

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

Board Members Absent: None.

Staff Present: Village Administrator Don Ferguson and Assistant Village Administrator Andrea Howard.

1. Citizens Communications

Resident Joseph Torres expressed concern with the heavy truck traffic in his neighborhood associated that is with a new townhome development off Santa Maria Street.

Resident Jim Boynton criticized Mayor Coggin for his response to the truck traffic concerns.

Resident Bert Henry called on the Mayor to be objective and to treat concerned residents with respect.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of March 2, 2023.

B. Approval of February 2023 Financial Statements for the Village of Salado.

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

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

There were no items removed from the Consent Agenda.

4. Village Administrator's Report

Village Administrator Don Ferguson briefed board members on the Village's response to the truck traffic issues associated with townhome development off Santa Maria Street.

He said there is currently no ordinance in place regulating truck traffic in the area of the subject development. Ferguson said there is a "No Truck Traffic" sign on Baines Street that was not installed by the Village and is unenforceable.

Ferguson said the townhome contractor has agreed to repair any damaged to streets in the neighborhood caused by heavy trucks coming and going from the townhome development. He added that police officers are monitoring truck traffic speeds in the area.

Mayor Coggin said he and other members of the board have visited the neighborhood adjacent to the townhome development site, in response to the concerns of neighborhood residents. While he did not notice significant damage to streets during his visit, Mayor Coggin said the Village will continue to work with the developer to minimize the impact of construction on the neighborhood.

Ferguson said the Village's findings regarding the failing street lights on Main Street have been turned over to TxDOT. He said TxDOT is reviewing the findings and TxDOT representatives will be present at the next Board meeting to provide an update on the light issues.

Ferguson also provided updates on his efforts to fill the vacant police chief and city secretary positions, along with sales tax collections, the ice storm clean-up and a proposed pedestrian bridge over the Salado Creek.

Mayor Pro-tem Rodney Bell said he finds it hard to believe the townhome developers can't find an alternate route for the construction-related truck traffic that would keep the traffic out of the adjacent neighborhood. Bell also urged the townhome developer to move

quickly to install the wastewater line that will eventually serve the Boynton development, located adjacent to the townhome site.

5. **DISCUSSION AND POSSIBLE ACTION**

- (A) Discuss and Consider Possible Action Regarding a Request to Support the Proposed Solana Ranch Development and its Proposed Municipal Utility District.

Nick Taratsas, with DMB Development, presented a letter of intent (See Attached) and briefing on the proposed Solana Ranch Development that will be located on the west side of Interstate 35, south of FM 2843, between Jarrell and Salado. At full build out, he said the planned development will have approximately 14,000 home sites, along with some commercial development. He said construction on the first phase of the development is expected to begin in approximately two (2) years.

Taratsas said a Municipal Utility District (MUD) is proposed to help finance the infrastructure for the proposed development, including construction of the water and wastewater systems that will serve the unique development.

After considerable discussion, Alderman Cole moved to support the proposed Solana Ranch Development and the associated Municipal Development District (MUD). Alderman Paul Cox seconded. Motion carried on a 5-0 vote.

- (B) Discuss and Consider Possible Action Regarding a Funding Request from the Salado Senior Center.

Village Administrator Ferguson said representatives with the new Salado Senior Center recently made a presentation regarding the Senior Center and asked board members to consider allocating \$7,500 in Village funds to help pay for Senior Center operations.

Alderman Cole said he is opposed to allocating public funds to a special interest group.

Alderman Cox said he would like to see more detail on how the funding, if approved, will be spent. He also wanted to know who else was contributing funds to the Senior Center.

Alderman Jason Graham moved to request an itemized spending plan for the Senior Center prior consideration of the funding request. Alderman Cox asked that the motion be amended to include a request for information on other contributors to the Senior Center. Alderman Graham agreed to amend his motion accordingly. Alderman Cox seconded the amended motion. Motion failed on a 2-3 vote.

Mayor Pro-tem Bell moved to approve the allocation of \$7,500 to the Salado Senior Center, as requested. Motion failed due to a lack of second.

Alderman Cole moved to deny the funding request for the Salado Senior Center. Alderman Jason Howard seconded. Motion failed on a 2-3 vote.

Mayor Pro-tem Bell asked staff to obtain detailed spending and fund-raising information from Senior Center representatives. Once the requested information has been obtained, Bell said he would like the funding request to be placed back on a Board of Aldermen meeting agenda for action.

- (C) Discuss and Consider Possible Action Extending the Term of the Letter of Intent Relating to the Proposed Acquisition of a Wastewater Treatment Plant and Collection System from Pampa Investment Group, Inc. by the Village of Salado.

Village Administrator Ferguson said Pampa Investment Group, LP recently approached Mayor Coggin about the possibility of the Village acquiring Pampa's wastewater treatment plant and collection system located near the intersection of FM 2484 and Interstate 35. He said subsequent discussions produced the terms of a proposed letter of intent that was approved by the Board earlier this year.

Ferguson said there is a need to extend the term of the letter of intent to allow additional time for Pampa Investment Group, LP to resolve some property boundary issues with the City of Belton.

Mayor Pro-tem Bell moved to grant a 60-day extension to the term of the letter of intent. Alderman Graham seconded. Motion was approved on a 5-0 vote.


Adjournment

Mayor Pro-tem Bell moved to adjourn. Aldermen Graham seconded. Mayor Coggin called the meeting adjourned at 8:33 p.m.

Recorded by Don Ferguson

These minutes approved on the 6th of April, 2023.

APPROVED:


Michael Coggin, Mayor

ATTEST:



Don Ferguson,
Village Administrator/Acting City Secretary