

VILLAGE OF SALADO
SALADO MUNICIPAL BUILDING, 301 N. STAGECOACH - SALADO, TEXAS
REGULAR BOARD OF ALDERMEN MEETING
JULY 6, 2017
MINUTES

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 Aldermen led the Pledge of Allegiance to the flags of the United States and the State of Texas.

Board Members Present: Mayor Skip Blancett, Andy Jackson, Amber Dankert, and Alderman Frank Coachman. Alderman Michael McDougal and Mayor Pro-tem Fred Brown were absent.

Staff Present: Village Administrator Don Ferguson

1. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF JUNE 15, 2017.
- (B) APPROVAL OF THE MAY 2017 FINANCIAL STATEMENTS FOR THE VILLAGE OF SALADO, TEXAS.
- (C) APPROVAL OF THE APPOINTMENT OF VILLAGE ADMINISTRATOR DON FERGUSON AS THE VILLAGE OF SALADO INVESTMENT OFFICER.

Alderman Frank Coachman asked that Item 1(C) be pulled from the Consent Agenda and considered separately.

Alderman Coachman made the motion to approved the remaining of the Consent Agenda. Alderman Amber Dankert seconded the motion. The motion passed 3-0.

Alderman Coachman asked the Village Administrator to explain the reason for the appointment of a new Village Investment Officer. Village Administrator Don Ferguson said the previous Investment Officer recently notified the Village of his intent to resign.

Alderman Coachman made a motion to approve Item 1 (C) on the Consent Agenda. Alderman Dankert seconded the motion. The motion passed 3-0.

2. STATUS REPORTS

- (A) MAYOR'S REPORT

Mayor Blancett reported Fiscal Year 2018 Budget preparations are underway. He added there will be a goals and priorities workshop for the Board of Aldermen in late July.

(B) CITY ADMINISTRATOR'S REPORT

Village Administrator Ferguson briefed board members on the status of the efforts to secure an operating permit for the proposed wastewater system. He said applications are being accepted from individuals interested in filling the vacant positions of City Secretary and Maintenance/Wastewater Operator. He reported new windows will soon be installed in the Municipal Building that will allow for the ultimate installation of window AC units. He said the Hotel Occupancy Tax Fund Balance is approximately \$41,000. Also, Ferguson reported Village staff was currently considering the development of a "crack filling" program for streets in the Village.

(C) POLICE CHIEF'S REPORT

Police Chief Rick Ashe briefed board members on the calls for service handled by the Police Department in June, as well as the Department's response times to those calls. He said contractors have installed solar screen on the windows at the Police Department and work is underway to replace the Department's glass entry door. Chief Ashe said he just returned from Chief's school. He concluded his report with the introduction of recently hired Officer David Guthrie.

(D) FIRE CHIEF'S REPORT

Mayor Blancett indicated the Fire Chief was on a fire scene and unable to present his monthly report.

(E) CHAMBER AND TOURISM INTERIM EXECUTIVE DIRECTOR'S REPORT

Tourism Director Erin Rinneger reported the "Swirl" is coming up on July 8th. She said planning is underway for the upcoming Art Fest in August. She added Texas Hill Country Magazine will feature Salado in an October magazine.

3. **ORDINANCES**

- (A) 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 NUMBER 2007.03 AND OTHER CONFLICTING ORDINANCES OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND ESTABLISHING AN EFFECTIVE DATE. (ALDERWOMAN AMBER DANKERT)

Village Administrator Ferguson presented a revised ordinance establishing rules and regulations for Pace Park and other parks in the Village. He said the Village removed those measures not related to public health and safety, as requested by the Board in late June.

Alderwoman Dankert made the motion to approve the ordinance as presented. Alderman Jackson seconded the motion. The motion passed 3-0.

- (B) DISCUSS AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ESTABLISHING THE SPEED LIMIT FOR INTERSTATE 35 LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS; FINDINGS OF FACT; ENACTMENT; SEVERABILITY; REPEALER; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING. *(VILLAGE ADMINISTRATOR)*

Village Administrator Ferguson said the Texas Department of Transportation ("TxDOT") has requested the aldermen adopt a proposed ordinance establishing a speed limit of 75 miles per hour for traffic on Interstate 35, within the corporate limits of Salado. He said the referenced speed limit was recommended based on TxDOT speed studies.

After brief discussion, Alderman Frank Coachman made a motion to approve the ordinance as presented. Alderman Jackson seconded the motion. The motion passed 3-0.

Alderman Dankert asked Village staff to request TxDOT to examine the safety of Interstate 35 just south of Salado where there have been several accidents.

4. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL FROM THE PACE PARK BOARD OF TRUSTEES RELATING TO THE FUTURE OF PACE PARK. *(VILLAGE ADMINISTRATOR)*

Village Administrator Ferguson reported that on May 31, 2017, the Pace Park Board of Trustees submitted a proposal to the Village relating to the future management and oversight of Pace Park. Specifically, Ferguson said the Trustees are proposing to resign their positions on the Board of Trustees to allow the Mayor and members of the Board of Aldermen to serve as individual Trustees of the Park.

While Pace Park is not publicly owned, Ferguson said a deed of gift exists which requires the subject property be maintained as a public park. While the deed prohibits the 8.4-acre park from being conveyed to the Village, he said the Board of Trustees has an agreement with the Village to maintain and operate the park.

