

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
June 15, 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, Bert Henry, D. Jasen Graham, and Jason Howard attended in person.

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

CITIZENS COMMUNICATIONS

Salado Chamber of Commerce Executive Director Amanda Organ briefed board members on upcoming Chamber events and ribbon cuttings and welcomed members to attend.

Local resident Jim Boynton expressed concern with the length of time it has taken to make wastewater service available to his small subdivision off Baines Street.

1. CONSENT AGENDA

- (A) Approval of Minutes of the Regular Board of Aldermen Meeting of June 1, 2023.
- (B) Approval of the May 2023 Financial Statements for the Village of Salado.
- (C) Approval of the Appointment of Alternate Planning and Zoning Commissioner Lennox Alfred to a Regular Position on the Planning and Zoning Commission.

Alderman D. Jasen Graham made a motion to approve the Consent Agenda, as written. Alderman Paul Cox seconded.

While noting he has no issue with Commissioner Alfred, Alderman Bert Henry expressed concern regarding the timing of his appointment to a regular position on the Planning and Zoning Commission so soon after the Board of Aldermen Election in which Mayor Coggin endorsed Mr. Alfred.

Mayor Coggin advised Aldermen Henry to avoid personal attacks and limit his discussion to the agenda item.

Alderman Jason Howard called a "point of order," accusing the Mayor of making personal attacks toward he and his wife in the past.

Mayor Coggin advised board members to limit their discussion to the agenda item.

Mayor Pro-tem Rodney Bell called the question on the original motion.

Motion carried on a 3-2 vote, with Aldermen Henry and Howard voting no.

2. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ANY ITEM REMOVED FROM THE CONSENT AGENDA

No items were removed from the Consent Agenda.

3. VILLAGE ADMINISTRATOR'S REPORT

- Sales Tax Collection Update

Village Administrator Don Ferguson reported the sales tax check for May 2023, representing March sales, totaled \$61,571 which was 2.5 percent from the previous year.

- West Village Road Improvement Project

Village Administrator Ferguson said meetings will be held in the coming weeks with a handful of property owners on West Village Road about the possibility of dedicating right-of-way for the planned West Village Road Improvement Project. He said a federal funding decision for the project will be made in January 2024.

- Water's Edge Wastewater Line Update

Village Administrator Ferguson said construction of the Water's Edge Wastewater Line to the Boynton Addition is complete.

- Royal Street Improvement Project Update

Village Administrator Ferguson said a proposal to complete the required environmental assessment for the Royal Street Improvement Project will be on the July 6th Board of Aldermen meeting agenda for consideration.

- Mustang Springs Development Update

Village Administrator Ferguson said the Mustang Springs development engineers are preparing to submit construction plans for the development.

4. PRESENTATION

Presentation Regarding a Proposal by Phi Air Medical Regarding the Provision of Emergency Air Medical Transportation within the Village of Salado, Texas.

Kennie Kerr with Phi Air Medical briefed board members on a proposal to provide emergency air medical transportation service to Salado residents. In the event a qualified resident of the Village of Salado, Texas, is transported from the Village of Salado or Bell County by PHI Air Medical, Kerr said they would not have any out-of-pocket expense for their PHI Air Medical transport. The service would cost the Village of Salado approximately \$8,575 a year or \$7 per household according to Kerr.

Board members questioned Ms. Kerr regarding the claims and billing process, service demands, potential rate adjustments, transport destinations, out-of-network cost issues, marketing, and future growth in the customer base.

Village Administrator Ferguson suggested the Village explore partnering with the Emergency Services District to jointly fund participation in such program.

Ms. Kerr indicated she would research some of the unanswered questions that were raised in the discussion and report back to the Board in the coming weeks.

5. DISCUSSION AND POSSIBLE ACTION

- (A) Discuss and Consider Possible Action Regarding a Proposed Public Improvement District Policy.

With development activity increasing in and around Salado, and developers seeking a Public Improvement District ("PID") to finance improvements in their developments, City Attorney General Miller said there is a need for the Village to have a PID policy in place.

He presented a proposed policy that addresses the following provisions:

- Limitations on the PID tax assessment
- Limitations on tax assessment terms
- Limitations and guidelines for the PID administration
- Limitations and guidelines on financing
- Limitations on bond size and developer interest
- Limitations and guidelines for bidding on project improvements

- Guidelines and criteria for projects
- Process for application and review
- Requirement of Chapter 372 of the Texas Local Government Code

Alderman Graham and Mayor Pro-tem Bell suggested the language in the policy clearly reflect that the Village establishes the bond size limitations and the maximum maturity for such bonds.

