

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
January 20, 2022 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, Mayor Pro-tem Rodney Bell, and Aldermen John Cole and D. Jasen Graham attended in person. Aldermen Paul Cox and Jason Howard attended via videoconference.

Staff Present: Village Administrator Don Ferguson, Assistant Administrator Stacey Ybarra, City Secretary Cara McPartland, and Police Chief Pat Boone attended in person. Tourism Director Andrea Howard attended via videoconference.

Presentation of Life Saving Awards

Presentation of Life Saving Awards to Police Officer Kaylen Santiago and Police Officer Christopher Dunshie. *(Police Chief Pat Boone)*

Chief Boone provided details on the life-saving actions taken by both officers and Mayor Coggin presented the awards. Mayor Coggin and the Board of Aldermen thanked Chief Boone and the entire Salado Police Department for its service to the Village every day.

1. Citizens Communications

No comments were heard.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of January 6, 2022.
- B. Approval of the December 2021 Financial Statements for the Village of Salado.

Village Administrator Ferguson advised that Consent Agenda Item 2A will need to be continued until the Board's meeting on February 3, 2022. Mayor Pro-tem Bell moved to approve Consent Agenda Item 2B, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

3. Discuss and Consider Possible Action Regarding Any Item Removed from the Consent Agenda

As noted above, Consent Agenda Item 2A will be continued until the Board of Aldermen meeting on February 3, 2022.

4. Presentations

- A. Presentation of the Village of Salado Annual Crime Report for 2021. (*Police Chief Pat Boone*)

Chief Boone presented 2021 crime statistics, including a comparison to 2020 statistics and monthly crime trends. It was noted that the increased number of assaults was primarily due to offenses at Salado ISD campuses.

- B. Presentation of the 2021 Volksride HOT Fund Grant Performance Report. (*Tourism Director Andrea Howard*)

Director Howard introduced event organizer K.D. Hill who presented statistics on income/expenses from registrations, sponsorship, in-kind services; marketing and advertising; participant locations and hotel stays; zip codes and distances traveled; and TV/online commercials; and noted very positive responses to post-event surveys.

Discussion addressed the total number of actual versus anticipated participants; \$18,642 raised for the Salado Fire Department (an increase from last year's event); estimate of revenue generated for the Village of Salado in excess of the \$4,000 HOT funds awarded; future goal to increase number of hotel stays; analysis of distances traveled by visitors attending event; post-event reporting to improve transparency in gauging effectiveness of HOT grant fund spending; and ways to increase overnight stays.

5. Discussion and Possible Action

- A. Discuss and consider possible action regarding the 2021 Racial Profiling Report for the Salado Police Department. (*Police Chief Pat Boone*)

Chief Boone detailed specific statistics, including number of stops, citations issued, gender, race, ethnicity, reasons for stop, total searches, contraband found, warnings issued, arrests, and comparison with last year's data. Discussion addressed area demographics and reporting procedures.

Mayor Pro-tem Bell moved to accept the 2021 Racial Profiling Report for the Salado Police Department, as presented. Alderman Graham seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action regarding the options available to the Village of Salado should the Salado Sanctuary developers fail to approve the proposed amendments to the Sanctuary Development Agreement. (*Mayor Michael Coggin*)

This item was heard after Agenda Item 5H.

Mayor Coggin reviewed the history of negotiations during the amendment process and failure of Sanctuary representative(s) to approve the proposed amendments by the stated deadline of January 14, 2022. He advised that discussions have ceased and spoke of the following options to help protect the Village's interest: initiate rezoning of all applicable land to AG designation; start discussions to disannex non-productive Sanctuary land parcels; send a letter to Sanctuary representatives confirming that the Village will not accept non-conforming construction work; instruct the Village Administrator to cease all action to obtain a sewage easement; instruct the Village Administrator to proceed with establishing a Public Improvement District (PID) in the amount of \$1; and instruct the Village Administrator to send a letter to Billie Hanks stating that the Village will no longer communicate or deal with Robert Sulaski in any form or fashion and that a new representative needs to be designated.

Village Administrator Ferguson advised that action on any of the abovementioned options would be initiated per the Board's direction. He noted that the estimated timeline for rezoning of the applicable Sanctuary property will take approximately six to seven weeks, as there are public notification requirements.

