

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
February 16, 2023 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 Paul Cox, John Cole, D. Jasen Graham, and Jason Howard attended in person.

Staff Present: Village Administrator Don Ferguson

Zoning Board of Adjustments

Hold a public hearing and consider action regarding a request for a variance from Section 3.4(G)(2)(B) of the Village of Salado Zoning Ordinance to allow for an encroachment into the required side yard setback of a property located at 918 Cedar Park Circle, Salado, Bell County, Texas. *(Tommye Prater, Applicant)*

Mayor Coggin convened as the Zoning Board of Adjustments. Village Administrator Ferguson explained that the Zoning Ordinance requires a 20-foot side yard setback and provided details on the corner lot's location and configuration. He advised the applicant is seeking a variance to construct a 24-foot long carport on the east side of her home. He stated the proposed structure would encroach 15 feet into the required 20-foot side yard setback adjacent to Indian Trail and into a 15-foot utility easement. He advised no formal comments were received for or against the variance request. If the Board wishes to approve the variance, Village Administrator Ferguson recommended that the motion include language advising the applicant to check with any utility providers who may be in the subject easement to ensure there would be no problems constructing the carport within said easement. He noted the applicant stated the close proximity of her residence to the building setback line creates an undue hardship necessitating the variance request.

Discussion addressed distance of the carport from the street and potential issues with existing utility lines.

Mayor Coggin opened the public hearing. Hearing no comments, Mayor Coggin closed the public hearing at 6:39 p.m.

Alderman Graham moved to approve the variance request, as presented, including instructions to the applicant to check with applicable utility providers prior to construction. Alderman Cole seconded. Motion carried on a vote of 5-0.

At 6:41 p.m., Mayor Coggin adjourned Zoning Board of Adjustment and reconvened as the Board of Aldermen.

1. Citizens Communications

No citizen comments were heard.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of February 2, 2023.
- B. Approval of the January 2023 Financial Statements for the Village of Salado.
- C. Approval of the appointment of Tim Flanagan to the Music Friendly Community Advisory Board.

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. Village Administrator's Report

- Main Street Lighting

Village Administrator Ferguson reported significant progress has been made in the last 10 days with the lighting manufacturer and TxDOT actively engaged in repair efforts. He said approximately 30 repaired light fixtures are awaiting installation pending analysis of the electrical system and equipment.

- Police Chief Search

Village Administrator Ferguson reported that Chief Gary McHone has accepted a position with Salado ISD as its Director of Security and Police Chief. He stated applications are being received for the chief and officer positions and meetings are scheduled with Salado ISD regarding transitioning of the School Resource Officers from the Salado Police Department to Salado ISD Police Department.

- Sales Tax Collections

Village Administrator Ferguson reported the sales tax check for February 2023 (largest February check in the Village's history), representing December 2022 collections, totaled \$83,264, up 8.5 percent over the same period last year; fiscal year-to-date collections totaled \$359,000, up about 19 percent over the same period last year; with collections representing 48 percent of the FY2023 sales tax revenue budget, at the 42 percent mark in the fiscal year.

- **Drainage Improvements**

Village Administrator Ferguston reported there will be a workshop item on the March 2nd Board of Aldermen agenda to discuss drainage improvements with the Village Engineer. He stated the South Ridge low water crossing and Park Drive projects are completed. He said survey work has been completed on the Mill Creek culvert and bidding is planned for April, with project completion anticipated late this summer. He advised there will be significant advance public communication of a probable road closure during culvert replacement. He noted the need for serious discussion of upstream detention issues at the upcoming workshop. He reported that the preliminary flow analysis has been completed for Stagecoach Circle/Chisholm Trail, with data assessment showing TxDOT not having any significant drainage impact as a result of interstate work. He said TxDOT wants to discuss some options with the Village such as addressing roadside channels on Chisholm Trail and detention.

- **May 2023 General Election**

Village Administrator Ferguson reminded tomorrow is the last day to file an application for a place on ballot for the May 6, 2023 General Election to be held jointly with Salado ISD and the Salado Library District. He said all candidates will receive information on campaign signage and provided information on early voting.

- **February 2023 Ice Storm**

Village Administrator Ferguson reported streets were re-opened quickly by staff and contractors and a debris drop-off center was opened at Pace Park. He noted that approximately 3 acres of debris was collected, which was ground by a contractor into mulch. He said plans will be announced on when mulch will be available for pick-up by citizens. He advised that 98 percent of Oncor customers had electrical power restored by Friday and all Salado residents were restored by Sunday. He spoke of Oncor's ongoing debris pick-up and line/pole improvements. He noted the shelter housed one couple during the outage.

