

Village of Salado, Texas
Board of Aldermen
Minutes
Regular Meeting
6:30 p.m. Thursday, June 1, 2017
Municipal Building, 301 N. Stagecoach Road
Salado, Texas

CALL TO ORDER

Mayor Skip Blancett called the meeting to order at 6:31 p.m.

ROLL CALL

Judy King, Village Secretary, called the roll.

Present: Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Preston Dankert, Alderman Andy Jackson.

Others Staff Members Present: Don Ferguson, Village Administrator; Judy King, Village Secretary; Chrissy Lee, Planning & Development; Rick Ashe, Chief of Police; Shane Berrier, Fire Chief; Erin Klingemann, Interim Director of Tourism & Chamber of Commerce

INVOCATION

Prayer was led by Mayor Skip Blancett.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Skip Blancett.

SALUTE THE TEXAS FLAG

The Texas Pledge of Allegiance was led by Mayor Pro Tempore Brown.

PROCLAMATIONS / SPECIAL RECOGNITION

Mayor Skip Blancett recognized the Salado Masons with R-2017-158 which declared 6/15/17 to be "Mason Day in Salado" to celebrate the 150th anniversary of the service organization.

Alderman Jackson made a motion to approve R-2017-158 as presented. Mayor Pro-Tem Brown seconded. Motion passed unanimously with a 5-0 vote.

CITIZEN COMMUNICATION

None

1. CONSENT AGENDA

Consider approving the Consent Agenda item(s):

- a. Minutes, May 18, 2017 Regular Meeting.
- b. Approval of the designation of City Administrator Don Ferguson and Mayor Skip Blancett as the designated signatories on the Village of Salado's Texpool Investment accounts.

Alderman Coachman made a motion to approve the Consent Agenda as presented. Alderman Dankert seconded the motion. Motion passed unanimously with a 5-0 vote.

2. DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS

- a. *Judge Don Engleking administered the Oath of Office and Statement of Officer to Aldermen Elect Fred Brown and Michael McDougal.*

3. STATUS REPORTS

a. Mayor's Report, Mayor Skip Blancett

- *Memorial Day Event at the Salado Cemetery went well.*
- *Stagecoach Inn Restaurant is conducting soft openings 5/31-6/2.*
- *Masonic Lodge Celebration is 6/12/17. Tickets are \$30 and available through Event Brite.*
- *E-mail request has been sent to TxDot requesting assistance with financing the Gateway Sign on the north side of the Village. If funds do not come through, Mayor Pro-Tempore is going to spearhead a fundraising campaign to assist Joe Price in completing the sign.*

b. Administrator's Report, Don Ferguson

- *Mayor & Village Administrator will meet with TCEQ staff next week to discuss draft permit amendment & project status*
- *TCEQ written response to public comments on the draft permit amendment will be issued on or about June 23, 2017 which triggers a second 30-day public comment permit that will conclude on or about July 23, 2017.*
- *Village easements for new wastewater system have been secured and will be presented to BOA on June 15th to be formally accepted.*
- *Projected Timeline for Wastewater System:*
 - *Early July 2017, BOA final approval of construction plans*
 - *Early July 2017, Solicit bids for project construction*
 - *Late August 2017 Open bids for project construction*
 - *Early September 2017, Award contract for project construction*
 - *Early October 2017, TCEQ Permit Approval*
 - *Early October 2017, Notice to Proceed on project construction*
 - *Early January 2019, Completion of project construction*
- *Reminder that this is a projected timeline subject to many variable; such as, system design changes, contested case hearings, issuance of remaining debt, bid process, or potential weather issues*
- *Projected Finances for Wastewater System:*

○ <i>Initial Bond Sale</i>	<i>\$8,200,000</i>
○ <i>Initial balance</i>	<i>\$8,045,088</i>
○ <i>Current balance</i>	<i>\$6,807,260</i>
○ <i>Disbursements</i>	<i>\$1,323,869</i>
○ <i>Due from EDA grant</i>	<i>\$ 390,871</i>

