

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

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 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

- A. Approval of minutes of the Regular Board of Aldermen meeting of July 16, 2020.
- B. Approval of minutes of the Special Board of Aldermen meeting of July 16, 2020.

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

3. Village Administrator's Report

- Wastewater Project Update

Village Administrator Ferguson reported that connection activity continues; meetings are ongoing with Fairway and Sonic regarding connection; extension plans are to be presented to the Board in September; and lowering of a manhole on Main Street has been completed.

- Main Street Improvement Project

Village Administrator Ferguson reported construction has slowed this week as the contractor is completing clean-up work on sidewalks and finalizing drainage work before finishing up with paving. He advised that the lighting contractor damaged TxDOT's irrigation system for a recently landscaped area that has been repaired by the contractor.

- Pace Park Parking Improvements

Village Administrator Ferguson reported that the contractor has agreed to complete the project for \$10,000, which includes removal of existing bollards, setting of quarry blocks, and creation of additional angled parking spaces, with gravel to be placed at a later date.

- **Coronavirus (COVID-19) Update**

Village Administrator Ferguson reported there are 3,679 confirmed cases, 37,001 tests administered, 2,363 recoveries, and 20 deaths in Bell County. He noted efforts to ease restrictions on bars and breweries; planning by Johnny's exploring ways to possibly hold fall concerts safely; and potential COVID-relief funding opportunities for equipment such as temperature scanning kiosks and hand sanitizing stations.

In addition, he reported the Village has acquired two grant-funded pet waste stations with bag dispensers to be installed on Main Street. Discussion addressed the permitting process for creek cleanout at the low water crossing; continued Sanctuary site development work; possible late fall construction start for one portion of Sanctuary apartment development; possible September workshop on connection of remaining initial service area wastewater customers; and timeframe for Main Street street lights activation.

In response to Mayor Pro-tem Coggin's request to address misinformation relating to a petition to dissolve the Village of Salado, Village Administrator Ferguson provided statistics on the Village's operating budget and administrative costs; reiterated that the needs budget is intended to identify short- and long-term needs and is not to be mistaken for the Village's proposed budget; obligation to pay voter-approved bond debt; and correction of misinformation regarding the Village's proposed budget, which totals approximately \$1,500,000, not in the \$4,000,000 to \$5,000,000 range. There was also discussion of public education on abolition of the Village of Salado, as current Village services, such as law enforcement and wastewater service, would either be provided by Bell County or possibly provided by private commercial entities, with less rate control for customers. It was noted that Bell County would only have authority to regulate subdivisions and would have no zoning control. Discussion concluded with positive comments from Mayor Pro-tem Coggin, Mayor Blancett, and Village Administrator Ferguson about the performance of the Salado Police Department and other first-responders who worked during the recent gathering at the Salado Civic Center.

4. Public Hearing

Hold a public hearing on the proposed voluntary annexation of 0.311 acres located adjacent to and on the south side of 1407 Fletcher Court in Bell County, Texas. (*Village Administrator*)

Village Administrator Ferguson provided details on the proposed voluntary annexation requested by the property owners and the service plan for the subject property.

Mayor Blancett explained public hearing procedures and opened the public hearing at 7:06 p.m. Hearing no comments after three calls for speakers, Mayor Blancett closed the public hearing at 7:07 p.m.

5. Ordinances

- A. Consider approval of an ordinance of the Village of Salado, Texas to annex under Chapter 43 of the Texas Local Government Code, 0.311 acres located adjacent to and on the south side of 1407 Fletcher Court owned by Leslie Haas and Sherian Haas, as further described in Exhibit A, in Bell County, Texas, lying adjacent and contiguous to the present corporate limits of the Village of Salado in the Village's extraterritorial jurisdiction in Bell County, into the incorporated municipal boundaries of the Village of Salado, Texas including the following: findings of fact; effective date; repealer; severability; and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson explained approval of an ordinance is required to annex the subject property.

Mayor Pro-tem Coggin moved to approve the ordinance to annex the subject property, as presented. Alderman Bell seconded. Motion carried on a vote of 4-0.

- B. Consider approval of an ordinance of the Village of Salado, Texas providing for the addition of stop signs at the intersection of Hester Way and Winners Circle, creating a three-way stop; repealing any conflicting ordinance; providing a severability clause; and providing for an effective date; and providing for proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson stated there are sight distance issues at the existing intersection, which is located at a curve in the road. He stressed that stop signs are not meant for controlling speed, but to deal with traffic safety issues such as sight distance and intersection design. He noted that in addition to the stop signs, advance warning signs will need to be installed on Hester Way advising motorists of the 3-way stop ahead.

Discussion addressed history of accidents/close calls at the subject intersection; use/cost of traffic counters to measure flow patterns; and staff recommendation for the 3-way stop *with* advance warning signage.

