

**Village of Salado  
Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
February 17, 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, Paul Cox, D. Jasen Graham, and Jason Howard attended in person.

Staff Present: Village Administrator Don Ferguson, Assistant Administrator Stacey Ybarra, and City Secretary Cara McPartland.

# **1. Zoning Board of Adjustment**

Hold a public hearing and consider action regarding a request for a variance from the Village of Salado's rear-yard setback requirements for a property located at 608 Whispering Oaks Drive in Salado, Bell County, Texas. (*Village Administrator*)

Mayor Coggin convened as the Zoning Board of Adjustment at 6:34 p.m. Village Administrator Ferguson explained that the Zoning Ordinance requires a 25-foot rear yard setback where construction is prohibited. He advised the applicant is seeking a variance to construct a 24' x 12' accessory structure to house a swimming pool pump/equipment. He stated the proposed structure would encroach 20 feet into the required rear yard setback and would replace an existing dilapidated 16' x 6' pool structure that encroaches 22 feet into the referenced setback. He said the location of the existing swimming pool, pool pump, and trees in the backyard do not allow for the proposed structure to be placed outside of the 25-foot rear yard setback. He stated that notice of the public hearing was published in the Salado Village Voice and notices were sent to property owners within 200-feet of the subject property. He said two responses were received in favor of the variance request and staff recommended approval.

Discussion established that granting the variance would not impact the subject property's septic system. Mayor Coggin opened the public hearing at 6:36 p.m. Hearing no comments, Mayor Coggin closed the public hearing at 6:36 p.m.

Alderman Cole moved to approve the request for a variance from the Village of Salado's rear-yard setback requirements for a property located at 608 Whispering Oaks Drive, as presented. Alderman Howard seconded. Motion carried on a vote of 5-0.

At 6:38 p.m., Mayor Coggin adjourned Zoning Board of Adjustment and reconvened as the Board of Aldermen.

## **2. Citizens Communications**

This item was heard after Agenda Item 7B. Mayor Coggin explained speaker procedures.

Carol Colwell of 1509 Mill Creek Drive spoke on the proposed RV ordinance (see Agenda Item 6). She felt the ordinance should be more inclusive of vehicles such as horse trailers. She agreed that RVs should not be parked on public streets, but did not agree with prohibiting parking on private property. As an RV owner, she said her RV is parked on the side of her house. She spoke on the inconvenience of having to pack or unpack an RV, if the RV was not located on her property. She felt her right as a homeowner should include the ability to have an RV on her property. She said a fence could be built around it, but asked the Board to also consider the inconvenience of not having the RV on her property. Jerry Colwell said he wants to keep Salado the wonderful community that it is and prays that the Board will make the right decision for everybody.

Luke Duell of 3912 Chisholm Trail spoke on the proposed RV ordinance and his large property where the RV can be parked without being visible. He hoped the Board recognizes that everyone has different circumstances. He did not want to incur an extra bill for RV storage, in addition to other RV-related expenses. He said it is nice to have the RV conveniently located on his property when it needs to be packed up for a trip or if power goes out at the main house. He recounted a conversation with another RV owner and encouraged the Board to reach out to RV owners on ways to help resolve this issue.

## **3. Consent Agenda**

- A. Approval of minutes of the Special Board of Aldermen meeting of February 9, 2022.
- B. Approval of the January 2022 Financial Statements for the Village of Salado.

Mayor Pro-tem Bell moved to approve Consent Agenda Item 3A, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0. Alderman Cole moved to approve Consent Agenda Item 3B, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

## **4. Discuss and Consider Possible Action Regarding Any Item Removed from the Consent Agenda**

No items were heard.

## **5. Ordinance**

Consider approval of an ordinance of the Village of Salado, Texas, amending Ordinance No. 2022-01 which ordered a General Election on May 7, 2022, to modify the polling location for early voting and election day and to modify the dates for early voting; and providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. (*Village Administrator*)

Village Administrator Ferguson explained the need to amend Ordinance 2022-01 ordering a General Election on May 7, 2022 to modify the polling location from the Salado Civic Center to

Salado Church of Christ and to amend early voting dates/times. He stated that Salado ISD contacted the Village of Salado about the changes to help reduce election costs for all participating entities and to keep voters from having to vote at two separate locations. He recommended approval and noted the following modifications to early voting dates/times: April 25-29, 2022 from 8 a.m. to 5 p.m. and from 7 a.m. to 7 p.m. on May 2 and May 3, 2022. He noted that the Board will need to hold a special meeting next week to approve an interlocal agreement that would contract with Bell County rather than the Salado ISD to operate the election.

Discussion addressed the amount of savings to the Village and other entities by contracting with Bell County for election services and the Board's consideration of the operating agreement at a special meeting to be held Monday, February 21, 2022 at 6 p.m.