- *Pre-lim. Annual O & M* \$ 228,000
 - *Mixed Beverage Tax Proceeds*
 - *Quarterly mixed beverage tax received by Salado in April 2017 totaled \$2,503 – down 5% from the same quarter last year*
 - *Fiscal Year to date, collections have totaled \$8,785 – up 3% from the same period last year*
 - *Hotel Occupancy Tax Proceeds*
 - *In early May, the unrestricted fund balance in the HOT account totaled \$49,360*
 - *Projection of HOT revenues and expenditures for the remainder of FY2017 reflects the HOT fund will end the year with unrestricted fund balance of \$59,980*
 - *Village staff will meet with the Chamber to discuss a stabilization plan for the HOT fund and to insure all expenditures are compliant with State laws relating to the expenditure of HOT funds.*
 - *Municipal Building A/C Project*
 - *New windows and window a/c units are expected to be installed in two weeks as a temporary relief*
 - *Air quality/mold testing will take place in the next 7-10 business days*
 - *Staff in discussion air experts regarding long term solutions for which funding will be sought in the FY 2018 Operating Budget for the Village*
- c. ***Police Chief's Report, Chief Rick Ashe***
- *Total calls for May 2017 = 348, Reports written = 20, Citations written = 41, Arrests = 7*
 - *BCSO has provided some hand-held radios that were removed from their service for use in the Salado PD. This saved the department approximately \$10,000 for the purchase of upgraded radios.*
- d. ***Fire Chief's Report, Chief Shane Berrier***
- *May 2017 reporting*
 - *In the Village: 30 EMS calls, 4 Fire calls, 2 Motor Vehicle Accidents*
 - *In the County: 27 EMS calls, 9 Fire calls, 7 Motor Vehicle Accidents*
- e. ***Interim Director of Tourism and Chamber of Commerce Report, Erin Klingemann***
- *Move is complete. An open house will be held on 6/15 from 11-3 p.m.*
 - *Salado Swirl will be held 7/8/17.*
 - *Salado Art Fair will be held 8/12-13/17.*
 - *Marketing efforts are being made on billboards in co-op with local businesses.*
 - *Austin 360 will feature Salado as a "Day Trip Destination" soon.*
 - *Hill Country Magazine is planning a spotlight on Salado in the Oct/Nov edition.*
 - *Chamber Golf Tournament will be held 10/12/17.*

4. PUBLIC HEARINGS

- a. Hold a public hearing and consider possible action regarding CUP-17-001, an application for a conditional use permit to allow for the use of metal siding on a residential building on property zoned single family estate residential (SF21) located at 601 Van Bibber Rd. in Salado, Bell County, Texas.

Applicant, Scott Vernon, pulled application for CUP-17-001 on Tuesday, 5/30/17.

Mayor Pro-Tempore Brown recused himself from discussion because he lives within 200' of property being considered for a CUP. Alderman Coachman made a motion to accept the request to withdraw the CUP-17-001 application for a conditional use permit to allow for the use of metal siding on a residential building on property zoned SF21 located at 601 Van Bibber Rd. in Salado, Bell County, Texas.

- b. Hold a public hearing and consider possible action regarding CUP-17-002, an application for a conditional use permit to allow for the use of metal siding on a residential building on property zoned single family estate residential (SF21) located at 535 Van Bibber Rd. in Salado, Bell County, Texas.

Mayor Pro-Tempore Brown recused himself from discussion because he lives within 200' of property being considered for a CUP.