Discussion addressed results of the street light troubleshooting process; status of federal funds for drainage projects; possible use of surplus revenue from sales tax collections beyond what is currently budgeted; retaining police personnel and possible incentives to increase stability; use of license plate reader cameras to solve crimes; police/administrative salaries; distribution-related power outages during the ice storm; Winners Circle drainage issues and planned clear-out; and the Planning & Zoning Commission's recent discussion of the proposed Historical District Overlay Ordinance.

5. Public Hearings and Approval of Ordinances

- A. Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, to annex under Chapter 43 of the Texas Local Government Code, approximately 299.025 acres of Texas Department of Transportation ("TxDOT") owned right-of-way on Interstate 35, from the southern corporate limits of the Village of Salado near FM 2268, south to a location just north of the Bell County line, in Bell County, Texas, as further described in Exhibit "A", lying adjacent and contiguous to the present corporate limits of

the Village of Salado in the Village's extraterritorial jurisdiction in Bell County, into the incorporated municipal boundaries of the Village of Salado, Texas including the following: findings of fact; effective date; repealer; severability; and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson explained the area to be annexed, which will not include the rest areas, and will take the city limits all the way to Jarrell's E-T-J. Discussion established that annexation will give the Village more opportunities to plan for and control future growth and that TxDOT, not the Village of Salado, will be responsible for maintenance of access roads.

Mayor Coggin opened the public hearing at 7:16 p.m. Hearing no comments, Mayor Coggin closed the public hearing.

Alderman Graham moved to approve the ordinance to annex approximately 299.025 acres of Texas Department of Transportation ("TxDOT") owned right-of-way on Interstate 35, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

- B. Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, to annex under Chapter 43 of the Texas Local Government Code, approximately 10.302 acres of Texas Department of Transportation ("TxDOT") owned right-of-way on FM 2268, from the eastern corporate limits of the Village of Salado near Guess Road, east to Gooseneck Road in Bell County, Texas, as further described in Exhibit "A", lying adjacent and contiguous to the present corporate limits of the Village of Salado in the Village's extraterritorial jurisdiction in Bell County, into the incorporated municipal boundaries of the Village of Salado, Texas including the following: findings of fact; effective date; repealer; severability; and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson explained the area to be annexed on FM 2268 from Guess Road to Gooseneck Road. He stressed that annexing the right-of-way does not annex any other properties in the subject area.

Mayor Coggin opened the public hearing at 7:20 p.m. Hearing no comments, Mayor Coggin closed the public hearing.

Alderman Graham moved to approve the ordinance to annex approximately 10.302 acres of Texas Department of Transportation ("TxDOT") owned right-of-way on FM 2268, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

6. Discussion and Possible Action

- A. 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, 2022. (*Phil Vaughan, CPA, Armstrong, Vaughan & Associates, P.C.*)

Village Administrator Ferguson introduced Phil Vaughan, who presented highlights of the audit, including General Fund increased revenues/expenditures; increased wastewater/impact fee revenue; greater sales tax revenue; cost savings; a \$993,000 General Fund balance, which represents about 8 months of operating expenses; and savings of over \$700,000 over the life of the wastewater bond due to refunding prior to rates going up.

Discussion addressed ice storm-related expenditures of about \$25,000; importance of operating reserves for unexpected expenses; effect of bond refunding on debt balance; federal funds previously earmarked by the Board of Aldermen for drainage projects; explanation of certain statements/charts; and interest rate of 1.9 percent on wastewater debt.

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, 2022, as presented. Alderman Graham seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action regarding the proposed Construction/Final Plat for Phase I of the Mustang Springs Development located off FM 2843 in the E-T-J of the Village of Salado, Texas. (*Village Administrator*)

Village Administrator Ferguson reviewed details of the proposed three-phase mixed-use development and advised that staff concurs with the Planning & Zoning Commission's unanimous recommendation for approval, as presented, at its February 14th meeting. He noted the following significant plat notes: the Village will not issue any building permits for Phase I development until such time as the water/wastewater systems are in place; the Village gave the property owners the ability to utilize either on-site septic or centralized wastewater system; and the Village will not issue any building permits until TxDOT permits have been secured for access points on FM 2843.

Discussion addressed the developer's choice (during Phase I only) related to sewer service and established there will be no private wells. Lot sizes, the water/wastewater permitting process, and development agreement specifics were also discussed.

Alderman Cox moved to approve the proposed Construction/Final Plat for Phase I of the Mustang Springs Development, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

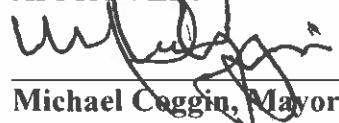
Adjournment

Alderman Cole moved to adjourn. Mayor Coggin called the meeting adjourned at 7:42 p.m.

Recorded by:
Don Ferguson

These minutes approved on the 2nd of March, 2023.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Don Ferguson, Acting City Secretary