

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
August 4, 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.*

Cathy Sands 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 John Cole, Paul Cox, and D. Jasen Graham attended in person. Alderman Jason Howard attended via videoconference.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, Police Chief Gary McHone, Fire Chief Jim Franz, and Tourism Director Andrea Howard.

1. Citizens Communications

Cathy Sands of 3901 Chisholm Trail spoke of her history as a Salado resident and historic homeowner and recalled original historic district guidelines used to help form the Village of Salado prior to incorporation. She provided two (2) handouts to the Board (*attached to these minutes*). She spoke of the historic significance of certain landmarks, including the Fowler House currently occupied by Representative Brad Buckley's offices, and of the special nature of Salado as a historical destination that attracts visitors. She hoped the Salado Historical Society, the Village, and the Texas Historical Commission could all work together to protect, preserve, and maintain Salado's historic district through pursuit of grant funding. Referencing Item 5 later in tonight's agenda, she said there are people who would like to voice their concerns about preserving the historic district at the Board's August 18th meeting when rezoning the subject property will be considered by the Board.

Judy Fields of 1015 Old Mill Road spoke of the extreme importance of preserving Salado's history and its tourism, progress, and commerce, including the critical role certain locations such as Main Street, College Hill, and the Robertson Plantation play in attracting visitors. She said the Historical Society wants to work with existing and future merchants to keep Salado charming and beautiful and thanked the Board for maintaining and preserving Salado's historic district.

2. Consent Agenda

Approval of minutes of the Regular Board of Aldermen meeting of July 21, 2022.

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

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

No items were removed.

4. Status Reports

A. Village Administrator's Status Report

- **Main Street Light Repairs**

Village Administrator Ferguson reported TxDOT continues to work with the street light manufacturer on resolving issues with 14 affected street light heads that have been removed and sent to the manufacturer for warranty repairs. He anticipated a 2 to 3 month wait for TxDOT to resolve this problem.

- **Historic Overlay District Development**

Village Administrator Ferguson explained the status of the Village's historic area as a zoning district and the proposed overlay district as providing additional regulatory protection. He reported that a task force (to consist of Alderman Graham, 2 Planning & Zoning Commission members, a property owner, and a Salado Historical Society representative) will work to develop a proposed overlay district for review and consideration by the Planning & Zoning Commission and the Board of Aldermen.

- **Bell County Thoroughfare Plan**

Village Administrator Ferguson reported Bell County is working with Central Texas Council of Governments (CTCOG) to update the Plan, with public meetings held last week to gather input. He noted the Village has requested the County look at improvements to Royal Street, Blackberry Road, Armstrong Road, Thomas Arnold Road, FM 2268, FM 2484, Amity Road, Rose Lane, and Stinnett Mill Road. He advised that public hearings will be held on the updated Plan, once developed.

- **Street Improvements**

Village Administrator Ferguson reported bids are being sought on the overlay of Pace Park Road and portions of Mill Creek Road. He noted that Bluff Circle improvements will be completed this month and cost estimates are being obtained for saw teeth repairs to the South Ridge low water crossing. He advised the contractor is working to schedule some joint repairs on Salado Plaza Drive, as requested by the Village.

Discussion addressed Alderman Graham's role as the Board liaison to the Planning & Zoning Commission's upcoming Historic District Overlay development and coordination of South Ridge low water crossing closures with golf course owners during planned repairs.

B. Salado Police Department Status Report

- Calls for Service

Police Chief Gary McHone presented the following statistics for June/July: calls for service (486/406); number of offense reports (19/22); number of supplemental reports (19/22); number of crash reports (8/8); number of warrants obtained (0/1); number of citations issued (15/9); number of warnings issued (75/72); number of arrests (1/0); no grand jury true bills; and average response times.

- License Plate Reader Program Update

Chief McHone presented June/July statistics on the number of license plate images captured (/120,963/141,556); number of deleted license plates (120,963); license plate images retained for investigative purposes (5/5); system alerts (17/13); average system notification time for alert (3-4 minutes); number of times system used for criminal investigative purposes (67/121); number of times system accessed by SPD (75/127); number of times system accessed for SPD administrative use (8/6); and number of house watches/security checks conducted by patrol officers (79/30).

- Citizens on Patrol Program (COP) Update

Chief McHone reported on the number of checks by COP volunteers for June/July (7/6).

Chief McHone replied affirmatively to Mayor Pro-tem Bell's request to add the total number of license plate reader cameras to future status reports. Chief McHone provided a brief overview of the best ways to contact the Police Department and explained there is officer discretion on issuance of citations versus warnings.

- Introduction of New Officers

Chief McHone introduced newly hired officers Sean Meehan, Sam Mikeska, and Daniel Pearce and highlighted their background and qualifications. Village Administrator Ferguson spoke highly of the level of experience of Salado police officers. Mayor Coggin was impressed with the quality of candidates and expressed appreciation to Chief McHone and all of Salado police personnel.

- School Resource Officer (SRO) Program

Chief McHone reported applicants are being screened, with initial interviews anticipated before the start of Salado ISD's school year. He advised that patrol officers will maintain their presence on campuses in the interim period, while the SRO hiring process continues. There was brief discussion of the possibility of using volunteers and/or reserve officers in the interim period.

C. Salado Fire Chief Status Report

- Calls for Service

Fire Chief Jim Franz was not in attendance at tonight's meeting.

D. Tourism Director's Report

- Salado Marketing Activities

Tourism Director Andrea Howard reported on the following June/July marketing statistics: number of website/app users (239/249), including number of new (100/114)/returning (140/137) visitors. She advised that the feature article is now out in the September issue of Southern Lady magazine and provided an update on Travel Texas website articles/videos.

- Visitors Center Activities

Tourism Director Howard reported that 413/575 visitors stopped in the Visitors Center during June/July and provided available historical June/July data for 2018 through 2021. She reported on shuttle usage and thanked all the volunteer drivers and visitor center volunteers, who worked a total of 30 hours in June and 40 hours in July. She advised the shuttle will be running Saturday and Sunday during the Art Fair.

- Upcoming Events
 - August 6; Salado Legends at Tablerock
 - August 6-7; Art Fair at Salado Civic Center
 - Summer Lecture Series; Sundays through August 14th at Barrow Brewing
 - September 17; Roger Creager at Johnny's Outback
 - October 1-2; Sirena's Creekside Carnival
 - October 8-9; Christmas in October Jingle Walk
 - October 15; Volksride
 - Royal Street Art Walk; February-October on 4th Friday each month

Discussion addressed impact of fuel prices on visitation; in-state travel; circulation statistics on Southern Lady magazine; and obtaining copies of its article on Salado.

5. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas rezoning approximately 2.059 acres, located at 1209 N. Stagecoach Road 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; this item was continued from the July 21, 2022, Board of Aldermen meeting)*

Village Administrator Ferguson advised this item will need to be continued until the Board's meeting on August 18, 2022, as the applicant has filed an appeal of the Planning & Zoning Commission's recommendation for denial of the rezoning request at its meeting on July 26, 2022.

Alderman Graham moved to continue this item until the Board's meeting of August 18, 2022. Alderman Howard seconded. Motion carried on a vote of 5-0.

6. Discussion and Possible Action

- A. Discuss and consider possible action regarding the proposed design of the Village of Salado All-Abilities Playground. (*Parks Advisory Board*)

Village Administrator Ferguson advised that Parks Board member Amber Dankert notified staff that she will not be able to attend tonight's meeting, but conveyed she is in favor of the proposed design. Village Administrator Ferguson provided background information on the grant process, the design-build team, and need for a design plan to pursue additional funding.

Jaime Beaman of Casabella Architects introduced other design team members with Braun & Butler and spoke of the special nature of this project. He provided details on community engagement, high number of survey responses, various options based on those responses, and feedback from the Parks Advisory Board. He highlighted phases of the project, which incorporates the existing playground/facilities into the design.

Discussion addressed compliance with ADA accessibility rules; safety features of playground surface; inclusion of any public park property in the Village's general liability policy; significant amount of site preparation in first phase of project; costs and funding plans associated with each phase; need for approved concept plan to proceed with funding efforts; and funding plan goals to include possible in-kind contributions and sponsorships without requiring any expenditures from the General Fund.

Alderman Cole moved to approve the design of the Village of Salado All-Abilities Playground, as presented. Alderman Howard seconded. Mayor Coggin was very excited about getting this project started. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action setting the dates, times, and place for the public hearings on the Proposed FY 2023 Operating Budget and the 2022 Ad Valorem Tax Rate. (*Village Administrator*)

Village Administrator Ferguson recommended the following dates/times that meet statutory requirements for the subject public hearings:

- Public hearing for the Proposed FY 2023 Operating Budget to be held on Thursday, September 1, 2022 at 6:30 p.m. at the Municipal Building
- Public hearing for the 2022 Ad Valorem Tax Rate to be held on Thursday, September 8, 2022 at 6:30 p.m. at the Municipal Building

Discussion addressed the anticipated date/time for FY 2023 Operating Budget approval (Thursday, September 15, 2022 at 6:30 p.m.).

