

Village of Salado Board of Aldermen
Meeting Minutes

Salado Civic Center Auditorium
Monday, December 11, 2000
Meeting 6:35 p.m.

Members Present: Charlotte Douglass, Dr. Raymond Carver, Rick Ashe, Jackie Mills, Mike Cooper

Members Absent: Alan Rogers, Vic Means

Others Present: Tim Fleischer, editor of the **Salado Village Voice** and a crowd of citizens

1. Meeting called to order at 6:35 p.m. by Mayor Douglass. Quorum determined.
2. Alderman Carver requested a three page verbatim transcript of his December 4 presentation on building regulations be included in those meeting minutes. Alderman Ashe moved to accept the minutes with the addition, 2nd by Alderman Cooper. Motion Passed.
3. Mrs. Garrett, owner of the Salado Antique Mall, requested a previously built 20 foot tall by 10 X 5 foot sign she paid for October 28, 2000 be given a variance to Ordinance 2000.02 by the Board. Mrs. Garrett assured Board members the sign will be installed totally on her property, not the highway easement, at 751 North Stagecoach. She explained this location is directly off the feeder road to IH 35. She said a 12 foot tall sign, the maximum height permitted in Ordinance 2000.02, would not be seen from the highway. Mrs. Garrett said the multiuse building will be available for booking private gatherings and will, in the future, house the Salado Trade Days vendors. These vendors now set up along Main Street in front of the Salado Antique Mall. Alderman Carver moved to accept the new sign for a variance to Ordinance 2000.02, 2nd by Alderman Cooper.

4. Mayor Douglass presented, with no objection by the Board, the Proclamation for School Board Recognition Month, January 2001. All agreed Mayor Douglass should present it to the school district.

5. A line of credit for the Village of Salado was discussed. Alderman Ashe explained David Mathews of First State Bank said interest on the balance only will be applied at a negotiable 7.9% rate. Since First State Bank has shown more interest in serving the Village by extending service Alderman Ashe moved to pass the motion, 2nd by Alderman Carver. Motion carried.

6. Alderman Cooper discussed the need to amend approved ordinances to include a "savings clause". He explained this clause would protect the integrity of an ordinance when one part of it is found invalid. In addition, he proposed the Board approve another amendment to Ordinance 2000.02 requiring signs be submitted to the Board for approval prior to installation. Mrs. Walsh said she is aware of a business sign recently ordered, and possibly paid for, that meets the previously approved ordinance which did not require submission to the Board for prior approval. The Board said this sign would be grandfathered. Alderman Cooper said the amended Ordinance 2000.02 would be posted for public notice immediately in the Salado Village Voice and the Civic Center Library. Alderman Cooper recommended the Board approve the addendum to Ordinance 2000.02, 2nd by Alderman Ashe.

7. Mayor Douglass stated she was contacted by the Conocco gas station representative, Mr. Martin, to discuss a sign permit. She said the sign is designed to attract local traffic, not IH 35 traffic. A diagram of the proposed sign was discussed and questions surfaced regarding material used, lighting, and it's compliance with Ordinance 2000.02. Mayor Douglass suggested further discussion / approval by the Board be tabled until concerns can be adequately answered and reviewed.

8. Alderman Mills stated she talked to a representative of the Texas Economic Development Commission (TEDC) about visiting Salado January/6 -7, 2001 to assist in evaluating Salado tourism. Alderman Mills will contact local hotel, motel, or bed and breakfast establishments who might donate overnight accommodations for Commission visitors attending a Monday evening Board meeting. The Commission will submit a report of findings to the Board within 45 days of their visit. Alderman Carver

expressed support for the Commission visit and requested a confirmation e-mail or letter from TEDC.

9. Alderman Mills said Charles A. Evans established a potential web site for the Village of Salado which includes a map, contact names, Village history, services, planned events, and churches. Mr. Evans suggested the Board consider adding a dedicated page for notifications. The site will cost \$5 per month for 500mb of space. In response to Aldermen concerns regarding site accuracy and updates Mr. Evans explained changes, and/or additions e-mailed to him could be “pasted” or “cut” at the web site. Mayor Douglass suggested that Mr. Evans e-mail a draft agreement for services to Board members for review.

10. Mayor Douglass said a master plan for the Village of Salado will take time, and Central Texas Office of Governments (CTOG) can help. Although adoption of Historical Society Guidelines as an interim building ordinance was discussed, Alderman Ashe suggested the Board “do it correctly” instead of adopting guidelines too broad to be useful. Alderman Carver suggested a building moratorium of residential and commercial properties until a comprehensive master plan can be adopted. Alderman Cooper and Alderman Ashe suggested a three man committee to review Historic District commercial projects only with an appeal process, and variances, provided through the Board. Mayor Douglass suggested Aldermen take another strong look at the Historic District Guidelines and avoid dictating residential guidelines at this time. Alderman Carver was concerned that if the Board were concerned with only Historic District commercial projects, they would be communicating the wrong message i.e., their only concern is for an “island” within the Village. In addition, he said it would not address residential areas such as mobile home parks. Alderman Carver suggested the Board table the topic until Alderman Means returns from an overseas trip. Mayor Douglass briefly discussed the various ways towns are planned i.e., Performa communities, zoning for industrial versus residential areas and nodes / passageways versus mixed use areas with various building codes.

11. Alderman Carver said UT Professor John Mixon may come January 8, 2001 to discuss with the Board zoning and planning for the Village. He will let them know asap.

12. Alderman Ashe passed out a photo and information of the old Book Winkle space available for a Village office. The space, which would rent for \$150 per month, is 150 square feet without toilet facilities. Mayor Douglass said she spoke with Ken Clapp who offered them the opportunity to work through the Chamber of Commerce. Rent for one half the Chamber of Commerce space would cost \$347 per month and which could include, for a price, secretarial assistance. Following a discussion of possible volunteer office assistance and functions the Board would require of this person(s) and office space, Alderman Ashe suggested the Board purchase only secretarial and office equipment services from the Chamber of Commerce. The Board would provide the secretary a separate telephone for Village business. Aldermen agreed Mayor Douglass should approach the Chamber of Commerce with this proposal.


13. Dr. Carver discussed an offer from Mr. Gary Holthaus, Salado Institute of Humanities, to lead a free workshop on sustaining the Village of Salado. Mayor Douglass suggested the workshop, open to any interested person or groups in the community, serve as a kickoff for the master planning committee. Alderman Carver will ask Mr. Holthaus to contact Mayor Douglass regarding attending a future Board meeting.

14. Mayor Douglass discussed her visit with Mr. Jim Reed of Central Texas Council of Government (CTCG). She said CTCG can write and bid on grants as well as provide useful documentation and information regarding transportation planning, road maintenance, training of Board members, and lists of owners by lot and block.

15. Mayor Douglass shared her list of goals and objectives with Aldermen and requested each give her their list nlt next Monday.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,


Darlene Walsh