

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
August 1, 2019 at 6:30 p.m.

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

Jim Hodgin of Salado United Methodist Church gave the Invocation and Salado ISD students Claire and Braden Naegele led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Aldermen Rodney Bell, Amber Preston Dankert, John Cole, and Michael Coggin.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Police Chief Pat Boone, and Tourism Director Chadley Hollas

1. Citizens Communications

No citizen comments were heard.

2. Consent Agenda

A. Approval of minutes of the Regular Board of Aldermen meeting of July 18, 2019.

Alderman Cole moved to approve the Consent Agenda, as presented. Alderman Dankert seconded. Motion carried on a vote of 5-0.

3. Status Reports

A. Village Administrator's Status Report

- Wastewater Project

Village Administrator Ferguson reported approximately 39 percent of the properties in the service area have paid impact fees and are connected or are in the process of connection. He provided statistics and details on the financial close-out process for the collection system and treatment plant project costs.

- Community Notification System

Village Administrator Ferguson reported that the new system was launched on July 10th and allows contact with residents via email, text, or landline/mobile phone to relay emergency communications such as flood/fire alerts and outreach messages related to road closures, public hearings, and special events. He cautioned against over-use of the system for non-emergency

related messages as it may cause those notified to ignore important notifications. He advised that those wishing to receive notifications will be able to register on the Village's website.

- Sanctuary Development

Village Administrator Ferguson reported Phase I residential constructions plans/plats are being reviewed. He displayed the number and size of Phase I lots and parkland/drainage space. He noted the construction plat will be presented to the Board on August 15th for review and approval. He stated the Board will hold a special meeting on August 29th to brief Board members on the Sanctuary development agreement. He said due to concerns regarding Royal Street access, developers have been asked to reconfigure Royal Street access as a "T" intersection with 3-way stop signs. Discussion addressed configuration specifics, including traffic islands, impact of future planned developments on area traffic, drainage concerns, Sanctuary Phase 2 access from FM 2268, flow of traffic pattern to Main Street, needed Royal Street improvements, lack of room to widen Royal Street, and lighted stop signs.

- Minimum Lot Size Task Force Public Meeting

Village Administrator Ferguson reported a community forum scheduled for Tuesday, August 6th at 7:00 p.m. for the purpose of gathering public input on lot sizes for future residential developments. It was noted that additional opportunities for public input will be available during Planning and Zoning Commission and Board of Aldermen public hearings. Village Administrator Ferguson advised that written comments may also be submitted for those unable to attend meetings in person.

In addition, Village Administrator Ferguson reported that the Village is accepting applications for the School Resource Officer (SRO) position, which will require special training. He stated the officer's cost will be shared between the Village of Salado and Salado ISD.

- Main Street Improvement Project

Village Administrator Ferguson reported that crews will be progressing north on the east side of Main Street, then complete work on both sides of Main Street before removing the Rock Creek crossing which will require a detour for about 40 days starting January 5, 2020. He noted that contractors are sensitive to community fall festivals and plan to stop work and move equipment during Stroll weekends to make sure public/vehicle access is not a concern. Motorists were advised to use caution in construction zones.

- Salado Sales Tax Comparison

This item was heard after the report on advisory board vacancies. Village Administrator Ferguson presented the following statistics requested by Alderman Dankert at the Board's last meeting:

	Year-to-date	Sales Tax Budget	Total Operating Budget	Reserves/Fund Balance
Salado Library	\$350,000	\$345,000	\$351,000	\$347,000 Reserves
Village of Salado	\$432,000	\$407,000	\$1,100,000	\$915,000 Fund Balance

It was noted that the Library District's reserves are placed in investments.

- Future Annexations

Village Administrator Ferguson reported staff is working with legal counsel on development of timelines and service plans for the next round of three separate planned strip annexations, including portions of State right-of-way on IH-35 south of Salado, FM 2484 going west, and FM 2268 going east.

- Advisory Board Vacancies

Village Administrator Ferguson reported on four vacancies on the Village's Tourism Advisory Board and advised that three of four members are interested in re-appointment. He noted six positions need to be filled on the Economic Development Advisory Board to be chaired by Mayor Pro-tem Coachman. He stated there are two vacancies on the Pace Park Advisory Board. He said a public call is being issued for applications for service on Village boards and committees, with interviews planned for the Board's August 15th meeting.