Alderman Cole moved to approve the aforementioned public hearing dates/times for the public hearings on the Proposed FY 2023 Operating Budget and the 2022 Ad Valorem Tax Rate, as recommended. Alderman Howard seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider issues relating to the development of the FY 2023 Village of Salado Operating Budget. *Mayor Michael Coggin; this is a workshop item and no action will be taken)*

Mayor Coggin spoke on minimizing the tax burden as much as possible and the impact of increased values on taxpayers, despite lower tax rates. Village Administrator Ferguson stated tax rate calculations were received from Bell County Appraisal District based on certified values totaling \$262,582,406 and noted significant local exemptions that affect revenue. He explained the relationship between different types of tax rates and appraised values and provided proposed rates per \$100 valuation.

Village Administrator Ferguson advised the mayor's proposed budget will be filed next week and planned to bring a presentation to the Board that would lower the debt service rate. He expressed concerns that additional growth-related costs (such as future police personnel and parks maintenance) make it difficult for the Village to keep up with increasing expenditures, given the tax cap in place. He highlighted the following proposed budget items: cost of living pay adjustment; increased insurance premiums; capital improvements (streets/roads); pothole repairs/contract on-call repair person; tree trimming; street light maintenance; mowing/watering for downtown area; two additional speed control monitors and a traffic counter to aid in planning; parks improvements, including solar roof panels for the Pace Park pavilion; Comprehensive Plan rewrite; revised HOT grant program guidelines and enhanced marketing; possible award of federal funding for wastewater treatment plant expansion; and sludge removal. He noted the focus is to bring the debt service rate down. He said that Fund Balance remains healthy and reminded that this year's excess funds can be rolled into the next fiscal year. He anticipated approximately \$200,000 may be needed from Fund Balance for one-time expenditures.

Discussion addressed likelihood of increasing budgets over time and effect of higher appraised property values on total taxes to be paid, even if tax rates are lower; priority of this Board to lower debt service payments; expected amount to be added to Fund Balance (approximately \$75,000 to \$100,000) this year; debt service reduction plan utilizing multiple funding sources to retire debt sooner; anticipated amount of impact fee revenue for certain developments; and solar panels at Pace Park pavilion to cost-effectively meet on-site energy needs.

Adjournment

Alderman Graham moved to adjourn. Mayor Coggin called the meeting adjourned at 8:00 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 18th of August, 2022.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Cara McPartland, City Secretary



Texas Historical Commission Markers and
National Registry of Historic Places in Salado
Updated July 14, 2022

Summary: Registered Texas Historic Landmark Markers (RTHL) = 42
National Registry of Historic Places (NRHP) = 7 BOTH = 10
Salado Historical Society Landmark Plaques = 15

South of Salado Creek

1. Salado College Archeological Site (Park) THC
2. Stagecoach Inn THC & NRHP
3. Thomas Arnold High School THC
4. Barbee-Berry Mercantile Bldg. & Old First State Bank Bldg. NRHP
5. Main Street Bridge THC
6. Salado Springs & Creek THC

On Royal Street

7. Baines House THC & NRHP
8. Salado United Methodist Church THC

Off Royal

9. Major A. J. Rose House THC

On Baines Street

10. Old Salado Graveyard THC

THC Subject Markers in Old Salado Graveyard

11. Major A. J. Rose & Wife
12. Dr. Welborn Barton & Wife
13. Rev. George Washington Baines & 2nd Wife
14. Rev James E. Ferguson & Wife
15. Col. Hermon Aiken & Wife
16. Captain Robert B. Halley & Wife
17. Dr. Samuel J. Jones & Wife
18. Dr. Benjamin D. McKie & Wife
19. Professor James L. Smith & Wife
20. Captain Milton W. Damron & Wife

[Also, Citizens of the Republic of Texas, DRT markers: Leroy A. Griffith & Wife, John Paine, John W. Ray & Wife, Charles Schoepf & Wife, Emily Bumpass Stockton.]

Center Circle

21. Hendrickson-Caskey House NRHP
22. McKie House (Twelve Oaks) THC & NRHP
23. Alexander's Medicinal Distillery THC

Main Street North of Salado Creek

24. Anderson House & Shop THC & NRHP
25. Tyler House THC & NRHP

Behind Tyler House

26. Masonic Lodge NRHP

On Pace Park Road

27. Tenney House NRHP

28. Davis Mill THC

29. James M.G. Davis House NRHP

Main Street North of Salado Creek (Cont.)

30. First Baptist Church THC

31. Kate & Zachary Taylor THC

32. Louisa Adeline Barton THC

33. Armstrong-Adams House THC & NRHP

34. Norton-Orgain House THC

35. Barton House THC & NRHP

36. Dodd's Creek/Lenticular Truss Bridge over Campbell Branch THC

37. Hutchens House NRHP

38. Vickrey House NRHP

39. Church of Christ THC

Van Bibber Lane

40. Denman Log Cabin THC

Boles-Aiken Log Cabin (Landmark; no other designation)

Main Street North of Salado Creek (Cont.)

