

Village of Salado, Texas  
**Board of Aldermen**  
**Minutes**  
**Joint Meeting: Regular and ZBA Meeting**  
6:30 p.m. Thursday, May 4, 2017  
Municipal Building, 301 N. Stagecoach Road  
Salado, Texas

**Present:** Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Preston Dankert, Alderman Michael McDougal, Alderman David Williams.

**Others Present:** Don Ferguson, Village Administrator; Judy King, Village Secretary; Chrissy Lee, Planning & Development; Rick Ashe, Chief of Police; Josh Tulloch, Police Officer

**1. CALL TO ORDER**

Mayor Skip Blancett called the meeting to order at 6:30 p.m.

**2. PROCLAMATIONS/SPECIAL RECOGNITION**

Mayor Skip Blancett presented Officer Joshua Tulloch with a Proclamation recognizing his service as Interim Police Chief for the Village of Salado.

**3. PUBLIC COMMENTS**

None

**4. ZONING BOARD OF ADJUSTMENTS SESSION**

Chrissy Lee reminded the public that the ZBA is a different body than the BOA. Each of the 6, including the Mayor, on the dais vote. Any appeals can be appealed to the District Court per Local Government Code, 221.

- a. A public hearing was held to consider variances from Section 3.4G2 (a) size of yards, minimum front yard requirement of twenty-five feet (25'). The original variance request was amended to omit a request for a variance to Section 4.1G4 (a) use regulations for accessory buildings in residential and multi-family districts of the Zoning Ordinance for a residential carport located in the front yard closer than twenty-five (25') to a public street. The design was altered after posting of agenda nullifying the need for a variance to Section 4.1G4 (a) at 524 FM 2268. A hard copy of the power point illustrating the subject property of the variance request was provided to ZBA due to technical difficulties. Chrissy Lee reported that 13 public notices were sent to property owners within 200' feet of the subject property. There were no (0) responses received in opposition to this variance request and two (2) responses received in acceptance of this variance request. The homeowners, Mr. and Mrs. Douglas, were present, but declined comment.

*No comments were made during the public comment portion of the hearing.*

*Mayor Pro Tem Brown made a motion to make an affirmative finding on the statutory variance requirements and approve the request for a variance from Section 3.4G2 (a) size of yards, minimum front*

*yard requirement of twenty-five feet (25') for a property located at 524 FM 2268, Salado, Texas. Alderman McDougal seconded. Motion passed unanimously with a vote of 6-0.*

- b. A public hearing was held to consider variances from Section 4.1G4(c), use regulations – area regulations for accessory buildings in residential and multi-family districts, of the Zoning Ordinance for a residential carport located on a lot without a main structure at 859 North Ridge Road. A hard copy of the power point illustrating the subject property of the variance request was provided to ZBA due to technical difficulties. Chrissy Lee reported that 15 public notices were sent to property owners within 200' feet of the subject property. There were three (3) responses received in opposition to this variance request and seven (7) responses received in acceptance of this variance request. The homeowners, Mr. and Mrs. Street, were present and described their intent to use the shade structure for entertainment purposes and for auto protection during severe weather.

*1<sup>st</sup> Call: Jennifer McFarland, 707 DeGrummond, spoke in favor of the variance request to allow the shade structure to be erected. 2<sup>nd</sup> and 3<sup>rd</sup> Call: no comments were made.*

*Alderman Coachman made a motion to make an affirmative finding on the statutory variance requirements and approve the request for a variance from Section 4.1G4(c), use regulations – area regulations for accessory buildings in residential and multi-family districts, of the Zoning Ordinance for a residential carport without a concrete slab located on a lot without a main structure at 859 North Ridge Road, Salado, Texas.*

*The Zoning Board of Adjustments adjourned and re-convened into the regular meeting as the Board of Aldermen at 7:25 p.m.*