- *10 notices were sent to properties within 200' of 535 Van Bibber – 5 were opposed, 1 was in favor, 4 had no response*
- *5 notices of opposition were received from area residents not within 200' of the property*
- *P & Z Commission recommended to deny approval of CUP-17-002.*
- *Scott Vernon, property owner presented his request stating that the paint has a 35-40 year warranty, environmentally friendly, more fire resistant and offers better insurance rates.*
- *Joyce Pennington, 339 Van Bibber, voiced opposition to the approval of the use of metal siding. She stated that she had purchased on Van Bibber because of the ambiance and beauty and this was incongruent with that on Van Bibber. She noted that there were 9 residents of Van Bibber with her at the meeting. She was just the representative voice of their sentiment.*
- *Jay Valentine, 634 Van Bibber, had a choice when he moved to Van Bibber, "the most beautiful street in Salado", and he was opposed to allowing metal siding on a home which was in conflict with the materials with other homes in the area.*
- *Public Hearing*
 - *1st Call, no comment*
 - *2nd Call, no comment*
 - *3rd Call, no comment*
- *Alderman McDougal made a motion to deny the request for CUP-17-002, an application for a conditional use permit to allow for the use of metal siding on a residential building on property zoned single family estate residential (SF21) located at 535 Van Bibber Rd. in Salado, Bell County, Texas. Alderman Dankert seconded. Motion passed with a 4-0 vote, representing a super majority of BOA present and voting. Request denied.*

5. ORDINANCES

- a. Discuss and consider approval of an ordinance of the Board of Aldermen of the Village of Salado, Texas, establishing regulations relating to the sale and consumption of alcoholic beverages within the Village limits; repealing Ordinance No. 2009.06, Ordinance No. 2008.09 and other conflicting ordinances or resolutions; providing a severability clause; providing for publication and establishing an effective date.

Alderman Coachman motioned to postpone this item until adequate review can be made by the Ordinance Committee and brought back at the 6/15/17 meeting. Alderman Jackson seconded. Motion passed with a unanimous, 5-0 vote.

- b. Discuss and consider approval of an Ordinance of the Board of Aldermen of the Village of Salado, Texas establishing park regulations applicable within any park within the Village limits or its extraterritorial jurisdiction in order to regulate the possession and consumption of alcohol, the use of glass containers, and various other activities within such areas; repealing Ordinance No. 2007.03 and other conflicting ordinances or resolutions; providing a severability clause; providing for publication and establishing an effective date.

Alderman Dankert suggested adding "open fires" to the prohibited list. Alderman Coachman made a motion to approve the Ordinance as written. Alderman Jackson seconded. Alderman Dankert requested striking Item Q. regarding drones. Alderman Dankert made a motion to amend the ordinance to strike item Q. and add an item addressing private grilling. Alderman Coachman withdrew his motion; thus, the motion and any subsequent amendments died. A separate Ordinance addressing drones will be drafted.

Mayor Pro Tem Brown made a motion to postpone Item 5b. until it can be fully discussed in a Workshop session on 6/15/17. Alderman McDougal seconded. The motion passed with a unanimous, 5-0 vote.

- c. Discuss and consider approval of an ordinance of the Village of Salado, Texas, repealing Ordinance No. 2016.08 and adopting a new ordinance establishing the duties and supervisory role of the City Administrator; findings of fact; enactment; severability; repealer; codification; effective date; and proper notice and meeting.

Mayor Pro Tem Brown motioned to approve an ordinance of the Village of Salado, Texas, repealing Ordinance No. 2016.08 and adopting a new ordinance establishing the duties and supervisory role of the City Administrator; findings of fact; enactment; severability; repealer; codification; effective date; and proper notice and meeting. Alderman Coachman seconded. Motion passed with a unanimous, 5-0 vote.

6. RESOLUTIONS

- a. Consider approval of a resolution rescinding Resolution No. R2016-145 which authorized the release or transfer of a portion of and reduction of the Extraterritorial Jurisdiction ("ETJ") of the Village in the event of disannexation; revoking approval of an interlocal agreement and authority given to Village Administrator to enter into such agreement regarding adjustments to Village ETJ; and providing an effective date.

