

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

Senior Pastor Bill Pinalto of First Baptist Church 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 Paul Cox, John Cole, D. Jasen Graham, and Jason Howard attended in person.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, and Police Chief Gary McHone.

Recognitions

- A. Presentation recognizing Johnny and Josh Bratton for their years of service and dedication to the Village of Salado.

Mayor Coggin presented a key to the city award to Johnny Bratton and his wife, who also accepted on behalf of their son, Josh Bratton, who was unable to attend tonight's meeting. Mayor Coggin spoke of the community's deep appreciation to the Brattons for their many years of service. Mr. Johnny Bratton thanked the Village for its support and all it has done for the Bratton family.

- B. Presentation recognizing Pat Scarborough for her service and dedication to the Village of Salado.

Mayor Coggin presented a key to the city award to Pat Scarborough, who has volunteered her time and service to build Heart and Hands Ministries into a thriving charity. Ms. Scarborough said her ministry is able to serve those in need through the work of this community's volunteers and thanked the Village for its support.

- C. Presentation recognizing Jim Rousch for his support of the Village of Salado Police Department Coffee with a Cop Program.

Police Chief Gary McHone presented Jim Rousch with a certificate of appreciation for his sponsorship of the Coffee with a Cup Program. Mr. Rousch said he and his family are honored to serve the community. Mayor Coggin expressed appreciation to Mr. Rousch.

- D. Recognition of the Fall 2022 Village of Salado Community Institute Graduating Class.

Mayor Coggin highlighted the class content and schedule. Each of the following nine graduates were presented with a certificate, T-shirt, and “street sign” by Mayor Pro-tem Bell and Alderman Graham: Tim Flanagan, Matthew Maxwell, Belinda McClure, Richard McClure, Jeff McClure, Charles Simmons, Jeff Van Cura, Jennifer Westbrook, and Elizabeth Whitfield.

1. Citizens Communications

This item was heard after Agenda Item 6. No citizen comments were heard.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of October 20, 2022.
- B. Approval of the route for the Christmas Stroll Parade on Thursday, December 1, 2022.

Mayor Pro-tem Bell 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. Village Administrator’s Report

- Regional Habitat Conservation Plan

Village Administrator Ferguson reported a \$1,000,000 federal/state grant was awarded for development of the Regional Habitat Conservation Plan (RHCP); the Village is one of 13 participating entities, with each entity cost-sharing required matching funds; anticipated RHCP completion in 2026; details on specific elements of the Plan to be negotiated with U.S. Fish & Wildlife; the Plan as a “living document”; and future updates as Plan development progresses.

- Historic District Overlay Ordinance

Village Administrator Ferguson reported the Historic District Overlay (HDO) Task Force presented draft contents of a proposed ordinance; input was received at a well-attended public meeting on November 15, 2022; presentation of a revised draft ordinance based on public input to the Board of Aldermen is anticipated at its next regular meeting; and schedule for public hearings/approval, if the Board desires to proceed.

- QuickTrip Development

No report was heard.

- Scottish Gathering and Highland Games

Village Administrator Ferguson reported thousands of visitors attended the 3-day festival, which included the Calling of the Clans torchlight ceremony, a parade, and the games; and successful first-time use of Salado ISD property for the festival grounds, with no security or public safety issues reported.

In addition, Village Administrator Ferguson reported the sales tax check for November 2022 totaled \$74,771.25, up 17 percent over the same period last year; fiscal year-to-date collections totaled \$135,338, up 17 percent over the same period last year, with collections running ahead of budget.

Discussion addressed input from the HDO public meeting reflecting lack of support for inclusion of properties on the west side of IH-35; reasoning for not including church properties in the proposed HDO; possible separate zoning/development regulations for west side properties to help maintain a cohesive feel with the rest of Salado; anticipated timeframe for QuickTrip property annexation and development; Alderman Cole's request to move Agenda Item 7E earlier in the agenda; clarification on sales tax collections/reporting to reflect that the Village's November check represents collections from September; status of Main Street light repairs by TxDOT and subsequent failures at other locations after initial installation of repaired lights; and ongoing discussions with TxDOT/light manufacturer regarding urgency of street light repair/replacement.

5. Presentation

Presentation by Kirby Ventures regarding a planned development to be located off FM 2843 in the E-T-J of Salado.

This item was heard after Agenda Item 7E.

Village Administrator Ferguson described the subject property as the property locally known as "Benny Boyd Ranch" south of the Village of Salado in the outskirts of the Village's ETJ, which was recently acquired by the developer. He advised the developer had approached the Village about a possible development agreement and noted the Village's concerns with the marketing for land sales, which the developer acknowledged and was apologetic for, as there was a lot of confusion among those responding to marketing materials. He asked the developer to speak tonight on the development's vision and significant investment plans for the property.

Developer Jack Kirby spoke of his history as a developer since the mid-1990s, his architectural background, and favored types of developments, including large lot golf course communities with lots of green space. He noted past and current strategies and challenges of today's market when promoting to individuals and recognized there were some missteps with marketing that seemed a bit aggressive, but did establish that there is a market for this type of development. He cited the Trails in Marble Falls as a similar development to what is planned here.

Mayor Coggin reminded the Board of Aldermen that the project is still in the developmental stages, with many questions yet to be worked out, such as provision of utilities. Mr. Kirby distributed a brochure on the proposed development to be called *Mustang Springs*.

Discussion addressed anticipated number of lots (total of 300-350 over 1,100 acres); interest expressed by the developer in annexing the property into the Village in the future; wells for developer-provided private water system (at developer's expense); stringent environmental regulations to satisfy TCEQ requirements; and water conservation measures such as xeriscaping. Mayor Coggin thanked Mr. Kirby for his presentation and for listening to the Village's comments and concerns.

6. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance annexing approximately 39.139 acres located northwest of the intersection of FM 2484 and IH-35 to the Village of Salado, Bell County, Texas and extending the boundary limits of said Village so as to include said hereinafter described property within said Village limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions and regulations of the Village; and adopting a service plan.
(Village Administrator)

Village Administrator Ferguson said the landowner requested to annex all of the subject area, described the area to be annexed, and explained annexation/public hearing procedures and provision of services as listed in the service plan.

Mayor Coggin opened the public hearing at 6:55 p.m.

Tim Fleischer asked for clarification on providing utilities, specifically sewer service. Village Administrator Ferguson said the plan calls for sewer services to be provided by properly permitted on-site septic systems. Mr. Fleischer expressed concerns that the cost of providing Village wastewater service to the subject property might be prohibitive. Mayor Coggin said that the developer was provided a cost estimate for connection to the Village's existing wastewater plant and the developer elected to install his own septic system.

Hearing no further comments, Mayor Coggin closed the public hearing at 6:57 p.m.

In response to Mr. Fleischer's comments, Village Administrator Ferguson advised that the service plan can be amended to clarify that the subject property will be served by an on-site wastewater treatment plant that could potentially be acquired by the Village in the future.

Discussion addressed the existing septic system as functional at this time; operation of the plant; and expandability of the plant.

Alderman Cole moved to approve the ordinance, as presented, with the inclusion of the amended language cited by Village Administrator Ferguson clarifying the provision relating to sewer service and possible future acquisition of the plant by the Village. Alderman Cox seconded. Motion carried on a vote of 5-0.

7. Discussion and Possible Action

- A. Discuss and consider possible action formally accepting two (2) sponsorship checks for the All-Abilities Playground Project from Legacy Salado Inc. and authorizing the execution of sponsorship agreements for each sponsorship. (*Village Administrator*)

This item was heard after Agenda Item 5.

Village Administrator Ferguson explained the need to formally accept the donations from Legacy Salado Inc. which came from the proceeds of the very successful Sirena Creekside Carnival and to authorize execution of the sponsorship agreements. He noted donations of \$16,205 for the new swing set and \$2,500 for a memorial bench sponsorship.

Alderman Cole moved to accept the sponsorship donation checks and authorize the execution of sponsorship agreements, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action regarding the proposed Final Plat and requested variances for the Boynton Addition, Phase 2, a residential subdivision located in the 500 block of Baines Street located within the corporate limits of the Village of Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson reviewed the proposed plat creating 8 new lots from 4 existing lots, details on access/access easements to be constructed and maintained by the developer, and water/wastewater service to be provided by Salado Water Supply Corporation and the Village of Salado, respectively. He noted that Lots 1 & 2 of Block 3 would require a variance because both lots fall short of the Village's 35-foot minimum lot width requirement. He advised that the developer indicated the configuration of the 2 lots was necessary to preserve several large trees on the subject lots.

As staff and the Village Engineer have found the proposed plat compliant with the Subdivision Ordinance, Village Administrator Ferguson recommended approval of the proposed plat contingent on the following:

- Approval of a variance from the lot width requirements for Lots 1 and 2 in Block 3
- Provision of a 15-foot wastewater easement between Lots 3 and 4 of Block 1 for a proposed 6-inch wastewater line
- Provision of documentation regarding the ownership and maintenance of the proposed 18-foot access easement to serve Lot 1 of Block 1

He noted that the developer will be required to design and construct the necessary wastewater improvements at no cost to the Village and approval of the improvements will be required prior to Village acceptance of those improvements. He concurred with Planning & Zoning Commission's unanimous recommendation for approval of the plat with the requested variances.

Discussion addressed the lot width variance requested for protection of certain trees; private streets to be maintained by developer as shown in plat notes; and sufficiency of supply letter provided by Salado Water Supply Corporation.

Applicant Boynton noted lot widths of 27 feet and 34 feet requiring the variances from the 35-foot minimum lot width requirement.

