

**Village of Salado**  
**Salado Municipal Building**  
**301 North Stagecoach Road**  
**Salado, Texas**  
**Minutes of Regular Meeting of Board of Aldermen**  
**November 1, 2018 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:31 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, Aldermen Andy Jackson, Michael Coggin, Frank Coachman, and Michael McDougal

Salado High School Student Representative Present: Grace Barker

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Police Chief Rick Ashe, and Fire Chief Shane Berrier

### **Citizens Communications**

No citizen comments were heard.

#### **1. Consent Agenda**

Approval of minutes of the Regular Board of Aldermen meeting of October 18, 2018.

Alderman Jackson moved to approve the minutes, as presented. Alderman Coggin seconded. Motion carried on a vote of 4-0.

#### **2. Status Reports**

##### **A. Village Administrator's Status Report**

- **Wastewater Project Update**

Village Administrator Ferguson reported that installation of low pressure lines along the east side of Main Street will be complete by the end of this month. He noted that all previously installed sleeves have been located and marked with monuments, Royal Street reconstruction is almost finished, and Church Street reconstruction should be complete in two to three weeks. He reported on treatment plant construction progress and anticipated completion by mid-January 2019, with collection system construction expected to finish by mid-December 2018. He advised that the Board will be presented information on grinder pumps and wastewater rates at its November 15, 2018 meeting.

- Mixed Beverage Tax Collections for the Village of Salado

Village Administrator Ferguson reported the Village's October check, representing June-August collections, totaled just over \$4,000. Although this amount reflects a decrease from the same period last year, it was noted that 2018 total collections were up 33 percent from 2017 collections. He reported that to date Village has collected over \$100,000 in Mixed Beverage Tax collections.

- Comprehensive Plan Update

Village Administrator Ferguson reported the Comprehensive Plan Update Committee has met five times and has reviewed four of ten chapters. He anticipated completion of the Committee's work in mid-December, or possibly later, if deemed necessary by the Committee to perform a thorough review. He advised that the Committee's recommendations will be heard at a joint Planning and Zoning Commission/Board of Aldermen workshop meeting, before public hearings are held by the Planning and Zoning Commission and the Board of Aldermen.

- Salado ISD Property Annexation

Village Administrator Ferguson reported that surveyors are preparing legal descriptions and interlocal agreements are being drafted. He advised the Board will consider the Salado ISD's petition for annexation at its November 15, 2018 meeting. He anticipated the annexation process to take about 90 days. He spoke on building permit procedures and a proposed fee agreement that would waive the Village's portion of building permit fees, while the Salado ISD would be responsible for certain plan review/inspection fees.

In addition, Village Administrator Ferguson spoke briefly on TxDOT's proposed lighting plan for the northbound I-35 gateway sign, downed tree removal from yesterday's storm, opening of low water crossings after recent heavy rainfall, and the upcoming street condition assessment.

Discussion among Village Administrator Ferguson, Alderman McDougal, and Mayor Blancett commended the foresight of installing sleeves several years ago at the suggestion of Planning and Zoning Commission member Larry Roberson, as the installation of those sleeves prevented the need for more costly future boring work. Mayor Blancett spoke highly of the commitment of the Comprehensive Plan Update Committee and the Street Improvements Committee. There was also brief discussion of heavy truck traffic along certain streets and low water crossings.

#### B. Salado Police Chief Status Report

- Calls for service
- Citizens on Patrol Program
- National Night Out

Chief Ashe presented October 2018 calls for service showing a slight decrease from previous month; number of reports written (same as previous month); decrease in citations issued, slightly increased number of arrests (DWI/narcotics-related as a result of traffic stops), and relatively flat response time averages.

Chief Ashe reported that Citizens on Patrol (COP) volunteers patrolled for over 22 hours in 11 shifts over an 11-day period and found 2 unlocked business doors.

Chief Ashe reported that COP volunteers held a meeting on Monday, October 29, 2018 and discussed working with area schools. He noted upcoming events, including the Scottish Gathering and Highland Games Parade on Saturday, November 10<sup>th</sup> and Christmas Stroll held on the first two weekends in December. He introduced newly hired reserve officer and Salado resident, John Umpleby, who is a 30-year retired veteran of the Dallas Police Department. Officer Umpleby expressed appreciation for the opportunity to serve. There was brief discussion of a possible proposed program to help make package deliveries more secure.

#### C. Salado Fire Chief Status Report

- Calls for service

Fire Chief Shane Berrier reported on the number of EMS, fire, and motor vehicle accident calls responded to within Bell County and the Village of Salado for the month of October. Chief Berrier also reported on a successful turnout for the Department's Halloween activities. Alderman Coggin expressed appreciation to the Salado Volunteer Fire Department and Salado Police Department for their impressive performance and services provided to the Village of Salado. There was brief discussion of staffing/number of calls and the importance of first responders as area growth continues. Village Administrator Ferguson echoed Alderman Coggin's appreciative comments.

#### D. Tourism Director's Report

- Salado Tourism Advisory Board
- Wine and Chocolate Event
- Upcoming events

Tourism Director Chadley Hollas was not present. Village Administrator Ferguson reported the Tourism Advisory Board is meeting monthly and implementing the Board-approved marketing plan, as well as planning for upcoming events such as the Scottish Games and Christmas Stroll. It was noted that due to the resignation of Sam Halabi from the Tourism Advisory Board, a replacement representative of the lodging industry will need to be appointed to fill that position.

### 3. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, granting a conditional use permit (CUP) to allow for the use of metal siding on a residential building on property zoned Single Family Residential (SF-7) located at 2919 Chisholm Trail in Salado, Bell County, Texas. (*Jeffery Ling, Applicant*)

Village Administrator Ferguson reviewed the applicant's proposal to use weathered steel siding on a portion of the home's exterior. He noted CUP procedures and advised the Planning and Zoning Commission unanimously recommended approval at its October 23, 2018 meeting. He stated that most cities handle building material issues through a variance process, rather than as a

land use issue through the Zoning Code, and suggested that the Board address revising the Village's Code in the future. He advised the applicant has modified his original application to reflect the following change: the weathered rust-colored steel siding would only represent approximately five percent (5%) of the home's exterior siding, as opposed to twenty percent (20%), as listed in the original application. It was noted that two responses were received in opposition and two in support of the application.

Applicant Jeffery Ling displayed an actual piece of the subject siding, the location of the subject siding, and described other building materials used on the home's exterior.

Discussion addressed alternative materials, Planning and Zoning Commission discussion/recommendation, and other Salado locations where similar metal siding is used.

Mayor Blancett opened the public hearing at 7:23 p.m.

After three calls for public speakers, no comments were heard.

Mayor Blancett closed the public hearing at 7:25 p.m.

Discussion addressed the balanced amount responses received in opposition and support of the application.

Alderman McDougal moved to approve the ordinance approving the CUP application, as presented, with additional language stating that the metal siding shall not exceed five percent (5%) of the residential building's total exterior coverage. Alderman Jackson seconded.

Alderman Coggin favored a simplified process for the Village and the homeowner that would streamline such requests and asked that the Board consider revising the Village's current requirement that a CUP be approved for certain building materials, as CUPs are zoning actions. He requested the Board think long-term to protect the interests of homeowners. Village Administrator Ferguson pointed out that the typical way of handling building materials changes is through the variance process, which still engages the public, as there are notification and public hearing requirements. Discussion established that the applicant plans to complete his residential construction in approximately six months.

Motion carried on a vote of 3-1. Alderman Coggin voted against.

#### **4. Discussion and Possible Action**

- A. Discuss and consider possible action approving the route for the *2018 Scottish Gathering and Highland Games Parade* on Saturday, November 10, 2018. (*Village Administrator*)

Village Administrator Ferguson reviewed the parade route, which is the same as in recent years, and advised that Salado Police Department will provide traffic control.

Alderman Coachman moved to approve the parade route for the *2018 Scottish Gathering and Highland Games Parade*, as presented. Alderman Jackson seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action approving the route for the *Salado Lions Roar 5K Run/Walk* on Saturday, November 17, 2018. (*Village Administrator*)

Village Administrator Ferguson recommended approval of the parade route and noted the event will begin at 9 a.m. at the Salado Civic Center parking lot and proceed to Van Bibber through Mill Creek, without going onto Main Street. He noted that Salado Police Department will provide traffic control. Funds raised will benefit Salado Junior High School and High School Cross Country teams, Salado Sirena Fest, and Salado Lions Club.

Alderman Coggin moved to approve the parade route for the *Salado Lions Roar 5K Run/Walk*, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

- C. Discuss and consider possible action designating Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Alderman Michael McDougal and Village Administrator Don Ferguson as the authorized signatories on all bank accounts of the Village of Salado. (*Mayor Skip Blancett*)

Village Administrator Ferguson stated the need to revise the Village's signatories due to the recent resignation of former Mayor Pro-tem/Alderman Fred Brown. It was noted that the Village requires two signatures on all checks issued.

Alderman Coggin moved to approve designating Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Alderman Michael McDougal and Village Administrator Don Ferguson as the authorized signatories on all bank accounts of the Village of Salado. Alderman Jackson seconded. Motion carried on a vote of 4-0.

- D. Discuss and consider possible action approving the use of \$35,000 from the General Fund Balance to help fund the reconstruction of Church Street and amending the Fiscal Year 2019 Village of Salado Operating Budget to reflect the expenditure. (*Village Administrator*)

Village Administrator Ferguson stated that approximately sixty percent (60%) of the reconstruction costs are proposed to be paid from the Village's General Fund Balance, as significant repairs were needed to Church Street that were not due to recent wastewater construction work. He explained the savings to the Village through this cost-sharing approach, which takes advantage of the contractor already being on-site to perform contractually obligated work to repair portions of roadway damaged during wastewater project construction. Brief discussion addressed the scope of reconstruction, which includes Church Street from Pace Park Road to Blacksmith Road.

Alderman Jackson moved to approve the use of \$35,000 from the General Fund Balance to help fund the reconstruction of Church Street and amending the Fiscal Year 2019 Village of Salado

Operating Budget to reflect the expenditure. Alderman Coachman seconded. Motion carried on a vote of 4-0.

- E. Discuss and consider possible action regarding a proposal to fund improvements to the audio system in the Board Room of the Salado Municipal Building. (*Village Administrator*)

Village Administrator Ferguson stated that local resident John Newman approached the Village about a group of individuals interested in helping to fund improvements to the audio system, including new microphones, an amplifier and speakers, and a system capable of aiding those with hearing difficulties. He recommended that the Village match the funds raised by Mr. Newman's group in an amount not to exceed \$5,000. If the fund match is approved, an improvement plan would be brought to the Board prior to the purchase of any equipment.

Discussion addressed identifying/analyzing needs, the highly regarded local audio equipment distributor, and possible future expansion of the system to include video. Mr. Newman was commended for bringing this generous offer to the Board.

Alderman Coachman moved to place this item on the Board's next workshop agenda on November 15, 2018 to further explore needs, options, and costs. Alderman McDougal seconded. Motion carried on a vote of 4-0.

Mayor Blancett thanked Mr. Newman for his current streaming of Board meetings and favored taking measures to help the hearing-impaired.

### Adjournment

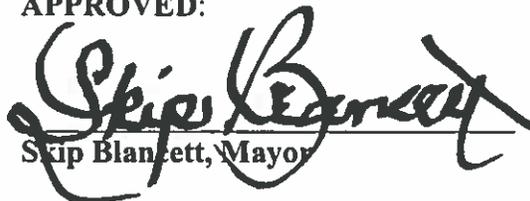
Alderman Coggin moved to adjourn. Alderman Coachman seconded. Mayor Blancett called the meeting adjourned at 7:54 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 15<sup>th</sup> of November, 2018.

APPROVED:

  
Skip Blancett, Mayor

ATTEST:

  
Cara McPartland, City Secretary

