

**Village of Salado**  
**Salado Municipal Building**  
**301 North Stagecoach Road**  
**Salado, Texas**  
**Minutes of Regular Meeting of Board of Aldermen**  
**February 15, 2018**

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 Fred Brown, Aldermen Andy Jackson, Amber Dankert, and Michael McDougal. Alderman Frank Coachman was absent.

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

### **Citizens Communications**

Salado resident Gary Mays expressed concerns regarding a recently approved “yard parking” ordinance and felt the paving and 7-foot fencing requirements are unfair, unjust, and expensive.

#### **1. Consent Agenda**

- A. Approval of minutes of the Regular Board of Aldermen meeting of February 1, 2018.
- B. Approval of minutes of the Special Board of Aldermen meeting of January 27, 2018.
- C. Approval of minutes of the Special Board of Aldermen meeting of February 6, 2018.
- D. Approval of the January 2018 Financial Statements for the Village of Salado.

Alderman McDougal moved to approve all Consent Agenda items, as presented. Alderman Jackson seconded. Motion carried on a 4-0 vote.

#### **2. Ordinance**

Consider approval of an ordinance of the Village of Salado, Texas, amending Village of Salado Ordinance No. 2018-01 ordering a General Election on May 5 2018, for the purpose of electing a mayor and two (2) aldermen of the Village of Salado Board of Aldermen for the purpose of modifying the dates and times of early voting and to appoint election workers; providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. (*Village Administrator*)

Village Administrator Ferguson explained the need to amend Ordinance No. 2018-01 calling a joint election with Salado ISD and Salado Library District in order to allow for expanded early voting dates/times and to appoint election workers. Brief discussion addressed increased voter accessibility and minimal impact on cost to the Village.

Mayor Pro-tem Brown moved to approve the ordinance, as presented. Alderwoman Dankert seconded. Motion carried on a vote of 4-0.

### **3. Discussion and Possible Action**

- A. Discuss and consider possible action approving the Village of Salado, Texas, Basic Financial Statements and Supplemental Schedules and Independent Auditor's Report for the Fiscal Year ended September 30, 2017. (*Donald L. Allman, CPA*)

Village Administrator Ferguson introduced the Village's outside auditor Donald Allman, who thanked Kristi Stegall and Mr. Ferguson for their thoroughness and professionalism. Mr. Allman provided information presented in the report that detailed specific funds, assets, debts, revenues, and expenditures. He spoke on the Village's strong net position, balance sheet, short- and long-term liabilities, and income/expenses. He noted increased net income and decreased expenses. Village Administrator Ferguson thanked Kristi Stegall and Mr. Allman for their diligent work on this year's audit.

Mayor Pro-tem Brown moved to approve the Village of Salado, Texas, Basic Financial Statements and Supplemental Schedules and Independent Auditor's Report for the Fiscal Year ended September 30, 2017, as presented. Alderwoman Dankert seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action approving Contract Amendment No. 2 relating to the construction of the Salado Wastewater Collection System. (*Village Administrator*)

Village Administrator Ferguson explained the contract amendment eliminates a planned bore of Royal Street with a roadway cut, resulting in a cost savings of \$7,311. He advised that Salado ISD has requested the addition of a 3-inch sleeve to be used for fiber optic cable into the Village's 24-inch sleeve being placed under I-35 for a sewer main. He stated that the additional 3-inch sleeve adds \$7,250 to the project cost, but noted Salado ISD will reimburse the Village for the cost of the sleeve.

Discussion among Board members, Village Administrator Ferguson, and project engineers Rick Kasberg and Jake Blair addressed proximity of project work to county road(s), the specific location of the planned open cut (south side of Royal Street at Center Circle), and minimizing construction-related road closures.

Alderman Jackson moved to approve Contract Amendment No. 2, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

### **4. Workshop**

- A. Discuss and consider issues relating to the possible issuance of the remaining bonds previously approved by voters to help fund development of the Salado Wastewater System. (*Village Administrator*)

Village Administrator Ferguson anticipated bringing issuance of remaining bonds before the Board at its March 1, 2018 meeting. The Village' financial advisor Chris Lane spoke on rising interest rates, tax law changes, private placement bid to banks, maturity schedule, and interest/principal payments. Discussion addressed whether bonds should be issued at this time, review of firm project costs, timing of the Village's bond issuance with overlapping taxing jurisdictions' (particularly Salado ISD) bond debt, and concerns regarding impact on property taxes over time. Village Administrator Ferguson reviewed a list of specific project costs and contingency of approximately \$400,000. Ms. Lane provided a time schedule from bidding to closing and explained various scenarios exploring callable versus non-callable bonds.