Mayor Pro-tem Bell moved to table action on the proposed policy until the July 6th meeting to allow the City Attorney to add the requested clarifying language relating to bond size limitations and maximum maturity. Aldermen Howard seconded. Motion passed on a 5-0 vote.

- (B) Discuss and Consider Possible Action Selecting a Contractor for the Salado School Road Improvement Project and Authorizing the Mayor to Execute a Contract with the Chosen Contractor.

Village Administrator Ferguson said bids were recently opened for the reconstruction of Salado School Road from West Village Road to the Salado ISD Transportation Barn. He said the following three (3) bids were received:

- Westar Construction, Inc. (\$233,792.50)
- Lone Star Grading & Materials, LLC (\$150,000)
- JDR Excavation, LLC (\$176,529.30)

After reviewing the detailed bids and checking references, Ferguson said the Village Engineer recommends the Village contract with Lone Star Grading & Materials, LLC to reconstruct the subject portion of Salado School Road in the amount of \$150,000.

Board members inquired about the performance history of the low bidder and the impact of the project on school traffic.

Ferguson said the street improvement project is expected to be finished in mid-September.

Alderman Cox made a motion to select Lone Star Grading & Materials, LLC to complete the reconstruction project and authorize the Mayor to execute the contract on behalf of the Village with the chosen contractor. Alderman Graham seconded. Motion passed on a 5-0 vote.

(C) Discuss and Consider Possible Action Approving the Design for the Proposed New Municipal Building for the Village of Salado.

Village Administrator Ferguson presented the proposed design for the new Village of Salado Municipal Building to be constructed next to the Bell County Annex located at the intersection of FM 2484 and Event Drive. He said the proposed building will be approximately 5,500 square feet in size and will house the Village's administrative offices along with the Police Department.

In addition to office space, Ferguson said the building will feature a large lobby and a large meeting room for public meetings (Board of Aldermen, Planning and Zoning Commission, etc.) and Municipal Court sessions. He added the exterior of the building will match the adjacent Annex building.

Once the Board approves the design, Ferguson said the proposed design will be presented to the County Commissioners for approval.

Alderman Cox said the new building is more welcoming than the current Municipal Building.

Alderman Howard said its imperative that the new building support future growth in the Village staff.

Ferguson said the interior of the building is capable of being modified to accommodate future growth in staff and the building can be expanded, if necessary.

Mayor Coggin and Alderman Henry suggested modifying the plans to provide a more secure access to that portion of the building where the Police Department will be located.

Mayor Pro-tem Bell made a motion to approve the design with the security modifications suggested for the Police Department. Alderman Cox seconded. Motion was approved on a 4-1 vote, with Alderman Howard voting no.

(D) Discuss and Consider Issues Relating to the Development of the Fiscal Year 2023-24 Goals and Priorities for the Village of Salado.

Mayor Coggin called for input from board members regarding goals and priorities that will be used to help develop the Fiscal Year 2024 Operating Budget.

Mayor Coggin said adequately funding road improvement and maintenance needs to be a priority.

Alderman Graham said roads, drainage, public safety, and wastewater debt reductions are critical priorities.

Mayor Coggin suggested consideration of increasing the solid waste franchise fees to address the wear and tear on the roadways caused by solid waste vehicles in the Village.

Alderman Howard said the Village needs to develop a funding plan for capital project matching funds.

Alderman Henry said staffing growth in the Police Department is critical along with the funding of road repairs and right-of-way tree trimming.

Alderman Cox said the Village needs to prioritize road repairs and drainage issues and make sure they are adequately funded.

Mayor Pro-tem Bell said Royal Street drainage issues need to be addressed along with the planned improvements to Royal Street. He said increasing police department staffing is important and the Board needs to continue efforts to reduce the wastewater debt service tax rate.

Village Administrator Ferguson said he will be working with the Village Engineer to update the assessment of all streets in the Village. He said this project will provide the data needed for board members to prioritize street improvement funding.

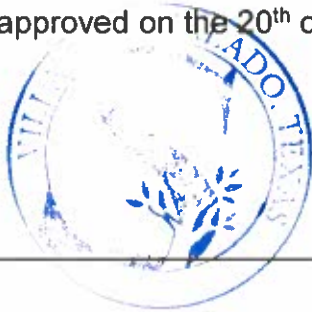
ADJOURNMENT

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

Recorded by:

Don Ferguson


These minutes approved on the 20th of July, 2023.



ATTEST:


Don Ferguson,
Village Administrator/Acting City Secretary

APPROVED:


Michael Coggin, Mayor