Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
November 18, 2021 at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Michael Coggin. *The meeting was conducted in person and using videoconferencing. Public participation was available via videoconference.*

Mayor 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 Michael Coggin and Aldermen John Cole, Paul Cox, Jason Howard, and D. Jasen Graham attended in person. Mayor Pro-tem Rodney Bell was absent.

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

1. Citizens Communications

This item was heard after Agenda Item 4A.

Linda Reynolds of 1110 Mill Creek Drive spoke of a Sunday article in the Temple newspaper about a "building boom." She referenced an article in today's edition about a sewer spill into Nolan Creek in Belton. She expressed concerns that a similar incident could happen here in Salado and feared that a huge amount of sewage could contaminate Salado Creek. She said sewage runs downhill, felt apartment builders should send their sewage down Holland Road to the sewer plant, and questioned the existing sewer line location.

Darlene Walsh of 1001 Mill Creek Drive agreed with Ms. Reynolds comments about the potential effect on Salado Creek in the event of a sewage spill, noted that there is a dirt dam built many years ago that now sits on Will Lowery's property, and expressed concerns that sewage or runoff would not be able to get to the creek and would just flood everything. She spoke of a property owner meeting held last year that she attended and asked for information on the status of possible wastewater service extension plans, as she wished to connect her 2-acre property (*written comments are attached to these minutes.*)

2. Consent Agenda

A. Approval of minutes of the Regular Board of Aldermen meeting of November 4, 2021.
B. Approval of the October 2021 Financial Statements for the Village of Salado.
C. Appointment of El Salvador Edwards to the Salado Tourism Advisory Board.
D. Appointment of Tristan Laicer to the Salado Parks Advisory Board.
E. Approval of plans to close a portion of Main Street for the Christmas Stroll Holiday Laser Light Show on Saturday, December 11, 2021.

Regarding Alderman Graham's request for additional information on Consent Agenda Item 2B, Village Administrator Ferguson responded that further details will be provided after looking at the specific expenditures cited by Alderman Graham.

Alderman Cole moved to approve all Consent Agenda items, including Addendum Item 2F (*see page 4 of these minutes*), as presented. Alderman Graham seconded. Motion carried on a vote of 4-0.

With tonight's approval of Roy Cunningham to the Planning & Zoning Commission (*see Consent Agenda Item 2F*), Village Administrator Ferguson advised that there is only one vacancy left on the Commission. As the Commission has all but one position filled, he noted that a workshop with the Planning and Zoning Commission will be scheduled to begin review of the Subdivision Code.

3. Village Administrator's Report

This item was heard after Agenda Item 4A.

- Salado Creek Gravel Removal Project Status Report

Village Administrator Ferguson reported the contractor is awaiting confirmation from the trucking company on an exact start date; work is expected to begin in 7-10 days, with crews removing gravel build-up adjacent to and up to 250 feet upstream from the South Ridge Low Water Crossing; and project cost not to exceed $50,000.

- Royal Street Improvement Project Status Report

Village Administrator Ferguson reported that this is one of nine projects in the region's Traffic Improvement Plan anticipated to be let in 2022; estimated cost is approximately $1,000,000, with about $200,000 coming from the Village and the remaining funds coming from TxDOT; project includes roadway reconstruction and drainage improvements; and word from TxDOT is forthcoming on when to proceed with project. He noted ongoing active discussions with Sanctuary developers regarding additional Royal Street improvements such as sidewalks and street lighting and associated shared funding.

- American Rescue Plan Act Funding Plan Status Report

Village Administrator Ferguson reported that work has started on projects included in the Board's recently approved spending plan; repairs to saw teeth on the South Ridge Low Water Crossing are scheduled to bid in early December; and preparation of a Request for Qualifications to select an engineer to develop plans for Stagecoach Road and Chisholm Trail drainage improvements.

- Website Redesign Project Status Report
- Village Ordinance Codification Project Status Report

Village Administrator Ferguson reported the contract has been executed with Municode for custom redesign of the Village's website and content migration at a cost of $9,800; design and build phase

of the project is expected to be complete in 5-7 months; new website will feature easier access to information, rotating banners, headline articles, capital project tracking tool; parks and trails directory; fillable forms; and video integration. He advised the codification project includes legal review of ordinances for Code production that is anticipated to take about 12 to 14 months to complete.

- Bluff Circle Acquisition Proposal Status Report

Village Administrator Ferguson reported that Bluff Circle is a private road that has deteriorated over time and advised that residents have approached the Village about taking over ownership and maintenance. He said residents would be responsible for bringing the roadway up to standards prior to the Village assuming ownership and maintenance. He advised that staff is gathering cost estimates for roadway repairs.

In addition, Village Administrator Ferguson reported on the Williams Road Sidewalk Project, including construction of a 10-foot wide shared use ADA-accessible concrete sidewalk that would accommodate golf cart traffic. He noted that this project was added to the region's Traffic Improvement Plan (TIP) this week, with a let date projected for 2024. He advised the estimated project cost is about $700,000, with $129,405 coming from the Village and the remaining funds coming from TxDOT.

