

Village of Salado
Salado Municipal Building
301 N. Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
August 19, 2021, at 6:30 p.m.

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

Alderman Paul Cox gave the invocation and led the Aldermen in the Pledges of Allegiance to the flags of the United States and the State of Texas.

Board Members Present: Mayor Michael Coggin, Mayor Pro-tem Rodney Bell, Paul Cox, Jason Howard, John Cole, and D. Jasen Graham.

Staff Present: Village Administrator Don Ferguson

Presentation

A Special Presentation to Jackie and Denver Mills in Recognition for Their Years
Years of Dedication and Service to the Village of Salado.

Mayor Coggin presented Denver and Jackie Mills with a *Key to the Village* in recognition for their years of community service in Salado.

1. Citizen Communications

Salado resident Linda Reynolds voiced her opposition to the Sanctuary Development Agreement. She cautioned board members about reducing the term of the Agreement, as a longer term would delay the time needed for the Village to provide financial support to the development through the creation of a Public Improvement District (PID).

Salado resident Lonnie Edwards requested the contractor working on the reconstruction of Salado Plaza Drive to work with businesses in the business park on the street to minimize the impact of construction on their businesses. He also asked board members to keep those businesses in mind when decisions are made regarding future traffic restrictions on the roadway, once reconstructed.

2. Consent Agenda

- (A) Approval of the minutes of the Regular Board of Aldermen Meeting of July 15, 2021.
- (B) Approval of the minutes of the Regular Board of Aldermen Meeting of August 5, 2021.
- (C) Approval of the appointment of Amber Dankert to the Salado Parks Advisory Board.
- (D) Approval of the July 2021 Financial Statements for the Village of Salado.

Alderman John Cole made a motion to approve the Consent Agenda. Alderman Cox seconded the motion that was approved with a 5-0 vote.

3. Discuss and Consider Possible Action regarding any item removed from the Consent Agenda.

Mayor Coggin said no action was necessary, as there were no items pulled from Consent Agenda.

4. Discussion and Possible Action

- (A) Discuss and Consider Possible Action Regarding the Proposed FY 2022 Marketing Budget for the Village of Salado.

Tourism Director Andrea Howard briefed board members on the tourism marketing budget for the coming fiscal year. She said the \$70,000 spending plan includes the lease of billboard space and the use of both social and print media to promote overnight visitation in Salado. She added the budget includes funding to build a video archive to assist with the Salado tourism marketing effort.

Mayor Pro-tem Rodney Bell suggested Ms. Howard explore the potential use of *Gas Station TV* as a means of helping spread the word about Salado.

Mayor Pro-tem Bell made the motion to approve the FY 2022 Tourism Marketing Budget, as presented. Alderman Cox seconded the motion that was approved with a 5-0 vote.

- (B) Discuss and Consider Possible Action Regarding a Proposed Contract with Lone Star Grading and Materials, LLC, for the Removal of Sand and Gravel from the Salado Creek in the Area of the South Ridge Low Water Crossing.

Village Administrator Don Ferguson reported the Village has secured a permit from Texas Parks and Wildlife to remove up to 17,000 cubic yards of sedimentary material from the Salado Creek upstream from the South Ridge Road low water crossing. He said the permit is effective until May 10, 2024.

After examining the Village's budget limitations, property access issues, and the logistical challenges of removing the material, Ferguson said the Village is proposing to contract with Lone Star Grading and Materials, in an amount not to exceed \$50,000, to remove and haul off as much of the material as possible. He said the proposed contract contains an equipment/operator rate schedule that will be used to determine how much the Village is billed.

Alderman Cox said he is hopeful the contractor will move quickly to complete the project.

Alderman Cox made the motion to approve the contract and expenditure, as proposed. Alderman Cole seconded the motion that was approved with a 5-0 vote.

(C) Discuss and Consider Possible Action Relating to the Development of the Proposed Fiscal Year 2022 Operating Budget for the Village of Salado.

Mayor Coggin indicated this item was placed on the agenda to allow board members to continue discussions regarding the proposed FY 2022 Operating Budget.

Alderman Jason Howard asked that the newly appointed Parks Board have an opportunity to provide input on the proposed park expenditures prior to board members acting on the proposed budget.

Mayor Pro-tem Bell asked staff to evaluate the proposed Interest & Sinking Fund Budget to see if any numbers needed to be adjusted.

Alderman Cole made a motion to direct the Mayor and Village Administrator to continue working on the proposed FY 2022 Operating Budget, taking into considerations the suggestions made by board members. Alderman Cox seconded the motion that was approved with a 5-0 vote.

