

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Special Meeting of Board of Aldermen
July 3, 2019 at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:31 p.m. by Mayor Skip Blancett.

Father Jude Uche of Saint Stephen Catholic Church gave the Invocation and Salado Junior High School honor student Ian Miles led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Aldermen Rodney Bell, Amber Preston Dankert, John Cole, and Michael Coggin.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Police Chief Pat Boone, and Tourism Director Chadley Hollas

1. Citizens Communications

No citizen comments were heard.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of June 20, 2019.
- B. Approval of minutes of the Special Board of Aldermen meeting of June 25, 2019.

Alderman Cole moved to approve the Consent Agenda, as presented. Alderman Coggin seconded. Motion carried on a vote of 5-0.

3. Status Reports

A. Village Administrator's Status Report

- Wastewater Project Update

Village Administrator Ferguson reported approximately 35 percent of the properties in the service area have paid impact fees and are connected or are in the process of connection. He stated the final connection of Stagecoach Inn to the new Village wastewater system is complete and the legal process of transferring property ownership is underway. It was noted that the Village engineer is working to address some intermittent odor issues at the Royal Street lift station. He spoke of coordination with the Salado ISD junior high school contractor on the connection of the new middle & high school sites to the Williams Road sewer main.

- Main Street Improvement Project

Village Administrator Ferguson reported crews are working north on Main Street in the area of the Baptist Church and have completed installation of the storm sewer pipe in front of the Stagecoach Inn. He reminded that Salado Police Department is working traffic enforcement in construction zones. He anticipated the project to be complete in about one year.

- Chisholm Trail Home Code Enforcement

Village Administrator Ferguson reported on the status of unfinished construction at 2919 Chisholm Trail. He said the property owner had previously committed to completion and permits were issued. He advised that work has been extremely sporadic, permits have expired, grass is overgrown, and trespassing complaints have been received, as the property is unsecured. He said the Village is pursuing legal action in an effort to obtain compliance from the property owner, who at minimum needs to secure the property, which has become a neighborhood nuisance and eyesore.

- Transfer of Surplus Pick-up Truck to Belton ISD

Village Administrator Ferguson reported on the vehicle's high mileage and repair issues, limited value at auction, and possible use for educational purposes. Salado ISD was initially contacted, but does not have an auto technology program. Subsequently, Belton ISD was contacted and expressed interest in using the vehicle in its auto technology classes. He advised that the necessary administrative approvals were secured from the Belton ISD and the Board of Aldermen voted to approve the subject vehicle's declaration as surplus property. He stated that the vehicle's ownership will be transferred next week so it may be used for educational purposes.

- FY 2020 Village of Salado Budget Development

Village Administrator Ferguson reported a call will be issued next week for public input and encouraged public participation weighing in on the FY 2020 Budget. He said there will be more opportunities for public discussions throughout the budget process at workshops and public hearings. He noted the timeframe for certain budget presentations, filings, and hearings, and associated specific dates, including receipt of tax roll data and budget adoption.

Discussion addressed the number of property owners who have connected or initiated the connection process to the Villages' wastewater system; enforcement of nuisance ordinances; and impact of TxDOT construction on Main Street parking.

B. Salado Police Status Report

- Introduction of new sergeant
- Calls for Service
- Citizens on Patrol

Chief Pat Boone reported on June calls for service, reports written, citations/warnings issued, arrests made, and Priority 1, 2, and 3 response times. He spoke of ongoing efforts to implement the R-U-OK check-in service program and the Salado-specific H.E.A.T. program to help reduce auto theft. He noted that Officer Christopher Dunshie and Trooper Daniel Michael received

awards from Texas DPS in Austin for their life-saving actions in March. Chief Boone introduced newly hired Sergeant Andrew Pence who has completed field training. He highlighted Sergeant Pence's experience and qualifications. Mayor Blancett invited Sergeant Pence to speak on his personal, educational, and professional background.

Discussion addressed implementation of the community notification system to become active on July 10th; use and monitoring of social media, including Facebook postings and Next Door; road/crossing closure notifications; and the importance of community outreach.

C. Salado Fire Chief Status Report

- Calls for service

No report was presented, as Fire Chief Shane Berrier was not in attendance.

D. Tourism Director's Report

- Salado Marketing Plan Update
- Upcoming Events

Tourism Director Chadley Hollas reported on movement of billboard advertising from Jarrell to Brookshire. Display internet ads are running and a report will be given on the ad campaign at a later date. He reported that social media is showing more engagement, with the number of followers almost doubled. He spoke of building relationships with travel writers. He reported on expansion of the Salado Museum's programming and cooperation with the Chamber of Commerce. Discussion addressed reasoning for billboard relocation, including limited inventory and positive ad exposure in the Houston market.

In addition, Village Administrator Ferguson spoke of recent positive meetings with gateway sign project representatives and Alderman Coggin to resolve issues with finishing the project. He anticipated bringing a proposal to the Board in early August. It was stressed that the gateway signs are not a Village of Salado project.

4. Ordinance

Consider approval of the second and final reading of an ordinance of the Village of Salado, Texas, amending Ordinance No. 2015.02; amending the method for calculation of the fee charged in the Village of Salado for residential building permits and inspection fees; providing for severability; repealing conflicting ordinances and providing for findings of fact, an effective date, and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson explained that the Texas Legislature adopted a bill prohibiting cities from calculating residential building permit fees based on the cost of planned construction. He proposed amending the calculation to be based on square footage of construction, as opposed to the construction value. He emphasized this new legislation only applies to permits for

residential dwellings. He noted this final reading of the ordinance includes clarifying language regarding permits for storage/accessory buildings per the Board's direction at its June 20th meeting.