- B. Discuss and consider issues regarding a proposed mileage reimbursement program for the Salado Police Department's Citizens on Patrol (COP) Program. (*Mayor Pro-tem Fred Brown*)

Mayor Pro-tem Brown spoke on the need to reimburse COP volunteers, proposed a mileage reimbursement rate of 26 cents-per-mile at approximately 20 miles per evening, and compared the proposed mileage reimbursement to the cost of acquiring, insuring, and maintaining a used vehicle. Village Administrator Ferguson spoke on probable costs of dedicating an older Village-owned vehicle to COPs volunteers. Discussion addressed identification of vehicles used by COP's volunteers (such as magnetic decals); consideration of similar reimbursements for other service organizations; need to amend the budget, if the proposed reimbursement program is approved; and general agreement to use the standard IRS mileage rate rather than the aforementioned 26 cents-per-mile rate.

- C. Discuss and consider issues relating to possible amendments to Ordinance No. 2018-02 regulating yard parking and the parking of vehicles, boats and trailers on certain properties within the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson acknowledged citizen comments made at the beginning of tonight's meeting and the validity of concerns expressed regarding fence height. He stated that clarification could be provided on ordinance language related to temporary front yard/driveway parking. He spoke on other types of screening in lieu of fences, such as vegetation and covers, that could address visibility issues. Discussion addressed types of screening, emphasis on visibility from the street, complaints received on "yard parking" in Mill Creek, time limits for "yard parking" and associated enforcement issues, and problems with the 7-foot fence requirement. Village Administrator Ferguson advised that the Board can revisit this ordinance at its March 1, 2018 meeting to address concerns expressed tonight.

- D. Discuss and consider issues relating to the possible abandonment of several tracts of property owned by the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson explained various options available to the Village to sell public property and the statutory process that must be followed. He said a couple of downtown property owners have approached the Village about abandonment of a handful of small strips of Village-owned property located next to Royal Street and Center Circle (also known as "the slivers"), which

have very little potential to be used for any public purpose. Discussion favored moving forward with property owners to initiate the abandonment process.

## **5. Village Administrator Reports**

- Status report on wastewater issues

Village Administrator Ferguson reported on the laying of lines from Royal Street to the treatment plant site, beginning of Royal Street construction, planned Main Street bore, creek crossing timeframe, environmental monitoring, and ahead-of-schedule highway bore. He also spoke on site work for the treatment plant and anticipated concrete pour next Friday. He advised that the Wastewater Impact Fee Advisory Committee plans to meet on March 6, 2018 to review the consultant's rate report. He also advised of the public meeting schedule to address construction and rate issues.

- Status report on the hiring of a Director of Tourism

Village Administrator Ferguson reported on the hiring of Chadley Hollis as the new Director of Tourism to start next week.

- Status report on preparations for the May 5, 2018, Village of Salado General Election

Village Administrator Ferguson reported on the upcoming election to elect a mayor and two aldermen, tomorrow's deadline to file for a place on the ballot, and upcoming drawing to determine the order of names on the ballot.

- Status report on Right-of-Way Tree Trimming Project

Village Administrator Ferguson reported the project is complete and positive feedback was received from the public. He said there will also be some tree-trimming on Royal Street in the near future.

- Status report on community survey relating to deer in the Village of Salado

Village Administrator Ferguson reported that survey responses are due back to the Village no later than February 16, 2018. He expected to bring survey results to the Board at its March 15<sup>th</sup> meeting.

## **Adjournment**

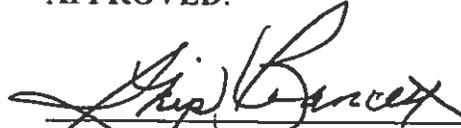
Hearing no further business, Mayor Blancett called the meeting adjourned at 8:05 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 1<sup>st</sup> of March, 2018.

APPROVED:

  
Skip Blanceft, Mayor

ATTEST:

  
Cara McPartland, City Secretary

