

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
November 5, 2020 at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Skip Blancett, who noted that Mayor Pro-tem Coggin will serve as presiding officer for most of this meeting.

Mayor Pro-tem Coggin 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 Michael Coggin, Aldermen Rodney Bell, Amber Preston Dankert, and John Cole. Alderman Frank Coachman was absent.

Staff Present: Village Administrator Don Ferguson

Proclamations (This item was continued until the Board of Aldermen's next meeting.)

1. Citizens Communications

Mayor Pro-tem Coggin called for comments from citizens about items not on the agenda.

Salado resident Peter Craig of 2726 Winners Circle questioned the need for stop signs placed on Hester Way.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of October 15, 2020.
- B. Approval of minutes of the Regular Board of Aldermen meeting of September 17, 2020.

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

3. Status Reports

A. Village Administrator's Status Report

- Wastewater Project Update

Village Administrator Ferguson reported several unconnected property owners have initiated contact regarding connection; bids from contractors to perform connections are being sought; 30-day window for notified property owners to connect after November 9th deadline; enforcement actions for non-compliance; and installation/monitoring of odor control systems at the Royal and Church Street lift stations.

- Main Street Improvement Project

Village Administrator Ferguson reported that TxDOT has advised that work will begin next week on lights and railings, with all work to be completed by the end of November. Plans are underway for installation of flags on light poles.

- Municipal Building Flagpole Project

Village Administrator Ferguson reported a meeting is scheduled with the flagpole vendor early next week, with installation to occur a few days after the flagpole acquisition is completed.

- Development Activity

Village Administrator Ferguson reported on status of the Sanctuary development; displayed images of Sanctuary activity; next phase (north section) of development; details on residential/townhome/apartment construction; preservation of trees/green space; approximate 8-month construction timeframe; and possible parkland.

He also noted receipt of a petition for a Public Improvement District (PID) and clarified certain development specifics such as the developer's responsibilities and the Village's oversight role.

Regarding Eagle Heights, Village Administrator Ferguson reported construction plans are under review for a development consisting of 175 residential lots and 16 acres of commercial property, and initiation of annexation procedures, including public notice and public hearing scheduled for the Board of Aldermen meeting on November 19, 2020.

Regarding the Salado Commercial Center proposed development at the intersection of FM 2484 and IH-35, Village Administrator Ferguson reported on discussions of possible development of a 64-acre tract to include several restaurants (fast food and eat-in), convenience store, senior housing, and retail space.

- Security Camera Proposal Workshop

Village Administrator Ferguson reported a workshop is scheduled for the Board's November 19th meeting and attended by the police chief and vendor's representative, with a briefing to be provided by the Village's attorney.

- Tourism Director Search

Village Administrator Ferguson reported that approximately 20 candidates have submitted applications. Interviews are planned for the end of this month.

Discussion addressed the wastewater connection enforcement process; interest expressed by FM 2484 developers in annexation into the Village; completion of street light work on Main Street in time for Stroll; obtaining estimates for crosswalk work outside of the original Main Street project scope; requirement that Board of Aldermen approve a PID per the development agreement and

potential benefit to Village; concerns expressed regarding connection of Sanctuary apartments to the Village's wastewater system and possible capacity issues; appointment of board to oversee PID and associated concerns regarding debt issuance and assessments; contacts with TxDOT to complete street light installation as soon as possible; and interview/selection process for hiring of tourism director.

B. Salado Police Chief Status Report

- Calls for Service
- Police Department Staffing
- Citizens on Patrol (COP)

Salado Police Chief Patrick Boone reported on October's number of calls for service, offense/supplemental/crash reports, arrest warrants, citations/warnings issued, response times, house watches, COP program in place with certain COVID precautions; and one officer position vacancy. He noted complaints received from citizens regarding scams. Discussion addressed safety concerns during Halloween, possible reduction of speed limits in Mill Creek, and enhanced enforcement efforts such as speed trailers.

