

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
August 2, 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, Mayor Pro-tem Fred Brown, Aldermen Andy Jackson, Frank Coachman, and Michael McDougal. Alderman Michael Coggin was absent.

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

Citizens Communications

Peter Stebbins of 1206 Ambrose Drive spoke of Mill Creek covenants and deed restrictions in existence before the Village of Salado incorporated relating to storage of autos, boats, and trailers. He spoke of problems with property owners who do not always voluntarily comply and lack of authority to enforce those covenants. Mr. Stebbins said it is time to make Mill Creek's covenants enforceable through Village of Salado codes. He also commented on progress made on the unfinished construction at a Chisholm Trail property, but noted work remains to be done on the residence.

John Newman of 2221 Chisholm Trail read from an email relating to a recent application to TCEQ for a discharge permit that he said contained a typo on the gallons-per-day (gpd) listed in the original notice. He cited the application numbers, applicant name/location, and anticipated flow statistics for certain phases.

Linda Reynolds of 507 Santa Rosa asked for information on future plans for the Sanctuary development, which she felt would be good to know before the upcoming public meeting on August 9th regarding the Village's possible acquisition of the Mill Creek Golf Course. She stated her understanding that the Sanctuary development would relieve the tax burden on Village property owners by paying for the sewer. She spoke of some activity observed in Salado Oaks that appeared to indicate building would begin in eighteen months and that the Village is going to be paying for a sewer line.

1. Consent Agenda

- A. Approval of minutes of the Special Board of Aldermen meeting of July 19, 2018.
- B. Approval of minutes of the Regular Board of Aldermen meeting of July 19, 2018.

Alderman McDougal moved to approve the Consent Agenda, as presented. Alderman Jackson 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 collection system crews are starting sewer main installation on West Village Road. He advised that the Village will be providing public notice and coordinating any incremental street closures with Salado ISD to minimize impact on traffic. He noted work along Main Street is complete, except for some minor work on the west side of Main Street in October. He provided a timeframe for installation of lift stations on Church and Royal Streets to occur after West Village work is finished. He said bore crews are working at Main Street and Salado Plaza and treatment plant work is progressing on schedule. He anticipated completion of both the collection system and treatment plant by January 2019. Photos showing progress of work performed to date at the treatment plant were displayed.

- Code enforcement actions relating to 2919 Chisholm Trail

Village Administrator Ferguson reported that meetings with the property owner have resulted in progress on completing the partially constructed residence. He noted the property owner's architect is finalizing plans for expedited plan review and subsequent issuance of the building permit, upon plan approval. He said much of the remaining work is interior finish-out that will likely take about six months to complete. He noted that one minor variance might be required relating to exterior building materials. He advised that the owner is working through floodplain and septic permit issues. The owner is also aware that there must be continuous activity from this point forward on completing construction.

- Holiday Inn Express Hotel Occupancy Tax late fees

Village Administrator Ferguson reported late fees have been paid on the subject property and thanked Mayor Pro-tem Brown for his assistance.

- Fiscal Year 2018 Street Improvement Project

Village Administrator Ferguson reported Bell County crews are finishing up preparation work for Stagecoach Circle, Indian Trail, Tres Vista, and Mill Creek Road for surface improvements to be made later this summer or early fall. He said additional information and estimates are forthcoming for Royal and Church Street improvements.

- Public meeting on potential Mill Creek Golf Course acquisition

Village Administrator Ferguson reported a public meeting will be held Thursday, August 9, 2018 at 6 p.m. at Salado Intermediate School to gather community input.

- Salado Creek water quality

Village Administrator Ferguson reported a discharge permit application has been filed with TCEQ for a plant to serve an approximately 200-acre subdivision development. He noted that the Village has been working with the groundwater district on this issue and said the application will be posted on the Village's website. He explained the importance of Village input regarding permit applications for developments outside the Village limits, as area drainage may eventually flow into Salado Creek and through a porous area that is prone to infiltration into groundwater that feeds springs in Salado. He outlined TCEQ's public meeting/application procedures/timeframe and suggested Salado as a possible location for a public meeting.

In response to an earlier citizen comment, Village Administrator Ferguson advised that the Sanctuary developer is expected to make a public presentation before the Board in September. Brief discussion clarified that the aforementioned TCEQ discharge permit application is for a treatment plant that is outside the Village limits.

B. Salado Police Chief Status Report

- Calls for service
- Citizens on Patrol Program
- National Night Out
- "SORD" training

Chief Ashe presented July 2018 calls for service, reports written, citations issued, number of arrests, and response time averages.