Mayor Pro-tem Coachman moved to approve the ordinance on second and final reading, as presented. Alderman Dankert seconded. Motion carried on a vote of 5-0.

5. Discussion and Possible Action

- A. Discuss and consider possible action regarding a proposed interlocal agreement between the Village of Salado and the Salado ISD relating to a school resource office program. (*Village Administrator*)

Village Administrator Ferguson explained key provisions of the agreement, including officer assignments, cost-sharing of salary/benefits, vehicle/radio use, and body-worn camera, scope of duties, policies and procedures, program monitoring, and communications.

Discussion addressed the school resource officer's (SRO) duties outside of the school year (working as a Salado PD officer); cooperative communication between Salado Police Department and Salado ISD through monthly meetings; specialized training; back-up policy and cross training; and annual agreement renewal.

Alderman Bell moved to approve the interlocal agreement between the Village of Salado and the Salado ISD relating to a school resource office program, as presented. Alderman Dankert seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action regarding the proposed creation of a school resource officer position in the Salado Police Department. (*Village Administrator*)

Village Administrator Ferguson stated the proposed starting salary for the SRO position is \$20.25 per hour. Alderman Cole moved to approve the creation of a SRO position, as presented. Alderman Bell seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action approving plans for the Salado Lions Club Roar 5K Run/Walk on Saturday, November 2, 2019. (*Village Administrator*)

Village Administrator Ferguson recommended approval of the route and plans for the event and advised that Salado Police Department will provide traffic control. Alderman Coggin moved to approve plans for the Salado Lions Club Roar 5K Run/Walk, as presented. Mayor Pro-tem Coachman seconded. Motion carried on a vote of 5-0.

- D. Discuss and consider possible action regarding Contract Amendment No. 10 with McLean Construction regarding improvements to the Wastewater Collection System. (*Village Administrator*)

Village Administrator Ferguson detailed the contract amendment for work related to the installation of a wastewater tap and low-pressure wastewater line extension near the intersection

of Main Street and Pace Park Road, as well as an additional tap for the Means property at 305 North Main. Discussion addressed the existing line along Peddlers Alley, which will only be tapped, not extended. Due to truck traffic and the age of the existing Peddlers Alley line, its condition will need to be monitored. Discussion continued on possible future options and locations for public restrooms.

Alderman Cole moved to approve Contract Amendment No. 10 with McLean Construction regarding improvements to the Wastewater Collection System. Alderman Dankert seconded. Motion carried on a vote of 5-0.

6. Workshop

A workshop to discuss and consider the establishment of Fiscal Year 2020 Goals and Priorities for the Village of Salado. (*Mayor Skip Blancett*)

Mayor Blancett asked each alderman to offer suggestions for Fiscal Year 2020 Goals and Priorities.

Alderman Cole offered the following suggested goals and priorities:

- Ordinance restricting parking of RVs/trailers and non-registered vehicles
- Clean-up of trash in ditches

Alderman Coggin offered the following suggested goals and priorities:

- Improvements to Subdivision Ordinance, including better definitions of “concept” for subdivisions with details on developer’s home design and parkland
- Road repairs/tree trimming
- Expansion of sewer system to hotels and grocery stores to help revenue flow
- Stepping stone-type crossing for visitors to use to cross Salado Creek in the area of Pace Park, with possible business partnerships

Alderman Cole offered the following additional goals and priorities:

- Restrictions on children driving golf carts and possible permit requirement
- Cost study of impact of Sanctuary commercial development on existing downtown businesses
- Airport development and opportunities to bring people to Salado

Alderman Dankert offered the following goals and priorities:

- Review of golf cart regulations to help Salado PD with enforcement
- Additional parking at Pace Park/additional public parking and possible locations
- Road repairs and maintenance to focus on high traffic areas
- Promotion of package deals to draw in groups of tourists
- Plans for ongoing maintenance program for the one-lane low water crossing, including rock/silt removal to mitigate impact of flooding

Discussion between Alderman Dankert and Village Administrator Ferguson addressed the need for a regional study of drainage problems, alternate exits in the event of low-water crossing closures, an alert system, and availability of grant funding.

Alderman Bell offered the following goals and priorities:

- Restructuring of wastewater debt to lessen burden on taxpayers
- Use of increased revenue from higher appraised values to reduce burden on taxpayer for maintenance and operations costs

Mayor Pro-tem Coachman offered the following goals and priorities:

- Finalize publication of updated Comprehensive Plan
- Creation of overlay districts
- Annexation of major feeders (FM 2268, FM 2484 and IH-35) before possible future changes in State law

Mayor Blancett offered the following goals and priorities:

- Need for an Economic Development Advisory Committee to work with the Chamber of Commerce and stakeholders to attract businesses and promote visitors to Salado
- Start negotiations with TxDOT on possible takeover of Main Street
- Requiring permits for large trucks using Salado roads
- Creation of a grants committee to take advantage of funding opportunities
- Public education program for new parking options resulting from Main Street improvements
- Safety improvements to the one-lane low-water crossing
- Consolidated governmental services housed in a facility for multiple entities, including the Village of Salado
- Regional solution for provision of water

Discussion addressed suggested goals and priorities; timeframe for submission of prioritized goals; need to plan for future growth; and stressed the importance of enhanced communication and open meetings education.

Adjournment

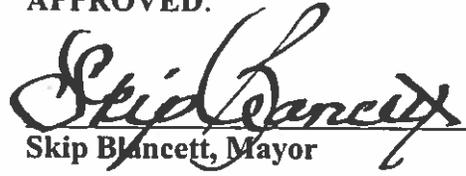
Alderman Bell moved to adjourn. Alderman Dankert seconded. Mayor Blancett called the meeting adjourned at 8:26 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 18th of July, 2019.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