C. Salado Fire Chief Status Report

- Calls for Service

Salado Fire Chief Shane Berrier expressed appreciation for support received in the successful creation of an Emergency Services District (ESD) and reported on the number of EMS/fire/motor vehicle accident calls responded to within the Village of Salado and Bell County for the month of October. Discussion addressed establishment of the newly created ESD board, initial legal costs, addition of personnel/equipment, and lengthy process involved in ESD creation. Mayor Pro-tem Coggin clarified that Chief Berrier is not an employee of the Village and expressed appreciation for Chief Berrier's services and presentations to the Board in his capacity as a volunteer. Mayor Pro-tem Coggin stated the need for continued support of the Fire Department's fundraising efforts, which have been negatively impacted by COVID-19. Chief Berrier expressed thanks for recent successful fundraisers organized by Barrow Brewing and Amy's Attic.

4. Presentation

Presentation of the Preliminary Engineering Report regarding the proposed construction of a Salado Creek pedestrian crossing. (*Village Administrator*)

Village Administrator Ferguson reviewed past discussions; existing conditions in an environmentally sensitive area; staggered anchored limestone blocks; ADA-accessibility via Main Street Bridge; potential locations and associated challenges; significant construction/permitting costs and timeframe; gravel removal analysis; site access; estimated construction cost of approximately \$284,000, with \$157,000 of that amount attributable to anchoring of stones; overall project cost in excess of \$500,000, which includes environmental and design-related costs; and the

Village's submission of a funding request to KTMPO to help offset project cost. Discussion addressed reasoning for the crossing and long-term maintenance issues and costs.

5. Resolutions

- A. Consider approval of a resolution of the Board of Aldermen of the Village of Salado, Texas approving the submission of a grant application by the Village of Salado to the Office of the Texas Governor for the Salado Police Department Interoperable Emergency Communications Project. (*Village Administrator*)

This item was heard after Agenda Item 6D.

Mayor Pro-tem Coggin announced that Mayor Blancett left the meeting at this time.

Village Administrator Ferguson recommended approval of the grant application seeking \$19,200 in funding to acquire 8 new hand-held radios to replace the department's outdated radios. He noted that approval of the resolution is required in order to submit the grant application.

Alderman Cole moved to approve the resolution, as presented. Alderman Dankert seconded. Motion carried on a vote of 4-0.

- B. Consider approval of resolution approving two contracts regarding the Stagecoach Inn, those being an *Amended and Restated Master Development Agreement* with Stagecoach 194, LP, and an affiliated *Lease Agreement* for a 2.092 acre parcel, both involving economic development incentives for the hotel redevelopment and mixed-use development of the eight-acre parcel located at 416 S. Main Street, Salado, Texas (Bell County Appraisal District Tracts 10989 & 109870).

Village Administrator Ferguson reviewed a prior development agreement approved in 2016 and noted the need to address certain statutory conflicts relating to conveyance of the 2-acre parcel that now serves as a parking lot. As an alternative, he presented a draft of a long-term lease agreement amenable to both parties that would allow for the use of the parking lot for parking and for public pedestrian creek access. He advised the agreement would also allow for potential development of the property by Stagecoach subject to Village of Salado approval. He noted review of the original agreement revealed there was not an executed agreement relating to tax abatement/refunding. He advised that Stagecoach representatives are present to make a brief presentation and answer questions from the Board.

Mayor Pro-tem Coggin suggested that the Board hear the presentation from Stagecoach representatives tonight and delay action until newly elected aldermen assume their duties.

Brief discussion between Village Administrator Ferguson and Alderman Bell addressed specific provisions of the proposed agreements, including lengthy term of the lease agreement.

Stagecoach General Partner David Hays provided history on the Stagecoach redevelopment from inception to date; future development plans through 2024; total amount of Stagecoach investment to date and anticipated future investments.

No action was taken.

6. Discussion and Possible Action

- A. Discuss and consider possible action regarding a request for assistance relating to the monthly wastewater bill for a commercial business located at 101 N. Main Street. (*Village Administrator*)

Village Administrator Ferguson advised that Barton House owner Clinton Harwell is contesting payment of bills for wastewater service due to closure of his restaurant during the COVID-19 pandemic. He stated that Mr. Harwell is present to speak to the Board regarding his request.

Clinton Harwell spoke of his restaurant's COVID-related closure shortly after connection to the Village's wastewater system in March and his reasoning for requesting payment assistance in making monthly payments of \$785. He stated that in July he paid for separate metering of water used for landscaping purposes. He proposed paying the \$60 base commercial bill for several months and asked for the Board's consideration in figuring out what is a fair amount to pay for subsequent months.