Alderman Cole moved to approve the addition of stop signs at the intersection of Hester Way and Winners Circle, as presented. Alderman Dankert seconded. Alderman Dankert said the bigger safety issue for her is the number of pedestrians in the evening, making it hard for motorists to see people walking. She agreed the advance warning signage is necessary. Village Administrator Ferguson advised that new signs would be flagged to draw motorists' attention to them. He said visual observations of the intersection show consistent traffic patterns in both directions at the intersection. Mayor Pro-tem Coggin said he received input from one resident in the area who did not recommend addition of the signs. Motion tied on a vote as follows: Alderman Dankert, aye; Alderman Cole, aye; Mayor Pro-tem Coggin, nay; and Alderman Bell, nay. Motion tied on a vote of 2-2. In order to break the tie, Mayor Blancett voted in favor of the motion, which passed 3-2.

- C. Consider approval of an ordinance of the Village of Salado, Texas establishing the prima facie speed limit for vehicles on Williams Road within the corporate limits of the Village

of Salado, under the Texas Transportation Code Chapter 545, upon the basis of an engineering and traffic investigation, and establishing a school zone on Williams Road and a reduced speed limit for the school zone; authorizing the erection of traffic regulation signs; repealing conflicting ordinances; providing a penalty; and providing an effective date. (*Village Administrator*)

Village Administrator Ferguson reviewed key provisions of the proposed ordinance, including location of the school zone and request to modify language to allow Salado ISD the flexibility to change hours, as needed, during the school year in order to avoid the need to amend the ordinance. He noted that the ordinance allows for enforcement of speed limits within zones designated by either flashing lights or by appropriate signage indicating days and hours when the school zone speed limit is in effect.

Discussion addressed golf cart traffic on roads with speed limits no greater than 35 miles per hour; preference to not allow golf carts; cost estimates/possible funding sources for super-sized sidewalks on the north side of Williams Road from West Village Road to FM 2484; and ability of the Board to prohibit golf cart traffic on certain Village streets by amending the existing golf cart ordinance.

Mayor Pro-tem Coggin moved to approve the ordinance, as presented, including incorporation of language allowing Salado ISD flexibility in setting the dates/times when the school zone speed limit is in effect. Alderman Cole seconded. Brief discussion addressed the impact of future residential development on school traffic. Motion carried on a vote of 4-0.

6. Discussion and Possible Action

- A. Consider approval of a Concept Plan and Development Agreement for a proposed mixed-use development on 86.678 acres of land located southwest of the intersection of West Village Road and Williams Road in the extraterritorial jurisdiction of the Village of Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson reviewed the proposed development's phasing, mixed uses, private parkland, lot sizes, and water/wastewater service to be provided by the Salado Water Supply Corporation and Village of Salado Wastewater System, respectively. He noted the proposed development agreement includes certain variances from subdivision requirements relating to block lengths, cul-de-sac setbacks, utility easements, and local street sidewalks. He advised that the agreement dedicates a significant amount of right-of-way for future redevelopment of West Village Road, construction of more than \$900,000 of wastewater lines that will be turned over to the Village, and construction of a \$350,000 private park in lieu of paying parkland development fees. He stated that the park and all public drainage easements within the development will be privately maintained by the development's property owners' association. He noted that the Planning & Zoning Commission unanimously recommended approval of the concept plan and development agreement at its August 4, 2020 meeting.

Jason Carothers and Jared Bryan of Quadruple Bogey Development, Inc. introduced themselves and looked forward to working with the Village. Discussion addressed different price points of

homes, projected impact on Salado ISD school population, range of lot sizes, average lot size, and variances from minimum lot size recommendations. Other topics included presentation of a traffic impact analysis; future required connection to the Village of Salado Wastewater System; 5-year window to complete single-phase development with specific benchmarks; projected November 2020 construction start over an approximate 18-month timeframe; generation of additional property tax revenue; remedies available for non-compliance with agreement terms; opportunity for public input at Planning & Zoning Commission/Board of Aldermen meetings or through submission of comments; Planning & Zoning's discussion of lot configuration; and development amenities (park and swimming pool).

Alderman Cole moved to approve the Concept Plan and Development Agreement, as presented. Mayor Pro-tem Coggin seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action authorizing the purchase and installation of an odor control system for the Royal Street lift station. (*Village Administrator*)

Village Administrator Ferguson reviewed previous Board discussion favoring less costly alternative solutions such as an air flow odor control system in combination with chemicals, and changes to the pumping schedule. He said timing adjustments have been made and are being monitored for effectiveness. He expressed concerns relating to use of chemicals that may be detrimental to infrastructure in the long-term due to line degradation.

Mayor Pro-tem Coggin moved to take no action at this time to allow for collection of samples to determine the effectiveness of altering the pump flow schedule for a period of one month. Alderman Cole seconded. Discussion addressed recent noticeable odor issues, impact on surrounding businesses, and difficulty in achieving total odor elimination versus significant reduction.

