

**Village of Salado**  
**Salado Municipal Building**  
**301 North Stagecoach Road**  
**Salado, Texas**  
**Minutes of Regular Meeting of Board of Aldermen**  
**October 18, 2018 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:30 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. Mayor Pro-tem Fred Brown was absent.

Staff Present: Village Administrator Don Ferguson and City Secretary Cara McPartland

### **Citizens Communications**

No citizen comments were heard.

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

- A. Approval of minutes of the Regular Board of Aldermen meeting of October 4, 2018.
- B. Approval of the September 2018 Financial Statements for the Village of Salado.

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

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

- Wastewater Project Update

Village Administrator Ferguson reported crews are installing the low-pressure main on the east side of Main Street. He displayed photos showing progress on work at the treatment plant site. He anticipated completion of collection system construction in late December 2018 or early January 2019 and treatment plant completion in January 2019. He noted total payouts to date made to Matous Construction for the treatment plant and to McLean Construction for the collection system.

- Sales Tax Collections for the Village of Salado

Village Administrator Ferguson reported that the Village's October sales tax check, representing August collections, totaled \$40,520, which reflects a thirty-one percent (31%) increase from the same period last year, in part due to a \$6,000 audit adjustment by the State. If the audit adjustment

were removed from the comparison, the Village increased collections over the same period last year by eighteen percent (18%).

- **Main Street Improvement Project**

Village Administrator Ferguson reported TxDOT has completed design work and is close to letting the project. He advised the project will begin in late spring of 2019 and provided details on the project's scope, including possible street closures/detours and mitigation of project impact. He noted TxDOT's interest in engaging the Village in discussions of turning over the Main Street bridge to the Village upon project completion and associated Village concerns related to such turnover, such as condition and life expectancy of the Main Street bridge.

- **FM 2484 Wastewater Discharge Permit Application**

Village Administrator Ferguson provided details on the application to discharge approximately 300,000 gallons per day of treated effluent submitted to TCEQ by the Pampa Group to serve a mixed-use development. He advised that discussions with the applicant indicated initial discharge estimates of around 100,000 gallons per day, possible options for meeting future capacity needs, and proximity allowing for possible connection to the Village's wastewater system. He noted concerns expressed by some downstream property owners, primarily related to negative impact of potential spills on private wells and seepage into the recharge zone of the Edwards Aquifer. He advised that TCEQ is preparing its technical review and read a letter sent to TCEQ delineating the Village's concerns regarding the permit application. He stated that Bell County and Clearwater Underground Water Conservation District plan on taking a position on the permit application and said the Village may take similar action on a future agenda.

In addition, Village Administrator Ferguson advised that due to continuing rainfall, the one-lane low water crossing in Mill Creek will likely be closed for the next several days. He noted a peak flow rate of 3,800 cubic feet per second (cfs) and gauge height of almost seven feet. Clean-up of debris/culverts and water level monitoring is ongoing. He also reported on removal of a tree that fell on a bench at Pace Park last Saturday and needed tree work on Van Bibber Road and within Pace Park.

Discussion addressed the Pampa Group's headquarters location; February-March 2019 projection to begin wastewater system operations; pending TCEQ discharge permit applications submitted by area developers; TxDOT's Main Street Improvement Project improvements/costs; delivery of flood gates; FEMA grant availability and possible locations for warning sirens; and community notification system implementation.

### **3. Ordinance**

An ordinance of the Village of Salado, Texas, establishing the Salado Police Department Reserve Police Force; providing for appointment and qualifications of police officers; repealing conflicting ordinances; providing for severability; and providing an effective date.

Village Administrator Ferguson reviewed key ordinance provisions. Brief discussion established that Police Chief Ashe will select reserve officer(s) in the same manner as regular hires, including background checks. It was also noted that the Village's general liability coverage will apply to reserve officers at minimal cost.

Alderman Coachman moved to approve the ordinance establishing the Salado Police Department Reserve Police Force, as presented. Alderman Jackson seconded. Motion carried on a vote of 4-0.

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

- A. Discuss and consider possible action accepting the resignation of Mayor Pro-tem and Alderman Fred Brown from the Board of Aldermen. (*Mayor Skip Blancett*)

Mayor Blancett read Mayor Pro-tem Brown's letter of resignation. Alderman McDougal moved to accept Mayor Pro-tem Brown's resignation, as presented. Alderman Coachman seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action regarding the vacancy on the Village of Salado Board of Aldermen created by the recent resignation of Mayor Pro-tem and Alderman Fred Brown. (*Mayor Skip Blancett*)

Village Administrator Ferguson outlined the following three options: appoint a replacement to serve until the next regular election in May 2019; order a special election to fill the vacancy; or leave the position vacant until the next regular election in May 2019.

Discussion addressed expediency and cost-effectiveness of leaving the position vacant; approximate timeframe/costs of special election; and importance of transparency during the appointment process, if position is to be filled.

Alderman McDougal moved to allow former Mayor Pro-tem Brown's position to remain vacant until the May 2019 election. Alderman Jackson seconded. Motion carried on a vote of 4-0.

- C. Discuss and consider possible action appointing a mayor pro-tem for the Village of Salado. (*Mayor Skip Blancett*)

Mayor Blancett entertained nominations for mayor pro-tem. Alderman Coggin moved to nominate Alderman Coachman to the position of mayor pro-tem. Alderman Jackson seconded. Motion carried on a vote of 4-0.