Discussion addressed Sanctuary construction anticipated to begin in about 45-60 days, with the first phase expected to take 2 to 5 years to develop. He said construction plans for the mixed use phase of the Sanctuary development are nearing completion. Further discussion addressed upcoming special meetings, future annexations, board/commission vacancies, community notifications/social media outreach, and gateway signage.

B. Salado Police Status Report

- Calls for Service
- Salado Student Resource Officer
- Citizens on Patrol (COP)

Chief Pat Boone reported on July calls for service, reports written, citations/warnings issued, arrests made, and improved Priority 1, 2, and 3 response times. He spoke on progress made identifying a recent burglary suspect and thanked citizens for their help. He reported on newly designed COP identification cards, preparations for upcoming events, implementation of the R-U-OK? check-in service program and the Salado-specific H.E.A.T. program, house watch requests, and Sergeant Pence's participation in a story reading program at the Salado Public Library in October.

Discussion addressed recovery of items stolen in a recent burglary case, a free online source for inventorying and identifying household items, and warnings/citations.

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 July. Discussion addressed plans for the annual fish fry in September, with the exact date to be announced.

D. Tourism Director's Report

- Salado Marketing Plan Update
- Upcoming Events

Tourism Director Chadley Hollas reported on visitation trends, including number of visitors to the Visitors Center; social media growth; digital marketing success; and promotion of events. Discussion addressed data-driven travel marketing; this weekend's Art Fair and soiree; September's Salado Culinary Festival (formerly Chocolate and Wine Weekend); special recognition planned for artist George Boutwell; tabulating walk-in traffic to Visitor's Center; improvements to event calendar; Salado Legends at Tablerock; and Jackie Mills' contributions to Tablerock and the community of Salado.

4. Discussion and Possible Action

- A. Discuss and consider possible action approving plans for the Salado Adventure Race on Sunday, October 13, 2019. (*Village Administrator*)

Village Administrator Ferguson presented plans for the 3-stage event, including routes for each stage and traffic control. Event organizer Josie Edwards and Barrow Brewing owner K.D. Hill offered details on the event, which includes promotion of overnight visitation and possible option of runners entering the creek, provided potential trespassing issues can be worked out. Village Administrator Ferguson suggested notifying property owners on the subject leg of the creek where runners may enter. Ms. Edwards said she had sent out letters to property owners, obtained insurance for the event (with the Village of Salado listed as an additional insured), and coordinated emergency contingency plans. She thanked the Board for its support and encouraged public participation and volunteering for the event.

Alderman Cole moved to approve plans for the Salado Adventure Race, as presented. Mayor Pro-tem Coachman seconded. Alderman Dankert requested clarification, as part of the race route involves private property. Village Administrator Ferguson and Alderman Dankert agreed that approval is for the public route, and recommended an additional contingency that private property owners be notified and there is compliance with any regulations regarding the creek. In response to Alderman Coggin, further clarification of the motion established the Board would only be approving plans for the public portion of the route within city limits with the understanding that event organizers will contact and seek permission from private property owners along the creek. Alderman Cole accepted the recommendation to add the aforementioned clarification in his original motion. Motion carried on a vote of 4-1. Alderman Coggin voted against.

- B. Discuss and consider possible action regarding the possible development of additional regulations to address potential safety issues relating to the operation of golf carts on public streets within the Village of Salado, Texas. (*Alderman John Cole*)

Alderman Cole stated his intent is not to shut down use of golf carts, but to have a logical discussion of golf cart operations within the Village.

Village Administrator Ferguson reviewed current regulations under an ordinance approved in 2014 that adopted minimum State standards for golf cart operations on public streets with speed limits of no more than 35 miles per hour during daytime hours. He highlighted topics of 2017 Board discussions to possibly amend the golf cart ordinance such as imposing a minimum age for drivers and requiring certain safety equipment. He noted those discussions did not result in any amendments and the ordinance remained unchanged. He advised that the Village does have the ability under State law to require additional regulations and reminded the Board that if it chooses to move forward it needs to address issues such as head/tail lamps, reflectors, parking brakes, and mirrors, as there is no “grandfather” provision in State law. He said there is a broad range of additional requirements that the Board may consider such as requiring a permit, liability insurance, age limit for drivers, and parameters for conduct of riders. He stated that golf cart drivers on public streets must adhere to so-called “Rules of the Road” under State law, just as bicyclists are required to do. Other issues that need to be clarified: if traveling on State roads with 35 mile per hour or less speed limit, golf cart drivers can pass through intersections with roads that have greater speed limits (for example, golf carts can cross IH-35). He advised that counties also have the ability to authorize operation of golf carts on roads with speed limits of 35 miles per hour or less. He conveyed certain issues that need to be addressed, particularly passengers of any age riding in laps on golf carts, requiring liability insurance, permitting night traffic for lighted golf carts, and problematic aspects of imposing age limits that may lead to questions regarding profiling.

