at any time the pre-existing, non-conforming structure is altered or is not in use for a continuous period of six (6) months, the enclosure must comply with the provisions relating to chicken enclosures in the subject ordinance.”*

Mayor Pro-tem Coachman moved to approve the policy statement regarding pre-existing, non-conforming (“grandfathered”) chicken enclosures, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

- E. Discuss and consider possible action regarding the possible submission of a *Safe Routes to School* grant application. (*Village Administrator*)

Village Administrator Ferguson advised that TxDOT has issued a state-wide Call for Projects and recommended that the Village, in cooperation with Salado ISD and Bell County, submit a grant application for the *Safe Routes to School* funding to help fund improvements such as sidewalks/crosswalks.

Alderman Coggin asked if input was received from Salado ISD on possible projects. Village Administrator Ferguson replied that this item is to confirm the Board’s interest in applying before discussing details with Salado ISD representatives. Alderman McDougal highly recommended working together with other entities to pursue this grant funding.

Alderman Coggin moved to approve to direct staff to pursue the submission of the *Safe Routes to School* grant application, as presented. Alderman Jackson seconded. Alderman McDougal asked to ensure Bell County was included, along with the Village of Salado and Salado ISD, as a participating entity in submission of the grant application. Mayor Blancett noted the addition of Alderman McDougal’s language to the motion. Motion carried on a vote of 4-0.

### **Addendum to Agenda**

#### **5. Ordinances**

- A. Consider approval of an ordinance of the Village of Salado, Texas, abandoning public right-of-way for an alley located at or near the intersection of N. Church Street and N. Main Street; and providing for: findings; a repealer; severability; an effective date; and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson recommended approval of abandonment of the right-of-way for the subject alley in accordance with the Board’s direction at its January 17, 2019 meeting.

Alderman Jackson moved to approve an ordinance of the Village of Salado, Texas, abandoning public right-of-way for the subject alley. Alderman Coggin seconded. Motion carried on a vote of 4-0.

- B. Consider approval of an ordinance of the Village of Salado, Texas, executing a quitclaim deed pertaining to the prior abandonment of a property located at or near the intersection of N. Church Street and N. Main Street; and providing for: findings; a repealer; severability; an effective date; and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson advised that this item has been pulled at the request of the property owner to be considered at a future date, as there may be the need for some modifications.

**Adjournment**

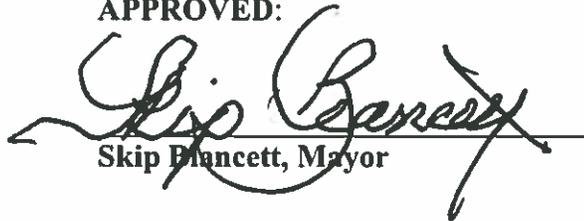
Alderman Coggin moved to adjourn. Alderman Jackson seconded. Mayor Blancett called the meeting adjourned at 8:34 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 21<sup>st</sup> of February, 2019.

APPROVED:

  
Skip Blancett, Mayor

ATTEST:

  
Cara McPartland, City Secretary



Santa Fe, Albuquerque—which city is the capital of New Mexico?

During the early 20<sup>th</sup> century, each was given the opportunity to build either the state prison or an airport.

Santa Fe chose the prison for philosophical reasons as it would provide the most jobs and also would show the world it was a humanitarian city.

Albuquerque quickly took advantage of gaining the airport. They became one of the most popular tourist attractions because the ease of traveling there.

Why am I bringing up this subject? The city council of Santa Fe failed to project the economic development that would occur with the future of a new method of transportation bringing people to their city—airplanes. However, they were wise enough to realize that they must make changes that would enhance Santa Fe's attraction as a destination point, mainly by preserving the history of the area. Strict ordinances were passed that would require buildings and residences to maintain the allure and mystery of the architecture of the Native American Navajo Indians. All buildings must have the exterior façade of a

pueblo as well as landscaping that utilizes water and vegetation conservation and the environment. Interior decorations of buildings and residences are the discretion of the owners.

By maintaining its historical preservation, the Santa Fe council has kept its historical district as well as created a unique environment that encourages keeping their history. Santa Fe is now a renowned art colony, having attracted many famous artists who, not only live there, but paint the unique allure and mystique of the desert, encouraging visitors and commerce.

Salado has a rare opportunity to follow in the steps of such communities as Santa Fe to preserve its Texas history by strengthening such ordinances that will keep our village as a destination point, both for its history, shops and artists. The Salado Historical Society is dedicated to working with the village aldermen and any current and future businesses in maintaining and preserving our valuable buildings and attractions. Please help us in our endeavors by listening to the Planning and Zoning Board who have been very supportive of our efforts.

Thank you.