7. Public Hearing and Possible Action (*Addendum*)

Hold a Public Hearing and Consider Possible Action Regarding Proposed Revisions to the Sanctuary Development Agreement.

Mayor Coggin briefed board members on the status of discussions regarding proposed revisions to the Sanctuary Development Agreement. Mayor Coggin opened the public hearing to gather input on the proposed revisions from those in attendance.

Salado resident Michael McDonald expressed concern about the deteriorating condition of Royal Street and questioned how the proposed revisions to the Development Agreement would help improve the condition of the heavily traveled roadway in a timely fashion.

With there being no further public comment, Mayor Coggin closed the public hearing.

Alderman Cole and Alderman Cox said the Sanctuary developer needs to contribute to the improvement of Royal Street and the term of the development agreement needs to be shortened.

Alderman Howard expressed concern about the existing and future burden of the Sanctuary development on all the taxpayers of Salado.

Mayor Pro-tem Bell cautioned board members about focusing too much on Royal Street improvements with any changes made to the Development Agreement. He said the term of the Agreement needs to be shortened and the ultimate focus of the changes should be on paying off Village's existing wastewater debt as soon as possible.

Alderman Jason Graham made a motion to direct the Mayor to continue to advocate the Village's proposed revisions to the Development Agreement in future discussions with the developer, and to grant the Mayor the latitude needed in the negotiation process. Alderman Cole seconded the motion that was approved with a 5-0 vote.

5. Executive Session

Mayor Coggin announced the Board would be retiring into Executive Session to conduct the mid-year performance evaluation of the Village Administrator pursuant to Chapter 551.074 of the Texas Government Code at 7:59 p.m.

Mayor Coggin announced the Board was coming out of Executive Session at 9:02 p.m. and that no action was taken in the Executive Session.

6. Discussion and Possible Action

DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION RELATING TO THE MID-YEAR PERFORMANCE EVALUATION OF THE VILLAGE ADMINISTRATOR. (MAYOR MICHAEL COGGIN)

Alderman Cox made the motion to direct the Village Administrator to proceed with new staffing recommendations and the development of cost estimates for facility modifications, as discussed in the Village Administrator's mid-year evaluation. Alderman Cole seconded the motion that was approved with a 5-0 vote.

Adjournment

With there being no further business, Alderman Cole made a motion to adjourn.
The meeting was adjourned at 9:08 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 2nd of September , 2021.

APPROVED:



Michael Coggins, Mayor

ATTEST:



Don Ferguson, Village Administrator



Cara McPartland

From: Linda Reynolds <[REDACTED]>
Sent: Thursday, August 19, 2021 6:42 PM
To: Don Ferguson; Cara McPartland; [REDACTED]
Subject: Citizen Comment

Please include with the minutes for 8/19/21

8/19/21

Linda Reynolds

1110 MILL CREEK DR

THANK YOU FOR THIS OPPORTUNITY TO SPEAK:

I would wait for the public hearing on the Sanctuary negotiations later in this meeting, but I haven't seen any executive summary or any of the exhibits

AND MORE IMPORTANTLY

as far as I can read on the village website, Mr Billy Hanks jr and Mr Sulaski are still asking the tax payers of Salado to sign a Public Improvement District, or PID,

so they can Borrow \$25 million dollars with Salado taxpayers backing.

To date, these developers have kept the Sanctuary Donkey/Agricultural designation....which is a nearly tax free status on the largest East property.

They also sold off valuable structures known as WILDFIRE, and reduced the taxes paid to the village.

Nothing has been built except what the taxpayers paid to build for the developers....the sewer plant and a sewer line for them to begin development.

I appreciate our current mayor and boards efforts, but given the general growth in the surrounding Salado area, I really think changing the agreement from 45 years to 10 years is to our disadvantage.

We have 45 years, in the contract our former mayor and board signed 5 years ago, to consider supporting a PID....I think you should not give away the one good aspect of the agreement...5 years have slipped by....we have 40 more years to decide on giving the developers more financial support whether it is 25 million or 10 million or \$25 dollars.

Let's take our time...I will be 115 years old then....who knows what the future may hold?

Thank you

Footnote about directional signs:

Also Mrs Judy Fields (who is up at the golf course serving Hamburgers and hot Dogs) wanted to be sure you all know how grateful she is for your quick sign response on the Salado Plaza detour.

A different neighbor, had to call 911 early on a very dark morning just last week. They arrived quickly from Temple.

Sent from my iPhone