Mayor Blancett invited public comment and outlined speaker procedures.

Larry Nathanson of 3901 Chisholm Trail suggested raising the age limit for drivers to 16 and requiring a valid driver’s license as preferable to trying to identify drivers by age. Regarding those who argue that insurance is not necessary as there have been no accidents, Mr. Nathanson said requiring insurance for golf carts is no different than having fire insurance even though there has never been a fire.

Gayle Blancett of 2513 Hester Way spoke of golf carts as a special part of Salado’s lifestyle. She noted past controversy and resistance to golf cart regulations. She conveyed her observations of unsafe golf cart driving/riding behaviors such as speeding and lap riding and increased vehicle/truck traffic, as evidence of the need for clear rules to keep everyone safe, while preserving as much freedom of choice as possible. Mrs. Blancett said she loved the privilege of driving her golf cart and asked the Board to think outside the box when considering this issue. She offered considerations such as a city-wide 25 mile per hour speed limit as roads are narrow and meandering; lower speed limit to help lessen severity of an accident or allow more time for avoiding a collision; specify certain areas where young drivers would be allowed; and special classes, certifications, or stipulations. Mrs. Blancett closed her remarks by stressing that she is expressing her own opinion and not speaking for anyone else.

Alderman Cole read from a statement listing reasons for regulating golf carts and proposed requirements to promote the safest possible conditions within the Village (*full text attached to these minutes*).

Discussion included looking at other cities' successful regulations, permitting/licensing, neighborhood electric vehicles (NEVs), previous Board discussions, parental responsibility for young drivers, lack of safety-related incidents, and the Village's responsibility to provide public safety.

Alderman Coggin moved to take no action on this item at this time. Alderman Bell seconded. Village Administrator Ferguson reminded that the Village's current ordinance only allows daytime driving. Alderman Coggin asked if anyone wants to add an amendment to allow nighttime driving. Village Administrator Ferguson stated that allowing nighttime driving would require the golf carts to have the proper safety equipment such as lights. Motion failed on a 2-3 vote, with Aldermen Cole, Coachman, and Dankert voting against.

Mayor Pro-tem Coachman moved direct staff to bring the current practice of how we conduct ourselves as a golf cart community up to the standard that allows for nighttime operation and present draft regulations at the Board's workshop meeting on August 15, 2019. Alderman Cole seconded.

Discussion addressed the Board's ability to consider more than minimum standards and to discuss other issues during the workshop; specific safety measures; and incremental approach to regulations. Alderman Dankert requested to amend the motion to have the workshop on September 5th, instead of August 15th. Mayor Pro-tem Coachman accepted the amended workshop date of September 5, 2019. Motion, as amended, carried on a vote of 4-1. Alderman Coggin voted against.

- C. Discuss and consider possible action regarding the possible development of regulations of the parking of trailers, recreational vehicles and boats on public and private property within the Village of Salado, Texas. *(Alderman John Cole)*

Alderman Cole read from a list of citizen concerns and examples of proposed enforceable limitations intended to address those concerns *(full text attached to these minutes)*.

Alderman Cole replied affirmatively to Mayor Pro-tem Coachman's inquiry about a possible workshop meeting on this item.

Discussion established that the Village does not enforce deed restrictions; the Village's responsibility to enforce its own regulations and to provide for public health, safety, and welfare; the Village's ability to prohibit or restrict parking of the subject vehicles; complaint-driven enforcement process for junk vehicles; prohibition of street parking; previously repealed ordinance regarding RV/boat parking; and difficulties associated with finding a workable solution to this problem.

Alderman Cole moved to schedule further discussion of this item at a regular workshop meeting, as mentioned by Mayor Pro-tem Coachman. Alderman Dankert seconded. Motion carried on a vote of 4-1. Alderman Coggin voted against. Discussion established this item will be included in the Board's workshop meeting agenda on September 19, 2019.

- D. Discuss and consider possible action regarding a proposal to increase the amount of the wastewater impact fee per Living Unit Equivalent (LUE) effective October 2, 2019. *(Alderman Mike Coggin)*

Alderman Coggin advised the legal maximum amount for one LUE was set at \$5,152, with the Board adopting an LUE fee of \$3,750. As the connection process is well underway, he felt it is time to look at increasing the LUE amount to the full legal limit. He said taxpayers are paying for a limited number of people to receive wastewater service and felt that this is an opportunity for new people wishing to develop property to pay their fair share for connecting to the new system. He proposed raising the LUE to the maximum permitted amount of \$5,152. He noted that certain existing businesses such as Brookshire Brothers and others that may connect in the near future may not feel it is fair to increase the LUE amount before they can connect. Mayor Pro-tem Coachman recalled that the Board adopted the \$3,750 LUE amount and was to revisit any increase in one year. Alderman Bell asked about the possibility of having one rate for existing customers and one rate for new developments. Village Administrator Ferguson said the ordinance delineates an initial service area that may be expanded to include those businesses interested in extensions to connect to the system. He noted that businesses would be obligated to pay design and construction costs for line extension if they are not in the initial service area and the Village would only be able to collect the treatment plant portion of the impact fee. He said it is important to be fair to everyone. He noted that several new subdivisions may want to receive wastewater service and the fiscal impact of an increased LUE fee. Alderman Cole feared that increasing the LUE fee may create uncertainty and cause developers to look elsewhere. Village Administrator Ferguson advised that developers are aware that the LUE fee may be different at the time their plat is submitted.

Alderman Coggin moved to withdraw this item from consideration to allow more time to explore options and validate Mayor Pro-tem Coachman's comments regarding the Board's adoption of the LUE fee for one year before revisiting the issue of increasing the fee. No action was taken.

- E. Discuss and consider possible action relating to the development of a wastewater debt restructuring plan for the Village of Salado, Texas. *(Village Administrator)*

Village Administrator Ferguson presented various scenarios to reduce debt service, including use of: interest on impact fee revenue; redirection of M & O money (funds formerly allocated for subsidizing the now decommissioned Stagecoach plant); impact fee revenue; and monthly rate revenue. He noted significant debt reduction is possible as the customer base increases. He said models will be presented to the Board for consideration and possible approval. No action was taken.

- F. Discuss and consider possible action establishing the Fiscal Year 2020 Goals and Priorities for the Village of Salado. *(Village Administrator)*

Village Administrator Ferguson requested Board direction on prioritizing its list of goals resulting from a workshop held on July 3, 2019.

Based on the Board's input and discussion, Village Administrator Ferguson compiled the following list of Fiscal Year 2020 prioritized goals:

1. Road repairs (Alderman Coggin)
2. Tree trimming (Alderman Coggin)
3. Economic development (Alderman Cole)
4. Annexation (Alderman Cole)
5. Public parking (Alderman Dankert)
6. Drainage (Alderman Dankert)
7. Debt service tax reduction (Alderman Bell)
8. Maintenance and operation tax reduction (Alderman Bell)
9. Subdivision Ordinance revision (Mayor Pro-tem Coachman)
10. Overlay District establishment (Mayor Pro-tem Coachman)

Alderman Bell moved to adopt the abovementioned list of goals and priorities. Alderman Dankert seconded. Motion carried on a vote of 5-0.

G. Discuss and consider issues relating to the development of the Proposed Fiscal Year 2020 Operating Budget for the Village of Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson stated the Village's net taxable value of \$246,574,847 was received from Bell County for the purpose of tax calculations. He noted that the last Texas Legislature's changes in the rollback rate calculation process do not take effect until the Village's next budget cycle, but cautioned that more significant changes are likely to occur in future sessions. He explained the effective tax rate with today's values will result in a lower starting point than the Village's current tax rate. He stated the goal is to keep the tax rate as low as possible and not to exceed the rollback rate. He advised that the proposed budget will contain a line item breakdown, including descriptions and full tax implications.

Mayor Blancett spoke of the hard decisions ahead to keep Salado an appealing place to live and visit.

Adjournment

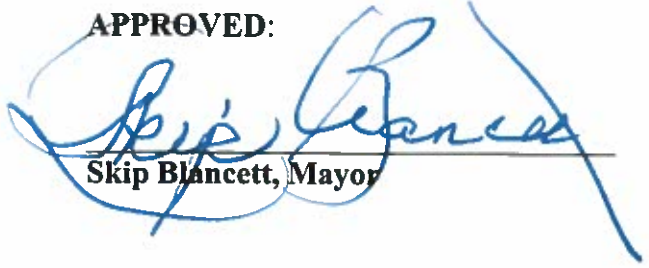
Alderman Dankert moved to adjourn. Mayor Pro-tem Coachman seconded. Mayor Blancett called the meeting adjourned at 9:06 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 15th of August, 2019.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary



BOA

Golf Carts and Utility vehicles

- IAW Salado Ordinance 2014.01 dated Jan 23, 2014.
 - Salado declared itself golf cart community to promote economic development and quality of life within the village. Quality of life is not defined by:
 - Young children driving golf carts etc. without adult supervision
 - Adults driving golf carts etc. while holding infants in their arms at the same time talking or texting on a cell phone
 - Young children holding infants in their arms while riding in golf carts etc. with adults present
 - Golf carts etc. being operated in an overcrowded condition
 - Young children operating golf carts etc. and not understanding the rules of the road
 - Young children and adults operating golf carts etc. not understanding how a seemingly normal

street with an off-camber turn can easily roll a golf cart etc.

- Young children and adults driving golf carts etc. and not yielding the right of way
- Adults operating golf carts while impaired or distracted, just to name a few
- Village ordinance 2014.01 has a disclaimer that states the village has the authority to enact and impose the necessary regulations to support the safety of operation.
- ***This BOA has the inherent responsibility to provide the safest possible conditions with-in the village, and in doing so I would like to propose the following:***
 - Only licensed drivers can operate golf carts etc. with-in the village limits
 - Or; at the age of 14 attend an operator safety course provided by the Salado Police Department
 - Each person in the golf cart etc. must have their own seat, and seat belted if seatbelts are built into the vehicle design

- All golf carts etc. must adhere to the posted speed limits
- All golf carts etc. must have fully operational: lights, horns, parking brakes, turn signals etc. as designed into the vehicle by the MFG and warning triangles displayed
- All golf carts etc. must have liability insurance prior to operating with in the village limits
- All golf carts etc. must be operated in a manor, that does not put its occupants at risk, or motor vehicle operators that share the road
- All golf carts etc. that are operated with-in the village limits will be subject to a courtesy stop and inspection by the Salado Police department to ensure compliance
- All golf carts etc. that are housed outside the village limits shall follow the guidelines set forth as they enter the village limits

It is not a question of if, but a question of when we have a tragic accident that could have been avoided. When a 4000 lb. vehicle meets a 500 lb. golf cart, everyone knows what the outcome will be

RVs etc.

I have received comments and concerns by citizens with-in the village limits regarding the increase of RVs, Boats and Boat Trailers, Unregistered Automobiles, Work Trailers, etc. All of which are in plane view of the streets and or adjoining neighbors.

For the past 30 days I have been driving around and walking the areas and have noted the following:

- RVs are parked at residential locations on a permanent basis that are in view plain from the street and extend far above property line fences so as in full view of adjoining neighbors.
 - Most Village covenants have a maximum fence height of 6-8 feet that prohibits the building of taller fences to cover or hide the RVs. Taller fences if built would be as unattractive as the RV

- Comment received; RV owner standing on top of their RV and staring over the fence of adjoining properties and watching family activities
- RV's have been used for extended periods of time to house additional personnel, making a single-family residence a multi-family residence.
- RV's used as temp residence while a permanent residence is being constructed
- Automobile wrecker parked weekly in a driveway with a different car on the hook each night
- For the past 3 years unregistered automobiles parked in residential driveways either tarped or un-tarped and some in a disassembled state.
- Boats and trailers parked in residential driveways for extended periods if time
- Work trailers parked in residential driveways on a permanent basis
- Undeveloped lots have become an outdoor storage area for building materials etc.

The BOA needs to take a proactive stand by placing very strict and enforceable limitations on the above mentioned, examples given;

- RV's must be parked in a manner as not seen from the street or adjoining neighbors.
- Village may allow the usage of RVs but in a very restricted and limited capacity by permit only
- RV permits must be controlled and limited, not to be reissued or renewed repeatedly to allow permanent use or parking on the premises.
- Unregistered automobiles must be parked or garaged as not to be seen from the road or adjoining neighbors
- At no time allow wreckers or similar types of vehicle be parked with in the village limits unless performing its designed task
- Boats and boat trailers must be parked or garaged as not to be seen from the road or adjoining neighbors.
- Work or business trailers must be parked or garaged as not to be seen from the road or adjoining neighbors

- Undeveloped lots must not become a storage area for building materials etc.

This BOA needs to assist its residences in maintaining the integrity and beauty of the residential areas by stopping the disregard for: neighborhood privacy, village appearances, and common courtesy.

There are plenty of public storage in proximity that are available for the above-mentioned items to be parked outside the village limits.