Discussion addressed the Village's shared subdivision authority over any parcels that are disannexed; lack of impact on wastewater system capacity expected to be used by Sanctuary, as there are enough new developments requesting connection to offset any disannexed property; AG rezoning applicable to Sanctuary property that has not been submitted for development, which is primarily the commercial portion on the south side of FM 2268; residential portion of development, including apartments are subject to tax abatement process; and significant revenue to be realized from impact fees associated with residential development.

After brief discussion of attorney-client privilege, Mayor Coggin announced the Board of Aldermen will leave Open Session and convene into Executive Session at 7:25 p.m. pursuant to Chapter 551.071 of the Texas Government Code for consultation with legal counsel.

Mayor Coggin reconvened Open Session at 8:01 p.m. No action was taken in Executive Session.

After reconvening in Open Session, Mayor Coggin entertained a motion. Alderman Graham moved to direct the Village Administrator to proceed with actions as discussed with legal counsel in Executive Session. Alderman Cole seconded. Discussion clarified the scope of action as discussed. Motion carried on a vote of 5-0.

Mayor Coggin entertained a motion regarding his previously stated actions for consideration, restated as follows:

- Have Village Administrator Ferguson immediately initiate establishment of a PID in the amount of \$1
- Cease all actions by the Village to obtain a sewage easement
- Immediately instruct Village Administrator Ferguson to initiate rezoning of the subject property to AG zoning district

- Start procedure to discuss disannexation of non-productive Sanctuary land parcels
- Have Village Administrator Ferguson send a letter that the Village will not accept non-conforming construction work
- Have Village Administrator Ferguson send a letter stating that the Village will have no further contact with Sanctuary representative Robert Sulaski

Alderman Graham moved to approve the abovementioned list of actions, as stated by Mayor Coggin. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action regarding the proposed Construction/Final Plat and Construction Plans for West Amity Duplexes near the intersection of FM 1670 and West Amity Road in the E-T-J of the Village of Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson advised that West Amity Duplexes is a 23.6-acre single phase residential development, consisting of 21 lots, the smallest of which is 0.75 acre. He noted that water and wastewater service will be provided by Salado Water Supply Corporation and on-site septic facilities, respectively. He stated the Village Engineer has found the plans and plat to be in compliance with the Village's Subdivision Ordinance. He said that the Planning & Zoning Commission unanimously recommended approval at its January 11, 2022 meeting. Mayor Coggin requested to make the addition of the engineer's seal as a provision for approval.

Mayor Pro-tem Bell moved to approve the proposed Construction/Final Plat and Construction Plans for West Amity Duplexes, as presented, including Mayor Coggin's provision to add the engineer's seal on plat documents. Alderman Cox seconded.

Discussion addressed sidewalk requirements on collector streets and extended block lengths in the Village's Subdivision Ordinance; Comprehensive Plan language encouraging sidewalks; street lights, and underground utilities.

Hearing no further discussion, motion carried on a vote of 5-0.

- D. Discuss and consider possible action regarding a proposed Amended Concept Plan for Stinnett Mill Estates, a residential development located on Stinnett Mill Road, in the E-T-J of the Village of Salado, Bell County, Texas. (*Village Administrator*)

Village Administrator Ferguson reviewed the original plan and advised that Bell County's Engineer has subsequently requested the developer realign Dunlap Road to avoid an off-set intersection with Stinnett Mill. He noted that the Bell County Engineer also requested the dedication of 60 feet of right-of-way for Dunlap Road, rather than the 50 feet originally proposed. He stated the Village Engineer has reviewed the amended plan and found it to be in compliance with the Village's Subdivision Ordinance. He said sidewalks are included on both sides of Dunlap Road due to the extended block length. He advised staff concurs with the Planning & Zoning Commission's January 11th recommendation to approve the Amended Concept Plan, as presented. Discussion addressed compliance with access requirements and Bell County's subsequent request for the proposed amendments.

Alderman Cole moved to approve the Amended Concept Plan for Stinnett Mill Estates, a residential development located on Stinnett Mill Road, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

- E. Discuss and consider possible action regarding a proposed Construction/Final Plat and Construction Plans for Stinnett Mill Estates, a residential development located on Stinnett Mill Road, in the E-T-J of the Village of Salado, Bell County, Texas. (*Village Administrator*)

Village Administrator Ferguson noted the Board's previous action on Agenda Item 5D approving the Amended Concept Plan for this development. Village Administrator Ferguson stated staff concurs with the Planning & Zoning Commission's unanimous recommendation for approval at its January 11th meeting.

