

**Village of Salado  
Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
November 16, 2017**

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Skip Blancett.

Salado United Methodist Church Minister David Mosser gave the Invocation and special guests, 4<sup>th</sup> grader Luke Bingham and kindergartner Reese Bingham, led the Pledge of Allegiance to the United States and Texas flags.

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

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

### **Citizens Communications**

No citizen comments were heard.

Salado High School representative Kayla Manning thanked Luke and Reese Bingham for leading the pledges and encouraged them to keep doing well in school.

### **1. Consent Agenda**

- A. Approval of minutes of the Regular Board of Aldermen meeting of October 19, 2017.
- B. Approval of the appointment of September 2017 Financial Statements for the Village of Salado.

Alderman Jackson moved to approve Consent Agenda items, as presented. Alderwoman Dankert seconded. Motion carried on a 5-0 vote.

### **2. Status Reports**

#### **A. Mayor's Status Report**

- Status report on the Central Texas Veterans Cemetery Wreath Laying Project

Mayor Blancett provided details on this event scheduled for November 25, 2017, as well as preparations for the event to be held on November 18<sup>th</sup>. He spoke enthusiastically of a Fort Hood military unit (to be named later) that has adopted Salado and wants to work in partnership with the community.

## B. Village Administrator's Status Report

- Status report on wastewater issues

Village Administrator Ferguson reported that construction bids were opened on November 14<sup>th</sup> and highlighted the number of bids received, bid structure, and approximate bid amounts. He anticipated release of bid tabulations early next week. He noted a special meeting is scheduled for November 30<sup>th</sup> to allow the Board to consider awarding of project-related contracts. He provided certain timelines for construction and stressed that no construction will take place on Main Street in December. He advised that work continues toward rate/impact fee development and thanked Salado Water Supply Corporation for providing water usage data. He recommended a future workshop meeting on policies regarding connections and decommissioning of septic systems.

- Status report on the professional services agreement for city attorney/legal services

Village Administrator Ferguson reported that the finalized agreement with Bojorquez Law Firm is being executed.

- Status report on the proposed development of an interlocal agreement with Bell County relating to animal control services

Village Administrator Ferguson reported on the proposal for a "flat fee" versus "per animal" interlocal agreement and advised Bell County has expressed some concerns, as this type of agreement differs from those with other Bell County entities. He noted that specific data on Bell County's animal services costs have been requested to better gauge the effect of a flat fee-type of agreement.

- Status report on Keep Salado Beautiful Clean-up

Village Administrator Ferguson commended Susan Terry and Keep Salado Beautiful for a very successful clean-up event yielding 159 bags of trash collected by over 90 volunteers. Brief discussion addressed plans and priorities for an upcoming tree-trimming program to be conducted with close coordination among the Village and property owners.

- Status report on Salado sales tax collection

Following his status report on wastewater issues, Village Administrator Ferguson reported that the Village's November check, reflecting September collections, totaled \$43,643.52, which was up twenty-two percent from the same period last year and represents the largest November check in the Village of Salado's history.

## C. Salado Police Chief Status Report

- Status report on calls for service
- Status report on Citizens on Patrol
- Status report on 2017 Halloween activities

- Status report on crime prevention activities

Police Chief Rick Ashe provided October statistics on the abovementioned items, including citations/warnings issued, number of arrests, and response times. He also spoke on a presentation held to educate merchants on shoplifting/fraud prevention and on upcoming robbery prevention training for banks.

#### D. Salado Fire Chief Status Report

- Status report on calls for service

Fire Chief Shane Berrier reported on the number of EMS/fire/motor vehicle accident calls within the Village of Salado and Bell County jurisdictions during October.

#### E. Salado Tourism Director Status Report

Tourism Director Erin Klingemann reported on the Visitor Center's new employee, Karen Kowaleski, who is doing an excellent job, and advised of operating hours for the weekends and upcoming holiday season. She provided details on the Christmas Stroll calendar and activities. She spoke highly of volunteers and local student interns who will be helping throughout 2017 during special events and providing extra support at the Visitor's Center.

As today is Director Klingemann's last day of employment with the Village of Salado, Village Administrator Ferguson, Mayor Blancett, and the Board of Aldermen all expressed appreciation for her dedication and successful efforts in promoting Salado tourism and wished her well in her new position.

### 3. Ordinances

- A. Discuss and consider approval of a proposed ordinance of the Village of Salado, Texas, designating the governing body of the Village of Salado as the City Council and replacing the title of Board of Aldermen; changing alderman to council member; providing for repeal of ordinances in conflict herewith, providing for severability and providing an effective date. (*Mayor Pro-tem Fred Brown*)

Mayor Pro-tem Brown moved to continue this item until the Board's first meeting in July 2030 and provided reasoning for requesting this agenda item. The motion to continue until July 2030 was met with good humor and died for lack of a second.

- B. Discuss and consider approval of a proposed ordinance of the Village of Salado, Texas, amending Ordinance No. 2015.01 regulating itinerant vendors to modify the license and fee provisions for mobile food units; providing for repeal of ordinances in conflict herewith; providing for severability; and providing an effective date. (*Village Administrator*)

Village Administrator Ferguson stated that the current ordinance makes it difficult for mobile food units to operate for infrequent, short-term periods, due to the required \$250 annual fee. He

proposed allowing for a 3-day mobile food unit permit with an associated \$50 fee. He noted the need to clarify language in the current ordinance that defines a special event as one that is approved by the Board of Aldermen. Discussion addressed possible future options to deal with regulating the growing number of mobile food vendors, such as possible implementation of a “site license” to be issued to and paid by the property owner hosting the vendor, and allowing applicants to apply the \$50 fee for a 3-day permit to the annual \$250 mobile food unit permit fee, if the vendor plans to operate on a more regular or continuous basis. It was noted that future development of more comprehensive mobile food vendor regulations would include extensive input from the public and vendors.

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

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

- A. Discuss and consider possible action regarding the automatic sprinkler system requirements relating to the planned renovation of the Stagecoach Inn. (*Mayor Skip Blancett*)

Mayor Blancett referenced a previous meeting with Stagecoach Inn representatives regarding inclusion of certain fire suppression methods in planned renovations, with the Stagecoach owners favoring fire detectors in each room versus an automatic sprinkler system. Village Administrator Ferguson reviewed the research conducted with input from local fire officials in arriving at staff’s recommendation to require installation of an automatic sprinkler system due to public safety concerns. He advised that Stagecoach owners felt an automatic sprinkler system would be cost-prohibitive and they wished to appeal staff’s recommendation to the Board of Aldermen.

Discussion addressed previous Board actions on other renovation projects and what types of fire suppression measures were required; the Village’s obligation to ensure public health, safety, and welfare; single exit point for each unit; the Stagecoach Inn’s recent historic designation and possible associated funding opportunities for remodeling costs; absence of Stagecoach Inn owner Clark Lyda at tonight’s meeting and his availability to answer the Board’s questions.

In the absence of a formal appeal from Stagecoach Inn ownership, Alderman Coachman moved to support staff’s recommendation to require an automatic sprinkler system. Alderman McDougal seconded.

Discussion addressed a previous Stagecoach fire; importance of the Stagecoach to the Village economy; concerns regarding setting a precedent that could require bed and breakfasts to install sprinkler systems; concerns regarding single exits for rooms; alternative design concepts to allow for more than one exit per room; and alternative water supplies.

Mayor Blancett called for a vote on the previously stated motion to support staff’s recommendation to require an automatic sprinkler system. Motion carried on a vote of 3-2, with Mayor Pro-tem Brown and Alderwoman Dankert voting against.

- B. Discuss and consider possible action regarding the proposed development and distribution of a citizen survey regarding deer management in the Village of Salado. (*Aldermwoman Amber Dankert*)

Aldermwoman Dankert presented a sample survey and outlined its purpose to gauge public opinion on the issue of deer management. She noted that survey costs are already included in the budget.