41. Alice Hamblin Home Site THC &

42. Hamblin Cemetery THC

43. Halley House THC & NRHP

44. Vickrey-Berry House THC

— 45. Fowler House THC & NRHP 1872

Robertson Road (West I-35 Service Rd)

46. White-Akin House NRHP

47. West Salado Cemetery THC

48. Robertson Plantation (THC & NRHP) & E.S.C. Robertson Grave Site (THC)

49. Elizabeth Carpenter THC

ONLY National Registry of Historic Places (NRHP)

1. Barbee-Berry Mercantile Bldg. & Old First State Bank Bldg.

2. Hendrickson-Caskey House

3. Masonic Lodge

4. Levi Tenney House

5. James M.G. Davis House

6. Vickrey House

7. White-Akin House

Salado Historical Society Landmark Awards

1. Thomas Jones Mill Site, 1986, Mill Creek Golf Course

2. Hamblin-Aiken Family Cemetery, 1986, Van Bibber Lane

3. Stagecoach Inn Log Cabin, 1986, Main St

4. First State Bank Building (Grace Jones), 1986, Royal
5. Old Red School (SISD), 1986, Main St.
6. Boles-Aiken Log Cabin, 1991, Van Bibber Lane
7. Norton-Organ House, 1992, Main St.
8. Vickery-Berry Carriage Barn, 1992, Main St.
9. Hutchens House, 1992, Main St.
10. Old Salado Church of Christ, 2000, Main St.
11. Rose "Dipping Vat" at Tablerock, 2000, Royal
12. Norwood House, 2006, Main St.
13. Masonic Lodge Hall, 2009
14. Guest and Sanford Grain and Storage Building (Barrow Brewery) Royal
15. Jones Mill (Mill Creek Golf Course, hole #4)

Texas Historic Cemeteries in Salado with Markers

Old Salado Graveyard (*10. above*)

West Salado Cemetery (*47. above*)

Hamblin Cemetery (*42. above*)

Willingham Cemetery

Mills in Salado with Registered Texas Historic Landmarks

Davis Mill (*28. above*)

Stinnett Mill

Sommer's Mill

1986- Thomas H Jones Mill Site- Mill Creek Golf Course
Hamblen- Aiken Family Cemetery-Van Bibber
Stagecoach Inn Log Cabin- Main St
First State Bank Building- Royal Street
Old Red School- Main Street

1991- Boles Aiken Log Cabin- Van Bibber

1992- Norton - Orgain House- Main Street
Vickrey- Berry Carriage House Barn- Main Street
Hutchens House- Main Street

2000- Old Salado Church of Christ- Main Street
Rose Dipping Vat- Royal Street at Tablerock

2006- Norwood House- Main Street

2009- Masonic Lodge- Church Street

2012- Guest- Sanford Grain Building- Royal Street

All of these Landmark Award locations had Narrative signs placed in 2019 and 2021

The Josiah and Rebecca Fowler House, Salado, Texas

By Charlene Carson, Local Historian



On November 4, 1870, E.S. C. Robertson wrote the following note in his journal:

*Made title to Josiah Fowler for Lot No
45.¹*

Two years later, in 1872, Josiah Fowler, and his wife Rebecca, completed the construction of their new home. This imposing two-story Greek Revival style home is located on the northern fringes of Salado at 1301 North Stagecoach Road. The house has a Texas Historical Commission medallion and was posted to the National Register of Historic Places on April 5, 1983.

The medallion, posted to the right of the front door, reads as follows:

(Photo by Maurice Carson).

Capt. Josiah Fowler was born on July 16, 1811 in Cocke County, Tennessee. In 1849 he moved to present-day Burnet County to an area known as Spicewood. He lived there until 1870 when he moved to Salado. He died in Salado July 4, 1888 at the age of 76. He was buried at the Fowler Cemetery in Burnet County.

While living in Salado, Captain Fowler taught at Salado College and was co-editor of a highly regarded mathematics textbook, *The Federal Instruction; or Youths Assistant, containing the Most Concise and Accurate Rules for Performing Operations in Arithmetic* more commonly known as *Fowler's Arithmetic*.

When previous owners of the Fowler house, Dale and LaVerne Gore, were browsing through a Dallas antique shop, Dale spotted a copy of *Fowler's Arithmetic*. Dale bought the book and then gave it to the Salado Historical Society.

Rebecca Mccamey Yett Fowler was born June 27, 1814 in Tennessee. She was the mother of seven children. She died in Belton on March 1, 1890 at the age of 75. She was buried in the Fowler Cemetery in Burnet County, Texas.

¹Michael W. Kelsey, Nancy Graff Kelsey, Ginny Guinn Parsons, *Empresario's Son: E.S.C. Robertson of Salado*. (Belton, Prairie Queen Publications, 2017, p. 323).