Chief Ashe reported that Citizens on Patrol (COP) volunteers patrolled for over 40 hours in 20 shifts over a 17-day period and found 10 unlocked business doors.

Chief Ashe highlighted activities planned for the National Night Out community-wide event to be held on October 2, 2018 from 6 to 8 p.m. at the Salado Civic Center. He noted that the grant application for NIBRS software was approved and transition to the new reporting system starts on September 1, 2018. He reported on upcoming Single Officer Rapid Deployment ("SORD") training to be conducted at the Salado Junior High School. Brief discussion addressed specific grant award amounts, National Night Out, and current/future staffing. Mayor Blancett congratulated Chief Ashe on the amount of grant funding received by Salado Police Department and more detailed information was provided on National Night Out by Chief Ashe.

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. Chief Berrier and his firefighters were commended for their exceptional performance containing a house fire this week.

D. Tourism Director's Report

- Salado Tourism Advisory Board
- Salado Tourism social media improvements
- Upcoming events

Tourism Director Chadley Hollas reported that the Tourism Advisory Board meetings have included very productive discussions on development of a marketing plan for the Village and current/future budgeting. He also spoke on improvements to social media sites, which are up and running, as content continues to be added, this weekend's Art Fair, and the upcoming Chocolate and Wine Festival. Brief discussion addressed future adoption of a tourism spending plan and marketing tools to help track visitors and spending.

Mayor Blancett announced a credentialing program event for the military that will be conducting testing on August 14th at 10 a.m. at Fort Hood for the purpose of helping those retiring from the military find jobs. He also presented a brief verbal proclamation to Mayor Pro-tem Brown and Alderman McDougal presented a book to Mayor Pro-tem Brown about the University of Texas Longhorns.

3. Presentation

Presentation from the Pace Park Advisory Board regarding a proposed Pace Park Improvement Plan. (*Pace Park Advisory Board*)

Village Administrator Ferguson presented a brief history of the Pace Park Advisory Board, including its well-attended public workshop meeting to gather public input on what types of improvements the community favors. He highlighted key Plan components, such as the Plan's purpose; long-term vision; Park infrastructure; layout; landscaping/irrigation; family-friendly features; walking paths/trails; Park markers; art displays; consistently themed signage; parking; playground/pavilion upgrades; possible grant funding opportunities; use of QR code system to enhance public communication and education; fee schedule that promotes local use; power and lighting; increased police patrols; bicycle racks; Wi-Fi; seating; social/sporting activities; establishment of "Friends of Pace Park"; encouraging sponsorship of Park events and activities; partnership with local museums; and utilization of social media/calendar to promote events. Although not recommended for Pace Park, the Board recognized strong interest shown for some type of water facility, whether a small pool or splash pad, with the possibility of partnering with other local governmental entities. He closed the presentation by recognizing Pace Park Advisory Board members present at tonight's meeting.

Discussion addressed pursuit of possible funding sources, including grants from Texas Parks & Wildlife (with 50-50 match requirement), corporate sponsorships, 501(C)(3) non-profit organizations, and a naming program.

4. Ordinances

- A. Consider approval of the second and final reading of an ordinance of the Village of Salado, Texas, authorizing the creation of land use assumptions, capital improvements plan, and certain other requirements for the adoption of impact fees for the wastewater utility. *(Village Administrator)*

Village Administrator Ferguson noted that key ordinance provisions approved on first reading at the Board's August 2, 2018 meeting have been included in tonight's second and final reading.

Alderman Coachman moved to approve the ordinance, as presented, on second and final reading. Alderman McDougal seconded. Motion carried on a vote of 3-1, with Mayor Pro-tem Brown voting against.

- B. Consider approval of the first reading of an ordinance of the Village of Salado, Texas, establishing the requirements for mandatory connection to a public wastewater system; and providing for an effective date; proper notice and meeting, severability and repealer. *(Village Administrator)*

Village Administrator Ferguson reviewed the proposed ordinance which, if approved, would require all commercial and residential property owners to connect existing buildings to the system within ninety (90) days of being notified by the Village that wastewater service is available. He noted that if the owner fails to connect within the aforementioned 90-day time period, the Village would have the ability to connect the property and recover the costs of connection. He advised that the owner of any new building intended for occupancy or any newly platted subdivisions within 150 feet of the system must connect after the system is operational.

Alderman McDougal moved to approve the ordinance on first reading, as presented. Alderman Jackson seconded.

Mayor Pro-tem Brown offered an amendment to the motion to allow single family residences on Royal Street, Main Street, and West Village Road the option to connect to the system. Amendment to motion died for lack of a second.