Discussion addressed legal review of ordinances prior to codification; pre-existing, non-conforming status of the Main Street bridge and accessibility requirements should the bridge undergo significant modification; proposal for Main Street bridge lighting to be presented at the Board's next meeting; past discussions/opposition expressed regarding closing of the Main Street bridge during Stroll (prior to the Main Street Improvement Project); future agenda item to discuss Main Street bridge closures; timeframe for future sidewalk construction on Salado ISD property; continued discussions with property owners that have not yielded definitive results on possible wastewater service extensions; and hiring of new administrative personnel.

4. Discussion and Possible Action

A. Discuss and consider possible action regarding a proposed interlocal agreement relating to the development of a Habitat Conservation Plan. (*Village Administrator*)

This item was heard after Agenda Item 2.

Mayor Coggin introduced Bell County Commissioners Court Judge David Blackburn who distributed a handout highlighting his presentation on the proposed interlocal agreement (*attached to these minutes*). He provided details on participating entities; U.S. Fish & Wildlife grant program for planning assistance; issuance of a Request for Proposal (RFP) for plan development, responses received, and upcoming interviews of respondents; cost allocation formula for participating entities to fund local match requirements; and scope of the interlocal agreement.

Discussion addressed cost allocations for Tier I, Tier II, and Tier III entities; potential cost of a Habitat Conservation Plan (HCP) and funding options; emphasis that this proposed interlocal

agreement includes a one-time commitment for the Village of Salado's cost allocation of $8,333.20; ongoing management costs associated with a long-term HCP; importance of the Village's active participation in development of a HCP to help manage possible restrictions; past U.S. Fish & Wildlife ruling and litigation related specifically to Salado salamander habitat as a separate issue from this proposed interlocal agreement; and balancing species protection with growth and development.

Alderman Cox moved to approve entering into the proposed interlocal agreement relating to the development of a HCP, as presented. Alderman Cole seconded. Motion carried on a vote of 4-0.

B. Discuss and consider possible action relating to a proposed ordinance regulating the parking of recreational vehicles within the corporate limits of the Village of Salado, Texas. (*This is a workshop item and no action will be taken*)

This item was heard after Agenda Item 3.

Village Administrator Ferguson presented emails received from the public (*attached to these minutes*) and provided details on revised language added to the draft ordinance based on discussion from the Board's last meeting. General consensus was reached in agreement with Alderman Cox's recommendation to revise the Zoning Ordinance to address RV parking for specific zoning districts based on varying lot sizes. Discussion favored creation of an inclusive task force/committee consisting of two Planning & Zoning Commission members, two aldermen, and one Salado citizen. Topics included benefits of regulation through the Zoning Ordinance, which includes public notification and input as part of zoning process; direct interaction between RV owner and administrative staff to resolve complaints versus enforcement via ordinance; creation of a committee and approximate timeframe for possible development of a draft ordinance; effect of conspicuously parked large RVs on property market/values; and reluctance of citizens to file complaints against neighbors.

Addendum to Agenda

2. Consent Agenda

F. Appointment of Ron Cunningham to the Salado Planning and Zoning Commission.

All Consent Agenda items approved unanimously on 4-0 vote (*see page 2 of these minutes*).

Adjournment

Alderman Cox moved to adjourn. Alderman Cole seconded. Mayor Coggin called the meeting adjourned at 7:49 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 16th of December, 2021.

APPROVED:

Michael Coggin, Mayor

ATTEST:

Cara McPartland, City Secretary

Darlene Walsh

11/18/2021

Our Village Manager met over a year ago with property owners, or managers, from the Salado Library property to the Holiday Inn. The purpose of the meeting was to discuss the extension of the then planned gravity sewer line to end at the SW corner of our Salado Cleaner property. To date we have not heard of any definite plans to complete that part of the sewer expansion, and although we have inquired as to its status, we have not received any information? If there are any definite plans to cross the front of the Salado Library property to the corner of our property with a gravity sewer line we wish to know when that will happen so that we can plan to develop our over 2 acres to further benefit this Village. Thank you for your time.

Village Manager: Please include this in the minutes.

From: Jeff McClure
Date: November 7, 2021 at 5:11:26 PM CST
To: Rodney Bell <rbell@saladotx.gov>
Subject: Proposed RV Ordinance

Dear Mayor Pro-Tem Bell,

Please pardon my inadvertent transmission of part of this message earlier and thank you for your reply. Thank you for your service to the community as a member of the Board of Aldermen.

I would like to express my opinion and mention certain facts that may be relevant to your discussion of the proposed RV ordinance.

I am of the opinion that a prohibition of RV parking is appropriate for a homeowners association but is questionable for a municipality. For example, across the street from my residence is a residential-zoned piece of land that is at least 20 acres in extent, and includes several outbuildings and a barn. I cannot imagine that it would block lines of sight or in any way decrease land values if the owner of that property had an RV parked adjacent to or in a building on the property.