Alderman Coachman motioned to approve the repealing of Resolution No. R2016-145 which authorized the release or transfer of a portion of and reduction of the Extraterritorial Jurisdiction ("ETJ") of the Village in the event of disannexation; revoking approval of an interlocal agreement and authority given to Village Administrator to enter into such agreement regarding adjustments to Village ETJ; and effective immediately upon approval of the BOA.

7. DISCUSSION AND POSSIBLE ACTION

- a. Discuss and consider possible action authorizing the issuance of a request for qualifications for the development of an impact fee for the proposed Village of Salado Wastewater System.

Mayor Pro Tem Brown motioned to authorize the issuance of a request for qualifications for the development of an impact fee for the proposed Village of Salado Wastewater System. Alderman Jackson seconded. Motion passed with a unanimous, 5-0 vote.

- b. Discuss and consider possible action authorizing the issuance of a request for proposal for the development of rates for the proposed Village of Salado Wastewater system.

Alderman Jackson motioned to authorize the issuance of a request for proposal for the development of rates for the proposed Village of Salado Wastewater system. Alderman Dankert seconded. Motion passed with a unanimous, 5-0 vote.

- c. Discuss and consider possible action authorizing the issuance of a request for qualifications for construction management services for the proposed Village of Salado Wastewater System.

Mayor Pro Tem Brown motioned to authorize the issuance of a request for qualifications for construction management services for the proposed Village of Salado Wastewater System. Alderman Jackson seconded. Motion passed with a unanimous, 5-0 vote.

- d. Discuss and consider possible action authorizing the issuance of a request for proposals for legal services for the Village of Salado.

Alderman McDougal motioned to authorize the issuance of a request for proposals for legal services for the Village of Salado. Alderman Jackson seconded. Motion passed with a unanimous, 5-0 vote.

- e. Discuss and consider possible action setting the date, time and place for a Board of Aldermen goals and priority workshop.
- f. *Alderman McDougal motion to approve the date of 6/27/17 and time of 6:00-10:00 p.m. for a Board of Aldermen goals and priority workshop with location TBD. Motion passed with a unanimous, 5-0 vote.*
- g. Discuss and consider possible action approving a proposed budget amendment for improvements to the Village of Salado Police Station.

Alderman Coachman motioned to approve a proposed budget amendment for improvements to the Village of Salado Police Station. Alderman McDougal seconded. Motion passed with a unanimous, 5-0 vote.

- h. Discuss and consider possible action declaring a police Crown Victoria as surplus property and authorizing the sale of the vehicle at Public Auction.

Alderman Dankert motioned to declare a police Crown Victoria as surplus property and authorized the sale of the vehicle at Public Auction. Alderman McDougal seconded. Motion passed with a unanimous, 5-0 vote.

- i. Discuss and consider possible action modifying the deadline date for certain development phases set forth in the master development agreement between the Village of Salado and Stagecoach 1943, LP.

Alderman Coachman motioned to modify the deadline date for certain development phases set forth in the master development agreement between the Village of Salado and Stagecoach 1943, LP by rolling all remaining work into the Phase II plan. Motion passed with a unanimous, 5-0 vote.

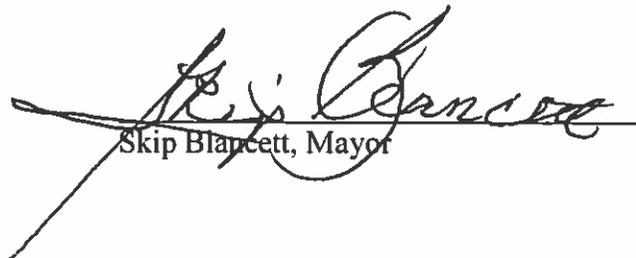
ADJOURN

Alderman Coachman made a motion to adjourn. Alderman Dankert seconded. Motion passed unanimously with a 5-0 vote. Meeting was adjourned at 8:58 p.m.

ATTEST:



Judy King, Village Secretary
DAN FERGUSON, Acting City Secretary



Skip Blanchett, Mayor