Hearing no further discussion, Mayor Blancett called for a vote as follows: Alderman Jackson, abstain; Mayor Pro-tem Brown, nay; Alderman Coachman, aye; Alderman McDougal, aye. Motion carried on a vote of 2-1-1.

- C. Consider approval of the first reading of an ordinance of the Village of Salado, Texas, amending Salado Zoning Ordinance No. 2015.04, adding the parking of a recreational vehicle and travel trailer in a driveway as a conditional use in Single-Family Estate Residential District (SF-21), Single-Family Residential District (Single Family Home) (SF-7), Single-Family Residential-Patio Home District (SF-PH), and Single Family-Attached Residential District (Condos and Townhouses) (SFA); and providing for the following: findings of fact; repealer; severability; effective date; proper notice and meeting. *(Village Administrator)*

Village Administrator Ferguson reviewed past Board discussion/action and the Planning and Zoning Commission's recommendation to allow recreational vehicle (RV) and travel trailer parking in residential driveways as a conditional use, which would allow neighboring property owners to opportunity to provide input and give the Board flexibility in placing specific conditions on each conditional use permit (CUP). He noted that CUPs remain in place regardless of changes in property ownership, but can be revoked for non-compliance with CUP conditions or at the request of the owner. He advised applicants would be encouraged to engage their neighbors before submitting a CUP application, as the application fee is not refundable, should the CUP be denied or later withdrawn.

Chisholm Trail Townhouse Association President Dave Williams of 616 Indian Trail opposed the Village getting involved in the issue of RV/travel trailer parking and felt that ordinance terms such as "unsightly" and "public nuisance" are very subjective in nature, making the ordinance problematic to implement and enforce.

Village Administrator Ferguson clarified that the Board is not deciding what is "unsightly," but is amending the Zoning Ordinance to allow the subject parking on a case-by-case basis as a conditional use. He stated the purpose of the CUP is give the Board the flexibility to approve or deny the CUP request, with property-specific conditions, based on public input received during the public hearing process.

Mayor Pro-tem Brown moved to approve the ordinance on first reading, as presented.

Discussion continued regarding issuing permits/licenses for RVs/travel trailers as an alternative to applying for a CUP; possible detrimental effect of RV/trailer/boat parking on residential property values; problems associated with issuance of permits by the Village as an alternative to granting CUPs; Planning and Zoning's recommendation to not include boats and utility trailers in the proposed ordinance; possible inclusion of a periodic review of CUPs; and enforceability issues.

Alderman Coachman seconded, based on the Planning and Zoning Commission's recommendation for approval.

Mayor Blancett called for a vote as follows: Alderman Jackson, abstain; Mayor Pro-tem Brown, aye; Alderman Coachman, aye; and Alderman McDougal, aye. Motion carried on a vote of 3-0-1.

5. Discussion and Possible Action

- A. Discuss and consider possible action authorizing additional compensation for the removal of privacy fencing for the installation of a Village of Salado wastewater main on property owned by Ricardo Berumen located on West Village Road in Salado, Bell County, Texas. *(Village Administrator)*

Village Administrator Ferguson recommended approval of the additional compensation due to the need to remove and replace up to fifty (50) additional feet of Mr. Berumen's fencing to accommodate the size of construction equipment needed to cut the trench line on the subject

property. While the existing permanent utility easement requires compensation for replacement of up to one hundred seventy-five (175) feet of fencing, he noted the Board's approval would be for replacement of not more than two hundred twenty-five (225) feet of fencing at a cost of \$21 per linear foot, with the exact length to be determined prior to compensation.

Mayor Pro-tem Brown moved to approve the additional compensation, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action regarding the proposed Fiscal Year 2019 Goals and Priorities for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson reviewed a list of Fiscal Year 2019 Goals and Priorities (*full text attached to these minutes*) and explained the tiered prioritization of stated goals.

Dave Williams of 616 Indian Trail spoke on the importance of adhering to the Village's Comprehensive Plan and favored adding an official review and update of the Comprehensive Plan as a Tier One priority.

In response to Mr. Williams, Village Administrator Ferguson advised that there current efforts underway to review and update the Comprehensive Plan.

Mayor Pro-tem Brown moved to approve the Fiscal Year 2019 Goals and Priorities, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

- C. Discuss and consider possible action on issues relating to development of the Proposed Fiscal Year 2019 Operating Budget for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson noted certain procedural budget timeframes, including filing of the Proposed Fiscal Year 2019 Operating Budget, workshop(s), and scheduling of public hearing.

Adjournment

Alderman Jackson moved to adjourn. Alderman McDougal seconded. Mayor Blancett called the meeting adjourned at 8:15 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 16th of August, 2018.



APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary