

**Village of Salado  
Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
April 6, 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, Aldermen Paul Cox, John Cole, and D. Jasen Graham attended in person. Alderman Jason Howard attended the meeting via videoconference.

Staff Present: Village Administrator Don Ferguson, Assistant Village Administrator Andrea Howard, and Acting Police Chief Chris Dunshie.

### **PROCLAMATION**

Proclamation Recognizing Jackie Mills for Her Service and Dedication to the Village of Salado.

Mayor Michael Coggin presented Salado resident Jackie Mills with a proclamation, noting Ms. Mills has been a good and faithful citizen of Salado and is living proof that the act of giving of oneself unselfishly transforms lives and demonstrates that each of us can find meaning and reward by serving some higher purpose than ourselves.

### **1. CITIZENS COMMUNICATIONS**

No citizen comments were heard.

### **2. CONSENT AGENDA**

- (A) Approval of Minutes of the Regular Board of Aldermen Meeting of March 16, 2023.
- (B) Approval of Minutes of the Special Board of Aldermen Meeting of the March 23, 2023.
- (C) Approval of the Request to Close Royal Street from Main Street to Baines Street for the 2023 Volksride Biking Event.

Alderman D. Jasen Graham moved to approve the Consent Agenda, as presented. Mayor Pro-tem Rodney Bell 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 Report

- Main Street Lighting Update

TxDOT Engineer Stephen Kasberg announced components in the 90+ streetlights that were recently installed on Main Street will be replaced. He said issues with the lighting system design and construction have caused many of the lights to fail. He said a contract to repair the lights will be awarded in June and all the lights will be repaired by late September.

He said the streetlights will remain off until they are repaired.

Mayor Coggin requested TxDOT reconsider the decision to keep the lights turned off.

- Wastewater Treatment Plant Expansion Update

Village Administrator Don Ferguson reported the Village has been awarded \$1.5 million for the expansion of the Village's Wastewater Treatment Plant. He said design work on the planned expansion is underway.

- Solana Ranch MUD Update

Village Administrator Ferguson said the Village's Letter of Support for the MUD has been provided to the developer.

- Mustang Springs Development Update

Village Administrator Ferguson said the plat for Phase I of the development is in the process of being signed and will be filed with Bell County once all signatures have been secured. He said the property where the development will be located is scheduled for annexation into the Village in mid-May.

- Quick Trip Development Update

Village Administrator Ferguson said construction of the new travel center will begin in the next 7-10 days. He said the business is expected to open early in 2024.

- Introduction of New Police Chief

Village Administrator Ferguson reported the candidate who had accepted the position of Police Chief has notified the Village that he has received and accepted an unexpected employment offer from another entity that will be better for his family.

Ferguson said additional candidate interviews for the Police Chief's position will be conducted in the coming days.

(B) Salado Police Chief Status Report

Acting Police Chief Chris Dunshie briefed board members on the March 2023 Calls for Service Report and provided updates on the License Plate Reader Program and Citizen on Patrol activities.

In response to questions, Acting Chief Dunshie indicated he is not having issues with tickets being processed in the absence of a full-time City Secretary/Court Clerk.

(C) Tourism Director's Report

Assistant Village Administrator Andrea Howard updated board members on the Village's tourism marketing activities, Visitor's Center Activities, and upcoming community events.

**5. PRESENTATION**

Presentation Regarding the Proposed Construction of a Temporary Pedestrian Bridge Over the Salado Creek.

Graydon and KD Hill, with Barrow Brewing Company, briefed board members on a proposal to install a temporary pedestrian bridge over Salado Creek. The Hills said the bridge would be constructed at their cost.

Board members expressed support for the bridge proposal that is currently under review by various permitting authorities, including the Village.

**6. PUBLIC HEARING AND POSSIBLE ACTION**

Hold a Public Hearing and Consider Approval of an Ordinance of the Board of Aldermen of the Village of Salado, Texas, Amending the Official Zoning Ordinance to Establish a Historic District Overlay with Procedures and Standards to Protect and Enhance Specific Lands and Structures Within the Designated District and Amending the Use Regulations Chart; Providing for Findings of Fact; Providing for Enactment; Repealing Conflicting Resolutions and Ordinances; Providing a Severability Clause; Providing for Publication and Providing an Effective Date; and Providing Proper Notice and Meeting.

Village Administrator Ferguson said the proposed ordinance establishes the boundaries for a Historic District along with standards, procedures and land uses for specific lands and structures within the designated district. He said the Planning and Zoning Commission held a public hearing

on the proposed ordinance on March 28<sup>th</sup>. Afterwards, Ferguson said the Commission unanimously voted to recommend approval of the proposed ordinance with the following modifications:

- Prohibit Laundry/Dry Cleaning operations where cleaning process is done on-site.
- Permit drop-off and pick-up Laundry/Dry Cleaning operations where the cleaning process is done off-site.
- Allow, as a Conditional Use, drive-thru Laundry/Dry Cleaning operations where cleaning process is done off-site.

Ferguson reminded board members that properties on the west side of Interstate 35 are not included in the proposed overlay district. He also answered questions regarding the public process used to develop the proposed ordinance and how it can be amended in the future, if adopted.

Mayor Coggin opened the public hearing on the proposed ordinance at 7:52 p.m.

Resident Linda Reynolds questioned whether the property at 716 Center Circle is within the boundaries of the proposed overlay district and whether short-term rentals will be allowed in the proposed overlay district.

Resident KD Hill said not enough time has been allowed for interested parties to review and comment on the proposed ordinance.

Resident Charles Simmons urged board members to promote, through its ordinances, the unique vision and character of Salado on both sides of Interstate 35.

Bill Kinnison, with the Salado Historical Society, expressed support for the proposed ordinance that he said would help preserve the history, character, and integrity of the community.

Salado Resident Darlene Walsh said the proposed ordinance is a “land grab.” She said properties on the west side of Interstate 35 should not be included in the proposed overlay district.

With there being no further comment, Mayor Coggin closed the public hearing at 8:07 p.m.

Alderman John Cole moved to table further consideration of the proposed ordinance for a period of 30-days to allow time for interested parties to submit written comment on the proposed ordinance. Alderman Jason Howard seconded. Brief discussion followed regarding the need for the Board to not rush action on the proposed ordinance. Motion carried on a vote of 5-0.

## 7. **RESOLUTION**

- (A) Consider Approval of a Resolution Regarding a Lease Purchase Agreement for the Purpose of Financing “Vehicles and Related Equipment” for the Salado Police Department.

Village Administrator Ferguson said the Board of Aldermen recently approved an agreement and resolution relating to the lease-purchase of two (2) new patrol vehicles for the Salado Police Department.

In the process of finalizing the acquisition paperwork, Ferguson said the Village's legal counsel identified the need for the Board to approve a revised resolution that specifically makes reference to the lease purchase arrangement being used to acquire the vehicles.

Alderman Cox moved to approve the revised resolution, as presented. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

- (B) Consider Approval of a Resolution of the Village of Salado, Texas, Prohibiting the Carrying of a Firearm into the Room, or Rooms of the Salado Municipal Building in which any Meeting of the Board of Aldermen, Municipal Court, or any Village Board or Commission that is Subject to Chapter 551, Texas Government Code, is Meeting.

Village Administrator Ferguson said the proposed resolution prohibits the carrying of a firearm into any room or rooms at the Municipal Building in which the Municipal Court, Board of Aldermen, or other Village boards, committees or commissions are meeting.

Ferguson said signage would be placed at the entrances to the Municipal Building prior to any of the above-mentioned public meetings. He said such signage would be removed at the conclusion of each meeting.

Mayor Coggin asked for public comment on the proposed resolution.

Resident Charles Simmons questioned the need to prohibit firearms at public meetings. He said taking guns away from law abiding citizens puts the public's safety at risk.

Resident Jack Comeaux said he opposes allowing firearms to be brought into public meetings.

After brief discussion, Alderman Cole moved to approve the resolution, as presented. Mayor Pro-tem Bell seconded. Brief discussion addressed the need to have law enforcement present at public meetings. Motion carried on a vote of 4-1, with Alderman Howard voting no.

## **8. DISCUSSION AND POSSIBLE ACTION**

- (A) 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 requested \$7,500 in Village funds to help pay for the operation of the Senior Center. He said detailed information on how the requested funds would be spent has been provided to board members.

After brief discussion, Mayor Pro-tem Bell moved to approve the allocation of \$7,500 to the Salado Senior Center, as requested, and to amend the FY 2023 Operating Budget to reflect the expenditure. Alderman Graham seconded. Motion carried on a vote of 5-0.

- (B) Discuss and Consider Possible Action Regarding the Proposed Purchase of Playground Equipment for the Village of Salado All-Abilities Playground.

Village Administrator Ferguson said this item had been pulled from the agenda and would be placed on the action agenda for the April 20<sup>th</sup> Board of Aldermen meeting.

#### **ADJOURNMENT**

Mayor Coggin called the meeting adjourned at 8:41 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 20<sup>th</sup> of April, 2023.

**APPROVED:**

  
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**Michael Coggin, Mayor**

**ATTEST:**

  
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**Don Ferguson,  
Village Administrator/Acting City Secretary**