Business owner K.D. Hill recognized the current staff and aldermen were not involved in decision-making relating to lift station placement, but asked the Village's leadership to ensure that Royal Street businesses can continue to thrive and operate at their utmost potential to the benefit of all of Salado. She said there is an incredible amount of odor emanating from the lift station with current minimal flows, which will increase when schools re-open and business capacity limits are increased.

Mayor Blancett asked Mayor Pro-tem Coggin to repeat his motion. Mayor Pro-tem Coggin restated his motion to direct the Village Administrator to work with Village engineers to adjust flows and delay action for a period of one month.

Motion carried on a vote of 3-1, with Alderman Dankert voting against.

Discussion among Mayor Blancett, Mayor Pro-tem Coggin, and Village Administrator Ferguson addressed poor lift station location design, fairly accurate unit cost estimates, installation costs as driving factor for higher than anticipated bids, and need to work out a solution for odor issues quickly to provide relief to businesses.

- C. Discuss and consider possible action appointing a member to the Planning & Zoning Commission. (*Village Administrator*)

Village Administrator Ferguson advised there is a vacancy due to the recent resignation of Tom McMahan. He said both applicants, current alternate member Jasen Graham and new applicant Donald Hogue, are present to answer questions.

Mayor Pro-tem Coggin suggested filling the vacancy with Jasen Graham and appointing Donald Hogue as an alternate member. Both applicants were agreeable to this approach.

Mayor Pro-tem Coggin moved to appoint Jasen Graham as a member to the Planning & Zoning Commission and to appoint Donald Hogue as an alternate member. Alderman Dankert seconded. Motion carried on a vote of 4-0.

- D. Discuss and consider possible action setting the date, time, and place for a hearing on the proposed Fiscal Year 2021 Operating Budget and Ad Valorem Tax Rate for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson recommended the following dates: Budget hearing on September 3, 2020 at 6:30 p.m. at the Municipal Building; and Ad Valorem Tax Rate hearing on September 17, 2020 at 6:30 p.m. at the Municipal Building

Alderman Bell moved to approve the dates, as recommended. Mayor Pro-tem Coggin seconded. Motion carried on a vote of 4-0.

- E. 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 advised that the Village has not yet received its sales tax check, but felt that business activity appears to have picked up. No further discussion was held on this item.

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

Mayor Pro-tem Coggin favored resuming in-person meetings as soon as everyone is comfortable with doing so. Aldermen Bell and Cole agreed. Alderman Dankert asked if Zoom meetings could be continued for the benefit of the public even if the Board resumes in-person meetings. Village Administrator Ferguson replied affirmatively and recognized there is public opportunity to attend via Zoom and the option to live stream meetings via You Tube.

Alderman Cole moved to meet in-person at the Municipal Building for the Board's next meeting. Alderman Bell seconded.

Alderman Dankert did not feel comfortable with in-person meetings at this point and favored live streaming the Board's next meeting. Village Administrator Ferguson said live streaming would

be possible for September and advised Alderman Dankert that she could continue attending the Board's meetings by Zoom videoconference, if she was not comfortable with meeting in-person. Alderman Bell agreed with Alderman Dankert that meetings should be available for public viewing and participation to accommodate all Board members and the public. Mayor Pro-tem Coggin said that if any Board members are not in favor of meeting in-person, then meetings should continue using Zoom videoconferencing for the entire Board. Alderman Dankert stated that she would have to vote against in-person meetings at this time, but has no objections to other aldermen meeting in-person, while she continues using Zoom.

Motion failed on a vote of 1-3, as follows: Mayor Pro-tem Coggin, nay; Alderman Bell, nay; Alderman Dankert, nay; and Alderman Cole, aye.

7. Workshop

Discuss and consider issues relating to the proposed development of the Fiscal Year 2021 Operating Budget for the Village of Salado. (*Mayor Skip Blancett; no action will be taken on this item*)

Village Administrator Ferguson provided an overview of the Proposed Fiscal Year 2021 Operating Budget, including the General Fund, Hotel-Motel Fund, Wastewater Operating Fund, and tax rates:

- Total \$1,536,780 (up 14.75% from the current budget)
- \$150,000 for reconstruction of Salado Plaza Drive
- \$25,000 for general street repairs
- \$15,000 for a preliminary engineering study relating to the possible replacement of the one-lane low water crossing
- \$35,000 for maintenance of new Main Street sidewalks, landscaping, and decorative street lights
- \$70,000 for public park improvements in Pace and Sirena Parks; \$5,000 for park signage
- No allocations for additional personnel or pay adjustments
- Revenue sources (service/franchise fees, taxes, 1-time transfer from General Fund)
- Maintenance and Operation (M & O) ad valorem tax rate of \$0.2020 per \$100 property valuation
- \$70,000 for marketing expenses, \$21,000 for Salado Arts and Cultural District, and \$15,000 for a new visitor's shuttle vehicle (all funded from Hotel Occupancy Tax-generated revenue)
- Total Wastewater Operating Budget of \$215,920, up 3.13% from the current budget (due to increase in electric utility costs); no increase in monthly wastewater service fees
- Interest & Sinking Fund Budget totaling almost \$754,000, representing the Village's wastewater debt service obligation for the coming fiscal year; proposed Debt Service Ad Valorem Tax Rate of \$0.3319 per \$100 property valuation (current rate is \$0.36820 per \$100 property valuation)
- Total Ad Valorem Tax Rate of \$0.5339 per \$100 property valuation is proposed for Fiscal Year 2021

Village Administrator Ferguson advised that the Proposed Budget and tax rates will be filed and posted on the Village's website. Discussion addressed increased capital expenditures for street improvements, including the Salado Plaza Drive repairs; park improvements; encouragement of public input on the Village's budget; public hearing schedule for budget/tax rate adoption; postponement of Royal Street chip seal repairs by Bell County until wastewater construction is completed and other funding opportunities are explored for an asphalt overlay (rather than chip seal) on Royal Street. Mayor Blancett spoke on the need to look for assistance from the State or Bell County regarding the one-lane low water crossing.

Addendum to Agenda

5. Ordinances

- D. Consider approval of an ordinance of the Village of Salado, Texas, amending Ordinance No. 2020-14 which ordered a General Election on November 3, 2020, for the purpose of electing a mayor and two (2) aldermen of the Village of Salado Board of Aldermen to modify the dates, times and locations for early voting; and providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. (*Village Administrator*)

Village Administrator Ferguson explained that this ordinance amendment is needed to comply with Governor Abbott's directive to expand the early voting period and recommended approval.

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

6. Discussion and Possible Action

- G. Discuss and consider possible action authorizing the Village Administrator to request the Bell County Appraisal District to calculate the no-new revenue ad valorem tax rate and the voter approval ad valorem tax rate in accordance with the Texas Tax Code. (*Village Administrator*)

Village Administrator Ferguson explained that legislative changes require designation of a person to calculate the no new revenue and voter approval tax rates (formerly the effective and rollback rates). To comply with State law, he stated that authorization is needed from the Board to calculate the tax rate with the assistance of Bell County Appraisal District.

Mayor Pro-tem Coggin moved to approve authorizing Village Administrator Ferguson to request the Bell County Appraisal District to calculate the tax rates. Alderman Cole seconded. Motion carried on a vote of 4-0.

- H. Discuss and consider possible action regarding Phase 3 of the scope of services in the interlocal agreement between the Village of Salado, Bell County, Clearwater Underground Water Conservation District and the Salado Water Supply Corporation relating to the

anticipated designation of a critical habitat for the Salado Salamander. (*Village Administrator*)

Village Administrator Ferguson spoke on the upcoming release of the habitat designation and the consultant's alternative presentation highlighting a more defined area that emphasizes that Bell County and its communities all have regulations in place right now that contain strong environmental protections. He noted productive meetings have been held with Williamson County and a periodic assessment of the species is scheduled to be conducted by Fish & Wildlife to determine its status. He advised there was some discussion among the coalition on adding to the consultant's scope of work to include the assessment process. He stated the Village's cost for Phase 3 is \$17,500 and completes all the phases set forth in the existing agreement.

Discussion addressed the Village's portion of costs and the role of the consultant as a contractor for the coalition.

Mayor Pro-tem Coggin moved to approve the item, as presented, including the payment of \$17,500 for Phase 3 of the interlocal agreement. Alderman Dankert seconded. Motion carried on a vote of 4-0.

Adjournment

Prior to adjournment, Mayor Pro-tem Coggin favored not holding a second meeting in August and general consensus was reached to hold the next regular meeting in the first week of September. Mayor Blancett advised that based on the Board's input, the next regular Board of Aldermen meeting will be held on September 3, 2020.

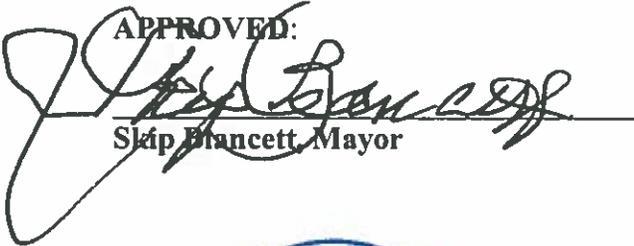
Mayor Pro-tem Coggin moved to adjourn. Alderman Cole seconded. Mayor Blancett called the meeting adjourned at 9:18 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 3rd of September, 2020.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