Alderman Graham moved to approve the ordinance amending Ordinance No. 2022-01 to modify the polling location and early voting schedule for the May 7, 2022 General Election, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

## **6. Public Hearing and Possible Action**

Hold a public hearing and consider action regarding the first reading of an ordinance of the Village of Salado, Texas, prohibiting the parking of motorized recreational vehicles and travel trailers on public streets, alleys, parkways, roads, boulevards, and on private property within the corporate limits of the Village of Salado unless pursuant to stated exceptions, and providing for the following: purpose, findings of fact, severability, repealer, effective date, and proper notice and meeting. (*Alderman Paul Cox*)

Mayor Coggin invited comments from Village Administrator Ferguson, Alderman Cox, and Alderman Cole on the background of this proposed ordinance and discussions to date.

Alderman Cole said it is important to maintain the integrity of Salado by controlling where RVs can be placed. Alderman Cox summarized the proposed ordinance and its development by a task force after receiving public input. He recognized most RV owners as responsible, but said the ordinance seeks to apply uniformity on RV parking, with general agreement that RVs should not be parked in front of the house, near the street, or in the driveway. He said from his own observation, there was only one RV seen that was parked in the right of way. He noted that the RV owner in question did agree to moving the RV behind the house by this Monday. He felt the proposed ordinance is a good guideline for being a considerate neighbor that will keep this issue from becoming a bigger problem in the future. Alderman Cox asked to modify the proposed ordinance to a much simpler version and possibly regulate RV parking in residential areas via zoning and/or parking ordinances. He favored holding a future informal meeting to get more input from RV owners before approving any ordinance. He thanked Jeffrey McClure for extensively researching this issue.

Mayor Coggin felt Alderman Cox sufficiently summarized the ordinance and favored making a decision on this issue rather than continuing discussion, as it has been thoroughly analyzed. Mayor Coggin opened the public hearing at 7:19 p.m.

Jay Ritch of 906 Indian Trail said he would be affected by the ordinance, which he estimated would cost him around \$10,000 in driveway work and to obscure his RV behind tall fencing that would require a variance. He spoke of Salado's rich history and did not want Salado redefined to undermine its small town character. He spoke of Salado overcoming many hardships such as the pandemic, ice storm power outages, floods, and contentious issues. He said that government needs to reinforce residents' confidence in the judgment, clarity, priorities, and carefully considered actions of elected officials that are small in increment, positive in nature, and minimally intrusive in citizens' private lives. He spoke of more important issues such as managing growth and preserving Salado's character without creating divisive regulations.

Lesley McDonald of 714 Rose Way spoke of her family's commitment to Salado and her years of experience in property management. She commended Alderman Cox and Mr. Ritch for their comments. She said the proposed ordinance is targeting and marginalizing your neighbors. She spoke of deterring future high income residents who bring in additional tax revenues and economic development opportunities. She referenced the argument of lessened property values and said there is an incredible trend of positive increases in home sales. She said the ordinance would increase the burden on existing residents and those who want to invest in Salado. She stated that most citizens are law-abiding and was interested in the Board making the right decision with all information available on the table.

Linda Blevins of 3812 Chisholm Trail referred to social media comments and noted she is attending tonight's meeting as a private citizen, not as the president of Mill Creek Community Association (MCCA). She said no one on the MCCA board knew about the proposed ordinance until recently and board members did not feel fully informed enough to take a position. She referenced Mr. Ritch's earlier comments about growth and said Salado is the only town in Central Texas that does not have an ordinance of this nature. She said there are other areas besides Mill Creek where problems occur. She cited problems such as individuals living in parked RVs without utilities. She did not feel that the proposed ordinance was intended or planned to unfairly target people who already own RVs. She said three realtors told her today that people looking at homes here want to live in newer areas of Mill Creek that are heavily restricted.

Bob Hale of 2408 Smith Bluff spoke of his decision to buy his property based on the ability to park his RV there. He agreed that on-street parking should not be allowed, but felt he should be able to park his RV on his property.

James McMillian of 100 Chelsea Circle said lack of restrictions was one of the main reasons he moved to Salado. He agreed that RVs should not be parked on the street impairing traffic safety. He said his main issue with the ordinance relates to its prohibition of RV parking on private property, as he did not see evidence of this being a big issue. He did not feel property values are negatively impacted by parked RVs and noted his property value consistently increases. He said his RV is parked 40 feet from the street and spoke of his own security camera video showing someone trying to break in. He stated that storage facilities will tell owners that they are not responsible or liable for anything. He said he keeps his grass cut and his yard clean, like most RV owners. He noted problems associated with non-compliant fencing that would be needed to keep RVs from being visible. He did not feel that regulations should be passed to push an agenda of those who do not like RVs.