Mayor Pro-tem Bell moved to approve the Final Plat and requested variances for the Boynton Addition, Phase 2, as presented, including the abovementioned list of contingencies. Alderman Cox seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider action regarding the proposed Construction Plat and Construction Plans for Phase 1 of Salado Center, a mixed-use subdivision located near the northwest corner of the intersection of FM 2484 and IH-35 within the extraterritorial jurisdiction of the Village of Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson directed the Board's attention to a slightly revised plat that still meets the Village's Subdivision Code requirements. He reviewed details of the Salado Center Development to include mixed uses such as a large convenience store, retail, potential assisted living facility, and restaurant space. He noted that water will be provided by Salado Water Supply Corporation and wastewater service will be provided by an on-site wastewater treatment facility. He stressed this item only addresses the portion of the development located in the Village's ETJ. He explained approval procedures for construction/final plats. He advised that the Planning and Zoning Commission unanimously recommended approval of the construction plat and plans, as presented.

Alderman Graham moved to approve the Construction/Final Plat for Phase 1 of Salado Center, as presented. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

QuickTrip representative David Meyer answered questions relating to the timeframes for construction, bidding, and permitting; addressed needed TxDOT approvals and access issues, including acceleration/deceleration lanes to enhance traffic safety; possible February-April start date for construction and possible construction length of 36 to 42 weeks; and timeframe for Local Retail rezoning subject to annexation and publication requirements.

- D. Discuss and consider possible action regarding the selection of a bank depository for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson advised that two responses to the Village's Request for Proposals were submitted from Cadence Bank and Horizon Bank. After reviewing the proposals, he recommended approval of Horizon Bank as the Village's depository and authorization for Mayor Coggin to execute the necessary depository agreement. Discussion established there are no conflicts with selection of Horizon Bank. Mayor Pro-tem Bell requested details on specific information in appendices to the agreement, which Village Administrator Ferguson advised can be provided.

Mayor Pro-tem Bell moved to approve the selection of Horizon Bank as the Village's bank depository and to authorize the mayor to execute the depository agreement. Alderman Graham seconded. Motion carried on a vote of 5-0.

- E. Discuss and consider possible action regarding the proposed construction of a water pipeline between Stillhouse Hollow Lake and Lake Belton. (*Mayor Michael Coggin*)

This item was heard after Agenda Item 4.

Mayor Coggin expressed concerns regarding the proposed pipeline relating to impact on lake levels, as lower levels have been observed since a 48-inch line running from Stillhouse Hollow Lake to Lake Georgetown became operational. He felt that Bell County residents could be negatively impacted by the proposed pipeline which would send water to Williamson County. Discussion addressed questions on the intended purpose of the proposed pipeline; differences in water quality between lakes; the role of lakes in flood control; and possible action(s) by the Board to express its concerns about the proposed pipeline, including letters to appropriate entities/elected officials; and public notification, education, and participation regarding this issue. Mayor Coggin invited public comments at this time.

Jeffrey McClure of 123 Rock Creek Drive spoke of a countywide transit survey from several years ago showing that Stillhouse Hollow Lake was 30 feet higher than Lake Belton. He said a 48-inch line would drain Stillhouse to keep Belton full. He stated that Georgetown owns a specific number of acre-feet of water from Stillhouse Hollow Lake, which he noted is a much shallower lake than Belton. He said that Belton is the “political center of gravity” for lack of a better term.

Mayor Pro-tem Bell moved to instruct Village Administrator Ferguson to construct a letter to the entities previously discussed stating the Board’s concerns and questions. Alderman Cole seconded. In response to Mayor Coggin’s request for clarification on the motion’s inclusion of public notification/education efforts, Mayor Pro-tem Bell answered affirmatively. Alderman Cole seconded.

Alderman Cole stated the letter should be strongly worded. Alderman Cox asked if it would be smart to contact other communities in a joint effort. Village Administrator Ferguson stated that Salado Water Supply Corporation should also be contacted to participate in voicing concerns about the pipeline.

Hearing no further discussion, Mayor Coggin called for a vote. Motion carried on a vote of 5-0

- F. Discuss and consider possible action rescheduling the December 1, 2022, meeting of the Board of Aldermen. (*Mayor Michael Coggin*)

This item was heard after Agenda Item 7D.

Village Administrator Ferguson requested Board input on rescheduling the regular December 1st meeting of the Board of Aldermen to a special November 30th meeting, as the Stroll parade also falls on December 1st. He noted that 4 of 5 Board members must be present to meet quorum requirements for a special meeting.

Alderman Graham moved to approve rescheduling the December 1st meeting to November 30th, as presented. Alderman Cox seconded. Motion carried on a vote of 4-1. Mayor Pro-tem Bell voted against.

Mayor Pro-tem Bell left the meeting at 8:19 p.m.

Mayor Coggin thanked the Board for a great meeting and wished everyone a happy Thanksgiving holiday.

Adjournment

Alderman Cox moved to adjourn. Alderman Cole seconded. Mayor Coggin called the meeting adjourned at 8:20 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 30th of November, 2022.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Cara McPartland, City Secretary