- D. Discuss and consider possible action approving Amendment No. 5 (Church Street Reconstruction) of the contract with McLean Construction of Killeen, Texas relating to construction of the Salado Wastewater Collection System. (*Village Administrator*)

Village Administrator Ferguson reviewed the contract amendment, which would allow for the reconstruction of Church Street from Pace Park Road to Blacksmith Road at a cost of \$71,548. He

explained that reconstruction of the entire roadway instead of repairing only that portion of the road damaged during recent wastewater construction would result in a net cost of \$58,764, as \$12,784 of asphalt repair work is included in the wastewater collection system contract.

Discussion addressed specific location of reconstruction, funding sources (part of project is not wastewater-related), and significant cost savings to the Village.

Alderman Jackson moved to approve Amendment No. 5 (Church Street Reconstruction) of the contract with McLean Construction, as presented. Alderman McDougal seconded. Motion carried on a vote of 4-0.

E. Discuss and consider possible action appointing an alternate member for the Village of Salado Planning and Zoning Commission. (*Village Administrator*)

Village Administrator Ferguson advised that due to the recent resignation of the current alternate member from the Commission (Georgeann Valentine), there is a need to appoint a replacement. He noted one application was submitted by David Graham for Board consideration.

Alderman McDougal moved to approve the appointment of David Graham as an alternate member to the Planning and Zoning Commission. Alderman Coachman seconded.

Discussion addressed Mr. Graham's exceptional qualifications to serve on the Commission.

Motion carried on a vote of 4-0.

F. Discuss and consider possible action appointing a member to the Pace Park Advisory Board. (*Village Administrator*)

Village Administrator Ferguson explained there is a need to replace Susan Humiston, who recently resigned from the Board. Ms. Humiston held the position on the Board designated for a former Pace Park Board of Trustees representative. It was recommended that the Board approve Denver Mills to fill the vacancy, as he was a former Pace Park trustee and has agreed to serve.

Alderman Coachman moved to approve the appointment of Denver Mills to the Pace Park Advisory Board. Alderman Jackson seconded. Motion carried on a vote of 4-0.

G. Discuss and consider possible action providing direction to the Village Administrator relating to the proposed annexation of Salado ISD property. (*Village Administrator*)

Village Administrator Ferguson spoke on the scope of the proposed annexation, including certain property that is not owned by Salado ISD. He detailed procedures, timeframe, and discussions with Bell County official(s) regarding the future improvement of Williams Road. He advised contract amendments would be needed for the Village engineer's extension design, with the Salado ISD responsible for design and construction costs. He anticipated construction to begin in January 2019. Discussion addressed wastewater line locations, project timeline/costs, and payment of metes and bounds survey for right-of-way and associated legal fees by the Village of Salado.

Alderman Coggin moved to authorize the Village of Administrator to continue his discussion with Salado ISD for future immediate annexation. Alderman Coachman seconded. Motion carried on a vote of 4-0.

- H. Discuss and consider possible action on issues relating to the possible extension of the wastewater collection line from Salado Plaza Drive to FM 2484 on the east side of Interstate 35. (*Mayor Skip Blancett*)

Mayor Blancett spoke on the history of discussions with the Holiday Inn Express ownership and what types of incentives the Village might offer should the Holiday Inn Express be annexed into the Village.

Discussion addressed the Village's extension policy, which states the party requesting the extension pays for extension of the service; cost estimates of around \$400,000 to extend line from Salado Plaza Drive to FM 2484; the Village's tax abatement policy, which applies to new developments; request for waiver of impact fees; need for clarification on specifically what types of incentives/abatements are being requested; and other area properties that may want to connect to the Village wastewater system and possible sharing of costs.

Alderman Coachman moved to deny any requests for financial aid, absent submission of a specific development plan. Alderman Jackson seconded.

Alderman Coggin requested an amendment to the previously stated motion to authorize the Village Administrator work with the requestors to bring an agreement to the Board for consideration. Alderman Jackson seconded.

Mayor Blancett restated the amendment as follows: the Village Administrator will take over entire negotiation with the requestors and bring back to the Board. Village Administrator Ferguson offered the following clarified language: the Village Administrator will seek specifics on exactly what types of incentives/abatements the requestors are asking for and bring those specific requests back to the Board. Mayor Blancett concurred with Village Administrator Ferguson's wording of the motion amendment.

Alderman Coggin moved to request an amendment to the motion, as clarified by Village Administrator Ferguson. Alderman Jackson seconded. Motion carried on a vote of 4-0.

Alderman Coachman restated his previous motion to deny any requests for financial aid, absent submission of a specific development plan, including the amendment authorizing the Village Administrator to seek specifics on exactly what types of incentives/abatements the requestors are asking for and bring those specific requests back to the Board. Alderman Jackson seconded. Motion carried on a vote of 4-0.

## **Adjournment**

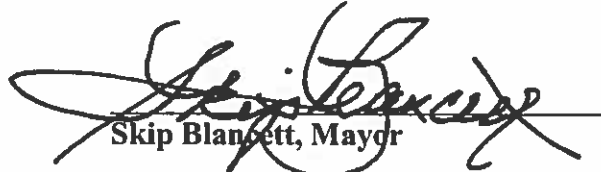
Mayor Blancett called the meeting adjourned at 7:52 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 1<sup>st</sup> of November, 2018.

APPROVED:

  
Skip Blamett, Mayor

ATTEST:

  
Cara McPartland, City Secretary