Aldermwoman Dankert moved to approve development and distribution of a citizen survey regarding deer management in the Village of Salado. Alderman McDougal seconded.

Discussion addressed possible additional survey questions; inclusion of weapons-related questions in the survey; timeline for return of survey responses; anticipated distribution of finalized survey in January; and use of the survey to stay connected with the community on the deer issue.

Aldermwoman Dankert moved to approve development of a citizen survey regarding deer management and added that comments should be submitted and considered at a future meeting. Alderman Brown seconded. Motion carried on a vote of 5-0.

Aldermwoman Dankert restated her original motion to approve development and distribution of a citizen survey regarding deer management in the Village of Salado and have provisions brought to the Board's next regular meeting. Alderman McDougal seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action regarding the establishment of a Tourism Advisory Board for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson recommended a five-member board to work with the Tourism Director to help develop marketing plans, tourism budgets, and monitor tourism. He suggested that three members represent the lodging industry, with the remaining two members representing merchants or others from the business community.

Alderman Coachman felt it might be better to postpone action until a new tourism director is hired. Village Administrator Ferguson advised the board could be established at tonight's meeting and appointments could be made at a future Board meeting.

Alderman McDougal moved to establish a five-member Tourism Advisory Board and to appoint members to said Board after a new tourism director is hired. Alderman Jackson seconded. Motion carried on a vote of 5-0.

- D. Discuss and consider possible action regarding the establishment of a Village of Salado Wastewater Impact Fee Advisory Committee. (*Village Administrator*)

Village Administrator Ferguson explained statutory requirements for establishing a committee and the required composition of its membership. He recommended that the Board move forward with establishing a five-member committee and appoint members at a future meeting.

Alderman Coachman moved to approve establishment of a Village of Salado Wastewater Impact Fee Advisory Committee, with two members representing the real estate, development, or construction industries. Alderman Jackson seconded. Motion carried on a vote of 5-0.

- E. Discuss and consider possible action authorizing the development of an interlocal agreement with Bell County relating to the proposed seal coating of Indian Trail, Tres Vista Court, Stagecoach Circle and a portion of Mill Creek Drive in the Village of Salado, Texas. *(Alderman Mike McDougal)*

Alderman McDougal reviewed project costs, which are approximately \$30,000 under budget, and recommended approval of the interlocal agreement. Brief discussion addressed use of the remaining budgeted funds for other needed street repairs.

Alderman McDougal moved to authorize development of an interlocal agreement with Bell County relating to the proposed seal coating of Indian Trail, Tres Vista Court, Stagecoach Circle and a portion of Mill Creek Drive. Alderman Jackson seconded. Motion carried on a vote of 5-0.

- F. Discuss and consider possible action cancelling the December 21, 2017 meeting of the Village of Salado Board of Aldermen. *(Mayor Skip Blancett)*

Mayor Pro-tem Brown moved to cancel the December 21, 2017 Board of Aldermen meeting. Alderman Coachman seconded. Motion carried on a vote of 5-0.

- G. Discuss and consider possible action regarding a proposed professional services agreement with Vanir Construction Management, Inc. for the provision of construction management services for the Salado Wastewater Project. *(Village Administrator)*

Village Administrator Ferguson advised that this item will be continued until the Board's special meeting on November 30, 2017. No action was taken.

### **Adjournment**

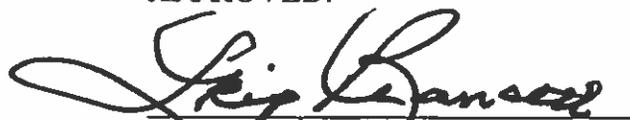
Hearing no further business, Mayor Blancett called the meeting adjourned at 8:24 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 7<sup>th</sup> of December 2017.

**APPROVED:**

  
Skip Blancett, Mayor

ATTEST:

Cara McPartland  
Cara McPartland, City Secretary