Mark Weaver of 1327 Walker Circle referenced an email sent to the Board of Aldermen. He said he has an RV that is not stored at his house and felt this ordinance is “a solution looking for a problem.” He did not feel an ordinance regulating RVs parked on private property is necessary, as he did not think that RVs pose health and/or safety issues. He believed safety and street parking concerns can be addressed without an RV-specific ordinance. He spoke of challenges to completely hide an RV from view as the ordinance is written. He said possible solutions are covers, fences, or enclosures, which all have associated problems and costs. He did not feel that one person’s problem with a neighboring property’s conditions warrants a Village-wide ordinance as a solution. He referenced Ms. Blevins’ comments and stated the City of Belton has safety and welfare ordinances relating to RVs, but none that apply to private property.

Kimberly Stockton of 1601 Chisholm Trail spoke of Salado’s charm and pristine beauty and was drawn to Mill Creek because it was close to schools and had neat manicured yards showing pride of ownership. She believed that common sense dictates there should be some guidelines or rules. She felt the proposed ordinance is very limited and targeted and favored an all-encompassing ordinance to address problems now and in the future. She cited a City of Jarrell 2015 ordinance regarding yard parking restrictions. She believed the Village of Salado needs to be proactive and move forward with a more comprehensive ordinance that covers all bases. Ms. Stockton said she is an RV owner and owns an RV park, and is compassionate toward RV owners. She felt the ordinance can be written in a way that is good for both sides.

Charmaine Barker Padgett of 619 Arrowhead Drive said she has an RV that is stored and has no problem with parked RVs that are respectful of neighbors. She felt there should be an ordinance, given comments that she read on Facebook. She referenced Village of Salado ordinances from 2018 and 2020 and asked if this proposed ordinance would be repealing these ordinances. In response to Mayor Coggin’s inquiry, Village Administrator Ferguson replied there was a yard parking ordinance (Ordinance No. 2018-02) that was repealed by Ordinance No. 2018-04. He stated that Ordinance 2020-09 relates to parking of large trucks and tractor trailers.

Jeffrey McClure of 123 Rock Creek Drive spoke of his past ownership of an RV and plans to own a small travel van in the future. He firmly believed the Village needs a better, rewritten parking ordinance that includes the issue of RV parking.

Curtis Light of 609 San Pedro spoke of subdivision restrictions and said if people in Mill Creek do not want RVs, then that should be in their deed restrictions. He said he lived in Mill Creek after retiring in 1996, but moved to less restrictive San Pedro because people complained about his boat and trailer used in a flea market business. He did not favor passing a blanket ordinance as neighborhoods in Salado are not all just alike. He understood the desire for uniformity, but said many Salado residents are retirees who have boats, RVs, and full garages that do not allow outside parking. He did not feel anyone should come on your homestead and complain, as long as your RV is not parked on the street and is behind the setback line. He felt it should be up to individual neighborhoods to deal with objectionable conditions without affecting the lives of everyone in the Village.

Hearing no further comments, Mayor Coggin closed the public hearing at 7:48 p.m.

Discussion addressed the number of recent complaints received by the Village (3 complaints on the same property); and clarification that the ordinance referenced by speaker Padgett contains a

definition for a RV and was originally proposed to include RVs, but when that parking ordinance was adopted RVs were removed as a regulatory item.

Alderman Cox moved to *not* approve this ordinance and agreed this is more of a parking problem than a RV problem. Alderman Howard seconded.

Alderman Cole said there were a lot great pro and con comments tonight, but stated the reason Salado is nice is because there are rules in place that will benefit residents in the future. He did not want to become like every other town.

Alderman Howard said the main issues are health and safety that can be resolved with constructive dialogue. Given the small number of complaints on the same property, he did not support an ordinance that will financially impact property owners without justification. Village Administrator Ferguson noted that the property owner who is the subject of the complaint is in the process of moving his RV.

Mayor Pro-tem Bell did not support the proposed ordinance and agreed that he did not want to put constraints on property owners who have spent hard-earned money. He noted there is an RV parked at a property across the street from his residence and said he would have a direct conversation with his neighbor, rather than complaining to the Village. He felt parking rules adequately address public safety issues.

Alderman Cox agreed that this would be better addressed under a parking ordinance generally in a common sense way that does not put an onerous burden on RV owners.

Alderman Graham thanked everyone for their input to help the Board achieve consensus and reminded residents attendance is encouraged at Board of Aldermen meetings, which are always open to the public.

Mayor Pro-tem Bell recognized Alderman Cole's position and supports discussion whether or not everyone agrees. Alderman Cox agreed with Mayor Pro-tem Bell's comments and said it is important for the Board to hear from the public. He encouraged citizens to become more involved in local government by attending meetings and volunteering for service on committees.

Mayor Coggin restated the motion to disapprove the ordinance in its entirety and called for a vote as follows: Alderman Cox, aye; Alderman Cole, nay; Alderman Graham, aye; Alderman Howard, aye; and Mayor Pro-tem Bell, aye. Motion carried on a vote of 4-1.

Mayor Coggin said the people have spoken, appreciated the process allowing for public input, and did not favor revisiting this issue.

## **7. Discussion and Possible Action**

- A. Discuss and consider possible action regarding a proposed Concept Plan for South Shore Estates, a residential development located off Brewer Lane in the E-T-J of the Village of Salado, Bell County, Texas. (*Village Administrator*)

This item was heard after Agenda Item 7C.

Village Administrator Ferguson reviewed the subject residential development consisting of 80-plus acres, with seven of the subdivision's fifteen lots located within the Village's E-T-J and the remaining lots within the City of Killeen's E-T-J. He noted water and wastewater service will be supplied by Salado Water Supply Corporation and on-site septic facilities, respectively. He advised there will be one point of access located off Brewer Lane and noted that the configuration of the acreage and location of the lots in proximity to Stillhouse Lake make it difficult to provide the two required stub outs. He noted that a portion of subdivision's main road does exceed the Village's maximum allowable block length, which requires the developer to build a wider roadway with sidewalks and a mid-block turnaround. He advised that requiring the wider roadway would make the portion of the roadway within the Village's E-T-J inconsistent with the remainder of the roadway that is located in Killeen's E-T-J. He said the City of Killeen does not require wider roads and sidewalks in such rural subdivisions. Therefore, Village Administrator Ferguson stated the applicant is requesting variances from the stub out and block length requirements. He said that both the Village of Salado and the City of Killeen's Planning & Zoning Commissions have recommended approval, including the requested variances.

Discussion included sufficient justification for the variances; addressing rural subdivision regulations in the current Subdivision Ordinance review; and provision of services by Salado Emergency Services District to the subdivision.

Alderman Cox moved to approve the proposed Concept Plan for South Shore Estates and included variances, as presented. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action approving the Village of Salado, Texas Basic Financial Statements and Supplemental Schedules and Independent Auditor's Report for the Fiscal Year ended September 30, 2021. (*Phil Vaughan, CPA, Armstrong, Vaughan & Associates, P.C.*)

This item was heard after Agenda Item No. 1 (Zoning Board of Adjustment).

Village Administrator Ferguson introduced Phil Vaughan, who presented highlights of the audit, including General Fund increased revenues/expenditures; an \$833,000 General Fund balance which represents about seven months of operating expenses, which does not count the approximately \$600,000 in CARES funding received or expenditures that will be made during the current fiscal year; increase in wastewater fund revenue and more connections, with excess costs not having to be paid from General Fund; Village's healthy operating reserves and sales tax revenue; confirmation that there were no internal control issues and no material or significant findings; lowered tax rates, but higher tax revenues due to increased property valuations; and advantages of the Village using an outside CPA.

Mayor Pro-tem Bell moved to approve the Village of Salado, Texas Basic Financial Statements and Supplemental Schedules and Independent Auditor's Report for the Fiscal Year ended September 30, 2021, as presented. Alderman Graham seconded.

Mayor Coggin recognized Village Administrator Ferguson's hard work on the Village's budget and finances. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action approving a resolution authorizing the submission of a grant application by the Village of Salado to the Office of the Governor seeking grant funding for dash cameras and a patrol vehicle for the Salado Police Department. (*Police Chief Pat Boone*)

This item was heard after Agenda Item 6.

Village Administrator Ferguson explained this resolution is needed to authorize submission of a grant application for \$91,000 in funding for new cameras, data terminals, and vehicles for the Salado Police Department. He noted the resolution contains boilerplate language regarding matching funds, but stressed that the this grant does not require the Village to provide any matching funds.

Alderman Graham moved to approve the resolution, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

- D. Discuss and consider possible action regarding the potential designation of future park land. (*Village Administrator*)

After the invocation, Mayor Coggin advised that this item would be removed from the agenda. Village Administrator Ferguson explained that questions regarding the subject property's ownership are still being researched and stressed the Village has no intent or interest in taking the property from its owner.

### Adjournment

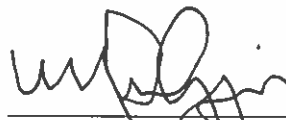
Following Agenda Item 7A, Alderman Graham moved to adjourn. Mayor Coggin called the meeting adjourned at 8:08 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 3<sup>rd</sup> of March, 2022.

APPROVED:

  
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Michael Coggin, Mayor

ATTEST:

  
Cara McPartland, City Secretary

