

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
June 16, 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 Michael 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, Aldermen Paul Cox, John Cole, and D. Jasen Graham attended in person. Alderman Jason Howard attended via videoconference.

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

1. Citizens Communications

Bonnie Smith of 717 Center Circle spoke of the Historic District's formation and purpose to help protect against certain types of development. She said the east side looks different from the west side and feared a precedent will be set for possible future applicants, if the subject property (see Agenda Item 5) is rezoned from HD to LR. She asked the Board to either table or deny this zoning request.

Linda Reynolds of 1110 Mill Creek Drive thanked the Board for improvements to Park Drive and said Center Circle is in need of improvements.

Judy Fields of 1015 Old Mill Road spoke of Salado's historic charm and was disappointed that the Planning & Zoning Commission voted to recommend LR rezoning that would allow a drive-through for a new business (see Agenda Item 5). She said a precedent will be set for others who will follow with similar requests that will decrease the size of the Historic District. She feared that Salado is losing its charm and control. She spoke of a conversation with an unnamed Planning & Zoning commissioner about the reasoning for the Commission's recommendation to approve the rezoning and said actions should preserve Salado's uniqueness. Speaking as a past president of Salado Historical Society, Mrs. Fields said she has a definite interest in keeping Salado's history "as it is." She was not opposed to new businesses coming in, but objected to rezoning of HD properties.

2. Consent Agenda

A. Approval of minutes of the Regular Board of Aldermen meeting of June 2, 2022.

- B. Approval of minutes of the Special Board of Aldermen meeting of June 15, 2022.
- C. Approval of the May 2022 Financial Statements for the Village of Salado.
- D. Approval of the reappointment of Cliff Coleman as the Village of Salado Municipal Court Judge and an associated agreement for Municipal Court services.

Village Administrator Ferguson advised that Agenda Item 2B will be continued until the Board's next regular meeting. Brief discussion addressed renewal/termination provisions in the agreement referenced in Item 2D. Mayor Pro-tem Bell moved to approve the Consent Agenda, as presented, with the exception of Item 2B. 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

Action on Consent Agenda Item 2B was continued until the Board's next regular meeting.

4. Village Administrator's Report

- Introduction of New Police Chief

Village Administrator Ferguson introduced newly hired Salado Police Chief Gary McHone and his wife Susan. He highlighted Chief McHone's background and qualifications and initial planning work useful for subsequent budget discussions. Mayor Coggin thanked Chief McHone and expressed his support and appreciation for our police department. Chief McHone expressed thanks for the opportunity to serve, said they are very happy to be here, and looked forward to meeting the people of Salado.

- Habitat Conservation Plan

Village Administrator Ferguson reported on the following: grant application to be submitted next week to help fund plan development; plan development and approval to take approximately 3 years; plan to protect almost 20 species; and estimated plan development cost of about \$1,400,000 to be funded with grant funds, in-kind contributions, and funds from participating entities.

- Traffic Safety Improvements

Village Administrator Ferguson reported stop signs have been installed at Williams and West Village Roads, which is now a 4-way stop that is to be LED-lit; and TxDOT plans to install LED-lit stop signs at Williams and Thomas Arnold Roads frontage road intersections.

- Future Annexation Plans

Village Administrator Ferguson reported legal descriptions are being finalized for those portions of IH-35, FM 2268, and FM 2484 proposed for annexation; target areas are IH-35 south to Jarrell, FM 2268 east to Gooseneck Road, and FM 2484 west to Brewer Road; notices to go out in early July with public hearings set for late July; and potential for properties adjacent to annexed ROW to petition to annex into the Village.

- Uncollected Hotel-Motel Occupancy Taxes

Village Administrator Ferguson reported staff is compiling a list of short-term rentals (STRs) paying so-called “HOT” taxes to the State, but not to the Village of Salado, and advised enforcement letters will be sent.

Discussion addressed purpose of annexation efforts to protect the Village from encroachment by surrounding communities and possible unwelcome development; limitations of General Law cities to forcibly annex properties that may petition to be annexed into the Village; ability of the Village to annex ROW, which allows properties adjacent to said ROW to petition for annexation; Main/Royal Street intersection safety concerns and possible request to TxDOT for an all-way stop; wastewater debt refinancing and associated savings; reasons for property owners to request annexation; drafting of HOT tax collection enforcement letters by legal counsel; and identifying and tracking non-compliant STRs.

5. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas rezoning approximately .77 acres, located at 100 N. Church Street in Salado, Bell County, Texas, from HD (Historic District) to LR (Local Retail) and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson reviewed the subject property’s location, existing/proposed zoning, and the owner’s intent to operate a coffee shop with pastries/baked goods (not prepared on site). It was noted the prior use was also as a coffee shop/bakery. He advised the applicant is seeking the zoning change to allow for a drive-through lane, which is allowed on LR-zoned properties. He spoke of pre-existing, non-conforming drive-throughs on properties currently zoned HD that have operated without complaints. He said the applicant intends to refurbish the subject property, which has no historic significance. He clarified zoning actions are considered on their own merits as to whether the land use is appropriate and do not set a precedent. He stated the only change in use is the addition of a drive-through, which will have access from IH-35 frontage and Church Street, and poses no queueing issues. He noted that all drive-through design and parking standards must be met. He said zoning decisions are based on the Village’s Comprehensive Plan, which states the subject frontage road property should be commercial. He favored LR zoning for IH-35 frontage properties, but even more strongly favored establishing a “wall” protecting properties to the east of Church Street as Historic District. The Planning & Zoning Commission voted 3-2 to recommend approval, with two members voting against because the applicant was not present at the meeting. He said there is no obligation for an applicant to be present at the meeting and there is no legal basis for denial of the zoning for that reason. Notice of the public hearings was published and letters were sent to owners within 200 feet of the subject property, with one response from an individual who was concerned the new owners might let trash accumulate, as the previous owners were alleged to have done.

Village Administrator Ferguson said Salado Historical Society President Bill Kinnison was contacted and Mr. Kinnison indicated he did not have a problem with the proposed use.

Applicant Dusty Miller of 650 Shine St. in Belton was excited to come to Salado and operate his business as respectfully as possible. He hoped his business would help pull people off the interstate to explore what Salado has to offer. He spoke of his active involvement with Miller's Smokehouse in Belton and his family's ties to Salado. He said his family understands the challenges and concerns of owning multiple historic Belton properties and wants to respect those concerns through careful design. Details were provided on the drive-through design/access, advantages of having a drive-through, and menu items to include coffee and baked goods.

Mayor Coggin opened the public hearing at 7:11 p.m.

Bonnie Smith of 717 Center Circle spoke of her husband's (Bill Smith) service on the Planning & Zoning Commission and stated his vote against was because he wanted to protect the integrity of the Historic District. Village Administrator Ferguson stated for the record that Mr. Smith's comments at the Planning & Zoning Commission meeting indicated that he was not comfortable voting with the applicant not present. She also said that Bill Kinnison indicated that his comments to Planning & Zoning Commission Chair Don Hogue were his personal opinion and he did not bring this zoning change request before the Salado Historical Society.

Judy Fields of 1015 Old Mill Road said she is not against businesses coming into Salado, but felt the Salado Historical Society board needs to weigh in on any new construction in order to keep symmetry of the buildings in the Historic District. She said the Historical Society does not have a problem working with new businesses because they are the lifeblood of any community, but wants to maintain the integrity of what Salado represents. Speaking as past president of the Historical Society board, she felt the board should have input on decisions and design and invited people to attend meetings, voice opinions, or volunteer to serve. She expressed appreciation to the applicants for coming to tonight's meeting and thanked the Board of Aldermen for their attention.

Linda Reynolds of 1110 Mill Creek Drive spoke of difficulties such as mobility issues encountered by elderly Salado residents when visiting businesses and felt the drive-through option is very appealing. She said this is not as much about Salado as it is about Salado's people. She conveyed her neighbors' excitement about the possibility of the Millers creating a drive-through and noted that people who stop for a coffee may take the opportunity to discover Salado as a place to shop and visit.

Hearing no further comments, Mayor Coggin closed public hearing at 7:19 p.m.

Discussion addressed scope of the HD zoning district area; prohibition of drive-throughs on HD-zoned properties; current pre-existing, non-conforming drive-through operations (such as Subway); possible alternatives to allow a drive-through without rezoning (for example, some cities allow conditional use permits for specific uses in certain zoning districts); possible rationale for original HD zoning regulations; older buildings versus registered historic places; contact with the Salado Historical Society and Mr. Kinnison's statement regarding the proposed rezoning; Comprehensive Plan language that IH-35 frontage should be commercially zoned; and "commercial" versus "retail" land use terminology.