As a second point, I have a neighbor here on Rock Creek Dr. who lives in their house part of the time and routinely travels here in a Class B touring van made by Airstream. Such vans are slightly larger than a regular automobile van and, in my opinion, are anything but unsightly or detrimental to anything or anyone. Instead, they are simply a comfortable way to travel long distances. Including Class B motorhomes in the prohibition effectively prohibits him from using his primary traveling vehicle to drive to his home.

While I do not currently have an RV, until recently, and for six years previously, I parked a 27' Airstream trailer next to an outbuilding on our property when we were not using it to travel. I asked each member of our Rock Creek subdivision before doing so initially and they uniformly had no objection. It certainly did not block lines of sight and was parked on a separate driveway built for that purpose. In fact, I received many compliments on its presence from my neighbors.

It is my intent to purchase a new Class B motorhome to park in the same driveway early in 2023. If the parking of that vehicle on my property is prohibited, I am sure that I will be able to find a commercial parking area, but it will make it difficult for me to use it as a primary motor vehicle for our family as I had planned.

As a final point, I am aware of at least one residence in the village that has a special garage for their Class A motorhome. I have often seen the garage, set well back from the street, and found it anything but objectionable.

Thank you for your consideration of these points, and again, for your service.

Sincerely yours,
Jeffrey W. McClure
123 Rock Creek Dr.
Salado, TX 76571
(254) 258-9203

November 15, 2021

Mayor Coggin mcoggin@saladotx.gov

My name is Shawn Hessing. My wife Lori and I own the home at 100 Rock Creek (and the adjoining lot at 28 Rock Creek) just off Main St in Salado. We have owned this home since 2014. Even though we currently split time between Salado and Fort Worth, we intend to make the Rock Creek home our primary residence in the near future.

In chatting with one of my neighbors this weekend, I found out the Village Board of Aldermen is considering an ordinance which would restrict RV parking on public and private property, with fines for violations. I currently own a 2017 Mercedes Class B Sprinter Van which could potentially fall under such an ordinance; therefore, I am keenly interested in finding out more details regarding this proposed ordinance.

We use our van for periodic trips, both long and short duration, hauling grandkids, and excursions with larger groups of friends. Even though this van is classified as an RV, we use it as one of our primary vehicles and it is parked in our driveway when we bring it to Salado and will be in the driveway consistently when we make the Rock Creek home our primary residence. While I get the idea of such potential restrictions (e.g., older, rundown RVs that are never moved; RVs consistently parked on public property and streets; etc.), I believe our Van fits comfortably in our driveway and is not obtrusive or an eyesore. In addition, I believe that Class B units generally are small enough to be considered vans and not "RVs" in this discussion.

Could I respectfully request someone from the Village forward to me at the email below the latest language on this proposed ordinance so that I might understand the impact. Thank you for your time and I would be happy to discuss live if someone would be willing to call me at the below phone number.

Shawn Hessing
100 Rock Creek
Salado, TX 76571
817-235-1431
[redacted]

cc rbell@saladotx.gov
dlgraham@saladotx.gov
jcole@saladotx.gov
jhoward@saladotx.gov
pcox@saladotx.gov
dferguson@saladotx.gov

> Mr. Coggin,
>
> My name is James Crowley. My wife and I own a home at 1112 Indian Trail within the Village of Salado. We also own an RV which is parked back in our driveway well past the front of our home. I have been asked to provide you a letter outlining our objection to a contemplated Village ordinance outlawing RV storage on personal property within the Village of Salado. Please accept this email as our objection to this ordinance. We are currently on a trip to Scotland and did not have sufficient time to pen a letter to send to you.
>
> While we understand and support an RV ordinance barring the parking of RVs in the public street, we DO NOT support an ordinance not allowing storage on our private property behind the front building line and not blocking our garage.
>
> Thank you for contemplating our opposition.
>
> James Crowley
> Linda Crowley
> 1112 Indian Trail
> Salado, TX 76571
>
>

Don Ferguson

From: Greg Fariss <[redacted]>
Sent: Wednesday, November 17, 2021 11:18 PM
To: Don Ferguson
Subject: Ordinance

I am writing to express my opposition to the proposed RV ordinance. While the Village has dug deep to come up with justifications for how parking an RV on private property is somehow a health and safety issue for the entire village, that justification is laughable. In realty this ordinance is just a thinly disguised effort by some in the Village to use ordinances to address individual opposition to perceived unsightliness. While preserving the asthetics of a community is important, property rights are more important and must be treated with the highest regard and preserved and protected whenever possible. Looking for solutions to problems that don't exist, or concocting bogus reasons as to why an ordinance is needed in order to satisfy a small minority of the community is poor governance and doesn't pass the litmus test as to why an ordinance should ever be considered.

Additionally the ordinance puts an unreasonable financial burden on those RV owners who purchased their RVs, prior to any ordinance, with the expectation of being able to store them on their private property. With the proposed ordinance, those owners would now be forced to shoulder the additional expense of storing their RVs at a paid lot and would no longer have the convenience of their RV being right out the back door.

The Village is not an HOA and as such should tread very lightly upon individual property rights except in rare cases when an ordinance is truly necessary to honestly protect the health and safety of the entire community.

Greg Fariss

Sent from my iPad