## **5. REPORTS**

- a. Mayor's Report – Mayor Blancett

1. Wastewater Project Update

*Mayor Blancett reported that an approval letter had been received from the U.S. Corps of Engineers granting permission to proceed with the bidding process to complete the Wastewater project. Administrator Ferguson noted that an updated timeline for the project will be posted in approximately two weeks. He stated that the Stagecoach Wastewater Treatment Plant will still be operational for 18-24 more months.*

2. Main Street Meeting with TxDot Update

*Mayor Blancett reported on a recent meeting with TxDot officials who will be assisting with a Main Street renewal project. Main Street Committee member, Cathy Sands, attended with the Mayor for that meeting on May 2, 2017. Salado was granted a Cat7 designation. This means that there is no obligation for any matching funds for this project. The cost of the project will top \$3.9 million for sidewalks, lights and other amenities. The concrete bridge on Main Street just south of Blacksmith Road will be replaced. A separate meeting with KTMPO yielded \$1,616,956 to help defray this cost. Area towns; such as, Copperas Cove, Temple and Belton voluntarily re-allocated some of their funds to help fund the Main Street renewal project as a collaborative effort to benefit all Bell County area residents.*

3. Mural and Gateway Sign Celebrations, May 11<sup>th</sup>

*Mayor Blancett reported that the Tourism Bureau & Chamber of Commerce will be hosting two events to celebrate the "Re-opening of Salado". The ribbon cutting at the mural will occur on the east side of I-35 at 9 a.m. on May 11, 2017. Dignitaries will be present along with the designing artist. Then, a*

*separate reception will be held that evening at 5:30 p.m. to showcase the Gateway Sign. This will be a time of celebration as Salado moves forward with the newly constructed I-35 corridor.*

4. Introduce new staff: Village Administrator, Don Ferguson and Police Chief, Rick Ashe  
*Mayor Blancett welcomed new staff members, Don Ferguson and Chief Rick Ashe.*

b. Police Report - Chief Ashe

*Chief Ashe reported police department activity for April. There were 18 calls, 5 arrests, 1 public intoxication arrest, and 2 traffic arrests. The department now has one Chief and three police officers on staff with a goal of hiring one more police officer. The governing agency for police departments, TCOLE, recently reviewed the department with Chief Ashe to insure all areas were compliant. Chief Ashe praised Officer Tulloch for making sure that the department was compliant when he began on May 1, 2017.*

c. Fire Department Report – Chief Berrier

*Chief Berrier reported Volunteer Fire Department activity for April. In the Village, SVFD made 26 EMS calls, 3 fire calls, 4 Motor Vehicle Accident calls. In the County, SVFD made 25 EMS calls, 10 Fire calls, and 12 Motor Vehicle Accident calls. He also reported that as of Monday, May 8, 2017, S & W would no longer offer ambulance service to our area. There is no definitive plan being presented by the county emergency coordination team to overcome this change. More will be reported as it becomes available.*

6. **REGULAR SESSION**

a. Presentation, discussion, and possible action on a Minor Plat for Bluebonnet Acres, a ±4.89 residential subdivision located on Chisholm Trail in the Village of Salado city limits.

*Alderman McDougal made a motion to approve a Minor Plat for Bluebonnet Acres, a ±4.89 residential subdivision located on Chisholm Trail in the Village of Salado city limits. Mayor Pro Tem Brown seconded. The motion passed unanimously with a vote of 5-0.*

b. Presentation, discussion and possible action on repair or replacement of A/C and heating systems in the Municipal Building.

*Administrator Ferguson presented the challenges with the a/c and heating systems in the municipal building. One of two compressors is currently broken leaving 3 units inoperable on the north end of the building. It is necessary to investigate the most economical solution to this challenge ASAP. He discussed the presence of two temporary, rental a/c units and outlined options being reviewed. No action was taken.*

7. **ADJOURN**

*Mayor Pro Tem Brown made a motion to adjourn at 8:41 p.m. Alderman Williams seconded. Motion passed with a vote of 5-0.*

ATTEST:

*Judy King*  
Judy King, Village Secretary

*Skip Blancett*  
Skip Blancett, Mayor