Ferguson said the Village staff reviewed the Trustees' proposal with the Village's legal counsel and is proposing the following plan for consideration that would meet the desires of the Trustees and help ensure the property is available for use as a public park in the future:

- Prior to resigning, the Pace Park Board of Trustees would designate the subject property as a conservation easement, with the Village's assistance.
- Upon designation of the conservation easement, members of Pace Park Board of Trustees would step down and the Mayor and five (5) Aldermen would begin serving as Trustees of the Park.
- After becoming Trustees, the Mayor and Aldermen would seek a Court Order in District Court designating the Village of Salado as the "sole" Trustee of Pace Park.
- After securing the "sole" trustee designation, the Board of Aldermen would appoint a standing Pace Park Advisory Board, made up of Park stakeholders, to provide recommendations to the Board of Aldermen regarding the future operation, maintenance and development of the Park.

He said the Board of Trustees doesn't think a conservation easement is needed, noting the deed requires the property to be maintained as a public park. He said there is no problem removing the conservation easement step from the presented plan.

Mayor Blancett asked how long it would take for the Village to be named as "sole" trustee of the park. Ferguson said it would take three (3) to six (6) months.

After further discussion, Alderman Jackson made the motion to direct Village staff to proceed with implementation of the plan, as presented, minus the designation of the conservation easement at this time. Alderman Dankert seconded the motion. The motion was approved 3-0.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH LAWSON WATER AND WASTEWATER SOLUTIONS, INC. RELATING TO TEMPORARY OPERATION OF THE STAGECOACH WASTEWATER TREATMENT PLANT (VILLAGE ADMINISTRATOR)

With the recent departure of Maintenance/Wastewater Operator Dwaine Barton, Village Administrator Ferguson said there is a need for the Village to hire a licensed contractor to operate the Stagecoach Wastewater Treatment Plant ("Plant") on a temporary basis.

After visiting with various contract wastewater operators in the area, Ferguson said the staff recommends the Village enter into a professional services agreement with Lawson Water and Wastewater Services Inc. of Jarrell to operate the Plant. He said the monthly cost would be \$2,000 plus the cost of any needed repairs as they arise from time to time.

Mayor Blancett said the agreement, if approved, would remain in place until the Village is able to hire a licensed operator to fill the vacant Maintenance/Wastewater Operator's position or until an existing member of the Village staff is able to obtain the required license to operate the Plant, whichever comes first.

Alderman Coachman made the motion to authorize the Village Administrator to enter into the professional services agreement with Lawson Water and Wastewater as presented. Alderman Jackson seconded the motion. The motion was approved 3-0.

(C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A REQUEST FOR A WAIVER TO ALLOW DOUBLE FRONTAGE LOTS IN PHASES III AND V OF THE AMITY ESTATES SUBDIVISION. (VILLAGE ADMINISTRATOR)

Village Administrator Ferguson said there is a need for board members to consider approval of a request for a waiver from the Village's subdivision regulations to allow double frontage lots in Phases III and V of the Amity Estates Subdivision located in the Village's E-T-J. He said approximately eight (8) lots in Phases III and V of the Amity Estates Subdivision are proposed to have front and rear lot frontage on designated streets in the subdivision. Ferguson said Section 3.6(e) of the Village of Salado Subdivision Ordinance prohibits lots from having double frontage.

Ferguson said the Concept Plan for the subject subdivision, approved in February 2015, showed the lots with double frontage but no formal variance was granted at that time.

Alderman Coachman made a motion to approve the requested waiver. Alderman Dankert seconded the motion. The motion passed 3-0.

(D) DISCUSS AND CONSIDER POSSIBLE ACTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH AN ENGINEERING FIRM TO PERFORM A THIRD PARTY INDEPENDENT REVIEW OF THE DESIGN PLANS FOR THE PROPOSED SALADO WASTEWATER SYSTEM. (VILLAGE ADMINISTRATOR)

Village Administrator Ferguson briefed board members on the history of the proposed wastewater project design. He said project design has gone through several iterations over the last 24 to 36 months. With the lengthy design history, Ferguson said he believes it would be prudent for the Village to secure an outside engineer to conduct a third party independent review of the plans to make sure there are no holes in the design prior to putting the project out to bid.

Ferguson recommended the Board authorize an agreement with HDR Engineering to perform the third-party review at a cost not to exceed \$20,000. He emphasized the review was not meant to be critical of the current project design engineer

Mayor Blancett said the third-party review is "smart" and fiscally responsible.

Alderman Coachman indicated the plans need to include design work to extend the service area to the lodging properties north of the Village limits on the east side of Interstate 35.

Alderman Jackson made motion to authorize the Village Administrator to execute an agreement with HDR at a cost not to exceed \$20,000. Alderman Coachman seconded the motion. The motion passed 3-0.

- (E) DISCUSS AND CONSIDER POSSIBLE ACTION RESCHEDULING THE VILLAGE OF SALADO BOARD OF ALDERMEN 2017-2018 GOALS AND PRIORITIES WORKSHOP. (MAYOR SKIP BLANCETT)

Mayor Blancett requested the Village Administrator to coordinate with board members on a date for a workshop to discuss goals and priorities for Fiscal Year 2018.

ADJOURNMENT

With there being no further business, Mayor Blancett adjourned the meeting at 8:16 p.m.


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