Mayor Pro-tem Bell moved to approve the ordinance rezoning approximately .77 acres, located at 100 N. Church Street, from HD (Historic District) to LR (Local Retail), as presented. Alderman Cox seconded.

Discussion addressed the subject property's intended use appropriate for its location on the frontage road; the Millers' proposed business as an asset to Salado; and future clarification of commercial/retail area in the Comprehensive Plan.

Mayor Coggin called for a vote as follows: Alderman Howard, aye; Alderman Graham, aye; Alderman Cole, aye; Alderman Cox, aye; and Mayor Pro-tem Bell, aye. Motion to approve the ordinance, as presented, carried on a vote of 5-0.

6. Discussion and Possible Action

- A. Discuss and consider possible action approving a proposal from the Salado Masonic Lodge relating to the placement of American flags on the north end of Main Street during certain times of the year. (*Village Administrator*)

Village Administrator Ferguson presented the proposal submitted by Salado Masonic Lodge to install 50 American flags at the north end of Main Street during specific holidays at an initial cost of \$2,200, with an annual cost to be determined.

Masonic Lodge representative Tim Fleischer provided proposal details, including a target date of July 4, 2022; projected cost for solar-powered versus non-solar powered lights; installation work; TxDOT right-of-way issues; existing flag installations; possible initial installation date of Veterans Day to budget for project expenditures in the upcoming fiscal year; and clarification of exact location of 50-flag installation.

Mayor Pro-tem Bell moved to approve the proposal from the Salado Masonic Lodge relating to the placement of American flags on the north end of Main Street during holidays, as presented. Alderman Cox seconded.

Mayor Coggin said there is overwhelming public support for the project and there was brief discussion of mowing around the flags. Aldermen Cole and Graham considered community needs and questioned the fiscal responsibility of this expenditure at this time. Alderman Cox felt it important to show patriotism to help improve Village morale.

Mayor Coggin called for a vote as follows: Alderman Cox, aye; Alderman Cole, nay; Alderman Graham, nay; Alderman Howard, aye, and Mayor Pro-tem Bell, aye. Motion carried on a vote of 3-2.

- B. Discuss and consider possible issues relating to the establishment of the FY 2023 goals and priorities for the Village of Salado. (*Mayor Michael Coggin; this is a workshop item and no action will be taken*)

Mayor Coggin presented the following goals and priorities:

- Road improvements (including, but not limited to Center Circle, Van Bibber, Church Street)
- Lights on Main Street Bridge
- Pedestrian bridge
- Reduce wastewater bond debt
- Procure funds from Congressman Carter's office for wastewater treatment plant expansion
- Additional staff/expanded lobby

Alderman Howard added the following goals and priorities:

- Funding for park enhancements, including future phases
- Road improvements

Alderman Graham added the following goals and priorities:

- Drainage improvements

Brief discussion addressed the recent Park Drive improvements and upcoming projects. Mayor Coggin stressed this is a workshop item only.

Alderman Cole added the following goals and priorities:

- Additional school resource officers (for a total number of 3) to enhance security
- Placement of 2 or 3 additional electronic speed monitor signs to deter speeding

Alderman Cox added the following goals and priorities:

- Expansion of the license plate reader program into newly annexed areas

Mayor Pro-tem Bell added the following goals and priorities:

- Implement a 7-cent per \$100 valuation decrease (due to refunding of wastewater bond resulting in a lower Interest & Sinking tax rate)
- 50 to 75 percent of all impact fees from new developments to go into a separate bond reduction account, with that money to be used specifically for debt reduction, and 25 to 40 percent going into a separate account for future wastewater growth
- Implement a plan to allocate 10 percent of all sales tax revenue into some kind of debt reduction fund that moves the payment down
- As new developments come on board, ensure proper wastewater rates are being charged to cover costs and majority of debt, with the end goal of retiring wastewater debt within 5 years, including the possibility of allocating some sales tax revenue toward that goal

There were no objections to Mayor Coggin's proposal to cancel the Board of Aldermen's July 7th meeting due to expected absences.

Adjournment

Alderman Cole moved to adjourn. Mayor Coggin called the meeting adjourned at 8:01 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 21st of July, 2022.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Cara McPartland, City Secretary