Alderman Cox moved to approve the Construction/Final Plat and Construction Plans for Stinnett Mill Estates, a residential development located on Stinnett Mill Road, as presented. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

- F. Discuss and consider possible action regarding the proposed Construction/Final Plat and Plans for Mill Creek Meadows, Phase III, a residential development located near the intersection of Blackberry Road and Marie Lane, in the E-T-J of the Village of Salado, Bell County, Texas. (*Village Administrator*)

Village Administrator Ferguson advised Mill Creek Meadows is a 119-plus acre residential subdivision located in the Village's E-T-J. He stated that an amended concept plan for the third and final phase of the development was approved in September 2021. He noted that the Village Engineer has found that the plans and plat are in compliance with the Village's Subdivision Ordinance. In addition, he stated that the developer must still submit a geotechnical report for approval prior to construction. He concurred with the Planning & Zoning Commission's unanimous recommendation for approval at its January 11th meeting, which included the contingency that approval of a geotechnical report is required prior to any construction.

Discussion addressed the need for the geotechnical report approval to ensure road construction is adequate; possible option for the Board to continue this item rather than approve with the contingency; limited sidewalks in the subdivision; and final phase construction that will create an exit reducing existing traffic.

Alderman Graham moved to approve the proposed Construction/Final Plat and Plans for Mill Creek Meadows, Phase III, as presented, including the contingency that submission of a geotechnical report approved by the Village Engineer is required prior to any construction. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

- G. Discuss and consider possible action authorizing the Village Administrator to execute a design-building agreement with Braun & Butler relating to the development of an all-abilities playground at Pace Park. (*Village Administrator*)

Village Administrator advised this item is continued until the Board of Aldermen meeting on February 3, 2022 to allow details of the agreement to be finalized.

- H. Discuss and consider possible action regarding a request for parade route approval and waiver of Pace Park reservation fees for a Legacy Salado LLC community event. (*Village Administrator*)

This item was heard after Agenda Item 5A.

Legacy Salado LLC President Amber Dankert spoke of her organization's purpose and composition and detailed plans for a 2-day event (*Creekside Carnival*) at Pace Park that is family-friendly and will include a parade. She highlighted the parade route that will be staged and start from Salado Plaza down Main Street to Pace Park Road. She said the new route draws attention to the north end of the business district, increases the ability of crowds to spread out for social distancing, and enhances pedestrian safety as the parade will not cross the Main Street bridge.

Discussion addressed reasoning for fee waiver request to keep activities free of charge and help bring in more visitors to increase sales tax revenue; and confirmation from President Dankert and Treasurer Teresa Howard that all money raised from the event is to be used to benefit the Village, including funding the all-abilities playground project.

Alderman Cole moved to approve the parade route and waiver of Pace Park reservation fees for the event, as presented. Alderman Graham seconded. Motion carried on a vote of 4-0. Alderman Howard abstained.

- I. Discuss and consider possible action regarding a proposed joint election resolution/agreement between the Village of Salado, Salado Independent School District and the Salado Public Library District relating to the May 7, 2022, elections in Salado, Texas. (*Village Administrator*)

This item was heard after Agenda Item 5G.

Village Administrator Ferguson recommended approval of the joint election resolution/agreement between the Village of Salado, Salado ISD, and the Salado Public Library District. He noted that costs will be shared equally among the entities.

Mayor Pro-tem Bell moved to approve the joint election resolution/agreement between the Village of Salado, Salado Independent School District and the Salado Public Library District relating to the May 7, 2022, elections in Salado, Texas, as presented. Alderman Graham seconded. Motion carried on a vote of 5-0.

Adjournment

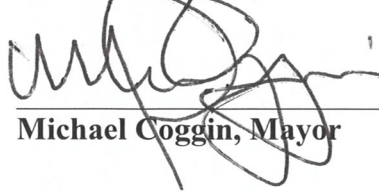
Mayor Pro-tem Bell moved to adjourn. Mayor Coggin called the meeting adjourned at 8:22 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 9th of February, 2022.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Cara McPartland, City Secretary