Discussion among Mr. Harwell, Aldermen Dankert and Bell, and Village Administrator Ferguson included: lack of payments for wastewater service for 8 months; usage data before and after separate meter was installed for landscaping water use; Mr. Harwell's decision to completely close his Salado business location; Mr. Harwell's citing of a billing error on his natural gas bill in Temple and subsequent credit for said error; request by Mr. Harwell to resolve this matter in person before the Board of Aldermen before making any payments; sales tax refund from the Village to Mr. Harwell for timely connection; negative impact of Main Street construction on Barton House business; Mr. Harwell's contributions to Salado; question of fairness to other business owners who have paid their utility bills; ability of staff to review usage data and issue credit in the event of errors; and need for Board authority to approve a waiver of the scope requested by Mr. Harwell.

Hearing no further discussion, Mayor Pro-tem Coggin moved to deny this request. Alderman Dankert seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action regarding the development of regulations relating to the location of portable storage containers within the corporate limits of the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson reviewed past Board direction to staff to present several possible options for regulating these types of storage containers (also known as PODs). Based on questions pertaining to number of permits issued for a property within a 12-month period, exemptions from regulations (such as recovery from natural disasters), and storage container signage, Alderman Cole favored holding a workshop on this item before considering a draft ordinance.

Mayor Pro-tem Coggin moved to direct Village Administrator Ferguson to draft an ordinance including the following:

- Require a permit to place a storage container on a property
- Limit the amount of time a storage container can be located on a property
- Prohibit the placement of storage containers on any street or highway
- Require containers to be situated to minimize interference with lines of sight
- Limit the maximum allowable size of storage containers
- Prohibit signage on containers
- Prohibit placement in certain areas
- Exempt property owners affected by fire or natural disasters

Alderman Dankert seconded.

Discussion addressed concerns regarding prohibition on placement in certain areas; lack of support for requiring a permit; proving length of time trailer located on property; making the contract for the storage container available to the Village upon request; and preference for 30 days as the maximum amount of time containers may be placed on property.

Alderman Danker offered an amendment to Mayor Pro-tem Coggin's motion by deleting the requirement to obtain a permit, addition of language requiring that the storage container's contract be made available to Village staff, removing the prohibition regarding placement in certain areas, and limiting the amount of time a storage container may be located on a property to no more than 30 days. Mayor Pro-tem Coggin accepted Alderman Dankert's amendment to the motion to limit placement to no more than 30 days, to delete the requirement to obtain a permit, and to remove the prohibition regarding placement in certain areas. Mayor Pro-tem Coggin restated the motion, as amended. Alderman Cole seconded. Motion carried on a vote of 4-0.

- C. Discuss and consider possible action renewing the Visitors Center Sublease Agreement with the Salado Chamber of Commerce. (*Village Administrator*)

Village Administrator Ferguson recommended approval of renewing the agreement for a 3-year period at the current fixed monthly rental cost of \$1,517.

Discussion addressed the monthly rental cost and possible savings by locating Visitors Center at the Municipal Building; benefit of central location in downtown tourist area with high foot traffic; inclusion of utilities, internet, and cleaning services for 2 offices and a lobby in the monthly rent; previous lease term of 2 years; and no penalty termination clause.

Alderman Cole moved to approve renewing the Visitors Center Sublease Agreement with the Salado Chamber of Commerce, as presented. Alderman Bell seconded. Motion carried on a vote of 4-0.

- D. Discuss and consider possible action the annual performance review of the Village Administrator. (*Village Administrator*)

This item was heard after Agenda Item 4.

Mayor Pro-tem Coggin adjourned Open Session and convened Executive Session at 7:35 p.m. for discussion of the annual performance review of the Village Administrator pursuant to Chapter 551.074 of the Texas Government Code. No action was taken in Executive Session.

At 8:15 p.m., Mayor Pro-tem Coggin adjourned Executive Session and reconvened Open Session. No action was taken in Open Session.

Adjournment

Alderman Cole moved to adjourn. Alderwoman Dankert seconded. Mayor Pro-tem Coggin called the meeting adjourned at 9:25 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 19th of November, 2020.

APPROVED:


Skip Blancett, Mayor

ATTEST:


Cara McPartland, City Secretary

