

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
July 2, 2020 at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:32 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 Michael Coggin, Aldermen Rodney Bell, Amber Preston Dankert, and John Cole. (*The meeting was conducted via videoconference.*)

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

1. Citizens Communications

No citizen comments were heard.

2. Consent Agenda

Approval of minutes of the Regular Board of Aldermen meeting of June 18, 2020.

Alderman Cole moved to approve the Consent Agenda, as presented. Mayor Pro-tem Coggin seconded. Motion carried on a vote of 4-0.

3. Village Administrator's Report

- Wastewater Project Update

Village Administrator Ferguson reported the Village's permit application has been received by TCEQ. He reported on a non-mandatory pre-bid conference held earlier this week for the Royal Street lift station odor control system. He advised the bid opening is scheduled for Tuesday, July 7, 2020. He reported on upcoming meetings scheduled with west side property owners regarding wastewater service extensions. He said connection activity is progressing despite some slowdowns due to plumber availability and COVID-19.

- Fiscal Year 2021 Budget Preparation

Village Administrator Ferguson reported that staff's needs budget will be presented to the Board at its July 16th meeting; a citywide call for public input on the budget will be issued next week in advance of the mayor's proposed budget filing on August 5th; timeframe for budget development and adoption; and anticipated delivery of tax rolls from Bell County Appraisal District.

- Main Street Improvement Project Update

Village Administrator Ferguson reported on completion of street light installation/testing, sidewalks/driveways, planting of vegetation, resolution of ramp issues, and a final asphalt overlay to be done at the end of the project. He reported on an upcoming meeting with the organizing committee planning a celebration of the project's completion tentatively slated for August, depending on COVID-19 conditions.

- Coronavirus (COVID-19) Update

Village Administrator Ferguson reported there are 1,374 confirmed cases and provided statistics on the number of tests administered, recoveries, and deaths in Bell County. He noted the post-Memorial Day spike in cases and stressed the importance of practicing social distancing, particularly for vulnerable individuals. He said 3 cases inside Salado city limits have been reported. He cited specific re-opening directives most recently issued by Governor Abbott, Pace/Sirena Park closures (including playground and restroom facilities), safety protocols, and local event cancellations. He noted that late this afternoon, Governor Abbott issued a statewide mandate for face coverings and provided details on the order, including capacity limits, enforcement, and certain exemptions.

Discussion addressed COVID-related information available to the public on Bell County Public Health District's website and Village of Salado's website; testing locations/criteria; measures to take for possible COVID-19 exposure or if symptomatic; avoidance of crowds; various exemptions relating to Governor Abbott's latest directive; park closures; reason for virtual meeting tonight (versus holding an in-person meeting) based on most recent public health data; budget presentation timeframe; and details on Main Street overlay by TxDOT.

4. Resolutions

- A. Consider approval of a resolution of the Board of Aldermen of the Village of Salado, Texas, recognizing the public service rendered by Frank Coachman as mayor pro-tem and alderman for the Village of Salado, Texas. (*Mayor Skip Blancett*)

This item was heard after Agenda Item 4B.

Mayor Blancett expressed appreciation to former Mayor Pro-tem/Alderman Coachman for his service and entertained a motion to approve the resolution.

Alderman Cole moved to approve the resolution recognizing Alderman Coachman. Alderman Bell seconded. Mayor Pro-tem Coggin offered an amendment to the resolution to add language also recognizing Kaye Coachman for her service to Salado. Alderman Cole agreed to accept the additional language. Alderman Bell concurred. Motion to approve the resolution, including the recommended amendment, carried on a vote of 4-0.

After the vote, Mayor Blancett read the text of the resolution with additional words of recognition for Kaye Coachman's service. Mayor Blancett expressed deep appreciation to former Alderman

Coachman and to his wife, Kaye Coachman, for their diligent work on behalf of the Village. Mayor Pro-tem Coggin thanked former Alderman Coachman for his mentoring and wished him and his wife, Kaye, best regards for the future. Village Administrator Ferguson also thanked former Alderman Coachman for his public service and presented a plaque in recognition of his years of service to the Village as alderman and mayor pro-tem.

Former Mayor Pro-tem/Alderman Coachman thanked Mayor Blancett and the entire Board of Aldermen and said their words mean a lot to him. He said he enjoyed his time serving on the Board, but in light of the pandemic, his work duties have almost become overwhelming. He expressed appreciation for the opportunity to serve the past six years.

- B. Consider approval of a resolution of the Board of Aldermen of the Village of Salado Texas granting consent of the Village of Salado, Texas, to the creation of Bell County Emergency Services District No. 1. (*Village Administrator*)

This item was heard after Agenda Item 3.

Village Administrator Ferguson presented the request from Salado Volunteer Fire Department Chief Shane Berrier for Board approval of a resolution giving consent from the Village of Salado for creation of the District. He advised that creation of the District will be on the November 3rd ballot for voter approval. Village Administrator Ferguson noted that Fire Chief Shane Berrier responded to a grass fire call earlier and could not be present during this agenda item. Discussion addressed potential financial impact to the Village, which may lessen, if the District is created as a taxing authority; Fire Department fundraising; and area growth requiring more fire department services.

Alderman Bell moved to approve the resolution, as presented. Alderman Cole seconded. Motion carried on a vote of 4-0.

5. Public Hearing and Consider Action

Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas zoning approximately 54.029 acres, generally located northeast of the intersection of Royal Street and Smith Branch Road, in Salado, Bell County, Texas, as SF-7A (Single-Family Residential); and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson reviewed the subject property's location, recent annexation, and proposed SF-7A zoning appropriate for smaller lot residential development, permitted/conditional uses (substantially similar to those allowed in other residential zoning districts), and development requirements such as minimum setbacks. He noted that the Planning and Zoning Commission unanimously recommended approval at its June 30th meeting. He read one written comment received from Betty Lum relating to her desire for a larger minimum lot size. It was noted that the subject property's minimum lot size was already established by the previously approved concept plan. He said one other comment was received by the Planning and Zoning Commission, which was only related to the access road and also not relevant to zoning. He noted the developer will

be responsible for the cost of extending wastewater service to the development, which will be connected by the developer's contractor subject to the Village inspector's oversight. Brief discussion established the minimum lot size required for SF-7A zoned properties as 6,000 square feet and confirmed the development's minimum lot size of 8,600 square feet. It was noted that the lot size decision was made when the concept plan was previously approved.

Mayor Blancett opened the public hearing and announced the first, second, and third calls for speakers. Hearing none, Mayor Blancett closed the public hearing.

Mayor Pro-tem Coggin moved to approve the ordinance zoning approximately 54.029 acres, generally located northeast of the intersection of Royal Street and Smith Branch Road, as SF-7A (Single-Family Residential) , as presented. Alderman Bell seconded. Motion carried on a vote of 4-0.

6. Discussion and Possible Action

- A. Discuss and consider possible action regarding a request for assistance relating to the monthly wastewater bill for a commercial business located at 101 N. Main Street in Salado, Texas. (*Clinton Harwell, The Barton House*)

Village Administrator Ferguson advised that Clinton Harwell has requested to continue this item until such time the Board of Aldermen holds in-person meetings. No action was taken.

- B. Discuss and consider possible action regarding a proposed interlocal agreement between the Village of Salado, the Salado Independent School District and the Salado Historical Society relating to the Salado historic cabins. (*Village Administrator*)

Village Administrator Ferguson requested that this item be continued until the Board's next regular meeting on July 16, 2020 in order to finalize drafting of the agreement per the Board's direction. There was brief discussion of the roles of parties involved in the agreement, certain insurance requirements, and projected cost. No action was taken.

At this time, Fire Chief Berrier, who had to leave earlier on a fire call, rejoined the meeting and Mayor Blancett informed him of the Board's unanimous approval of the resolution presented in Agenda Item 4B.

- C. Discuss and consider possible action regarding representation of the Board of Aldermen on the Salado Economic Development Advisory Board. (*Village Administrator*)

Village Administrator Ferguson noted that the Economic Development Advisory Board (EDAB) has met and elected interim officers last week.

Alderman Cole did not favor having a Board of Aldermen representative on the EDAB. Alderman Dankert questioned the reason for having Board representation. Village Administrator Ferguson said it is not uncommon for cities to have board members as liaisons, typically acting as an ex-officio member, rather than a voting member. Mayor Pro-tem Coggin favored appointing

Alderman Bell as the Board's liaison to the EDAB. Alderman Bell favored having a liaison, but not as a voting member. There was brief discussion among the Board and recently appointed Interim EDAB Chair Don Krause addressing any possible concerns regarding conflict of interest, as Mr. Krause is running for an alderman position. Mr. Krause said that between now and the November 3rd election, the EDAB would primarily be gathering information rather than making decisions.

Mayor Pro-tem Coggin moved to appoint Alderman Bell as the Board of Alderman liaison to the EDAB. Alderman Dankert seconded. Motion carried on a vote of 2-1-1, with Alderman Cole voting nay and Alderman Bell abstaining.

- D. Discuss and consider possible action authorizing the distribution of a letter from the Village of Salado, Texas, to the State of Texas and local government entities seeking property tax relief. (*Village Administrator*)

Village Administrator Ferguson said a letter was drafted per direction to staff and distributed to the Board for consideration. If approved, he advised the letter would be sent out early next week. Discussion established that the Board approved of the draft letter. Alderman Dankert stressed that the Village of Salado also needs to hold itself accountable to citizens regarding tax relief and to remember its commitment to taxpayers during its own budget cycle.

Alderman Dankert moved to approve distribution of the letter, as presented. Mayor Pro-tem Coggin seconded. Alderman Dankert noted that as part of her motion, each letter be customized for each taxing entity. Mayor Pro-tem Coggin asked to include Governor Abbott as a recipient. Motion carried on a vote of 4-0.

- E. Discuss and consider possible action setting the date time, and place for a Fiscal Year 2021 Goals and Priorities Workshop. (*Village Administrator*)

Village Administrator Ferguson asked if the Board would like to meet virtually, in person, or delay meeting in person until COVID-19 conditions improve. Mayor Blancett did not feel a virtual meeting would be as effective as an in-person meeting and asked Mayor Pro-tem Coggin for his input. Mayor Pro-tem Coggin stated that budget development is an ongoing process which could be done via Zoom or in person, and deferred to what the Board decides. He said that ideas could be sent to Village Administrator Ferguson for possible discussion at the goals workshop. Alderman Cole concurred. Alderman Dankert felt that a Zoom meeting would be effective, but needed more time to gather information from the community. She encouraged community members to email alderman or staff directly on what goals and priorities are important to them and develop goals accordingly. She said this is probably not the year for big, multi-year projects, with the recognition that such projects would be for future budget cycles. Mayor Pro-tem Coggin agreed that focusing on a series of smaller projects (such as specific street repairs) would be more practical. Discussion agreed to hold a single-item workshop on August 6th to consider and rank all of the public input compiled between now and the end of July, with a list to be circulated to the Board in advance of the workshop.

Alderman Cole moved to hold a goals and priorities workshop on August 6, 2020, with all information collected to be disseminated to the Board one week prior to the workshop. Alderman Dankert seconded. Motion carried on a vote of 4-0.

- F. Discuss and consider issues relating to the fiscal impact of the Coronavirus (COVID-19) pandemic on the Village of Salado. (*Village Administrator; this is not an action item*)

Village Administrator Ferguson reported staff continues to limit expenses to essential, immediate need items. He noted that filling the tourism director position will be delayed until the end of the month, as hotel tax revenues are down. He advised of plans to fill the vacant police officer position, as it was previously funded and there is a sufficient revenue stream. He noted that the Village's July sales tax check, representing May sales, is expected to arrive in the next few days.

Discussion addressed the possible length of the COVID-19 pandemic and established that the Village is in good financial shape. No action was taken.

- G. Discuss and consider possible action regarding the continued use of the virtual meeting format for Salado Board of Aldermen. (*Village Administrator*)

Village Administrator Ferguson reminded that this item will appear as a standard item until the Board decides to return to in-person meetings. Discussion agreed to continue virtual meetings and to revisit this issue at every meeting. No action was taken.

Adjournment

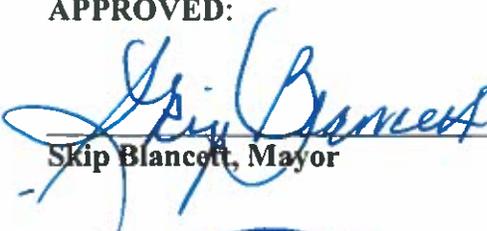
Mayor Pro-tem Coggin moved to adjourn. Alderman Dankert seconded. Mayor Blancett called the meeting adjourned at 8:18 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 16th of July, 2020.

APPROVED:


 Skip Blancett, Mayor

ATTEST:


 Cara McPartland, City Secretary

