

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
October 5, 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, Alderman Paul Cox, Alderman D. Jasen Graham, Alderman Bert Henry, and Alderman Jason Howard.

Staff Present: Village Administrator Don Ferguson, Assistant Village Administrator Andrea Howard, Police Chief Alan Fields, City Secretary Debbie Bean and Tourism Marketing Manager April Davis-Walker.

1. Citizens Communications

Salado area Jim Boynton expressed his appreciation to Mayor Coggin and Village Administrator Ferguson for taking the time to go out and look at his concerns with the construction of the Water's Edge apartments and townhouses and meeting with him regarding these concerns.

2. Consent Agenda

- (A) Approval of the Minutes of the Regular Board of Aldermen Meeting of September 21, 2023
- (B) Approval of the Minutes of the Regular Board of Aldermen Meeting of August 28, 2023.
- (C) Approval of the Minutes of the Special Board of Aldermen Meeting on September 13, 2023.
- (D) Approval of the Route for the 62nd Sottish Gathering and Highland Games Parade on Saturday, November 11, 2023.

Alderman Howard moved to approve the Consent Agenda, as presented, with the amended suggested by Aldermen Bert Henry to the Board Minutes of September 21, 2023. Alderman Cox seconded. Motion carried by a vote of 4 to 1, with Alderman D. Jasen Graham voting no.

3. Status Reports

(A) Village Administrator's Report

- **All-Abilities Playground**

Village Administrator Ferguson said ground was broken for the new playground with construction to begin on October 16th.

- **Mustang Springs Development**

Village Administrator Ferguson reported that extensive unpermitted construction activity was discovered at the Mustang Springs development site. He said a stop work order was issued by the Village and enforcement action will be taken against the developers.

- **Water's Edge Townhome and Apartment Projects**

Village Administrator Ferguson said a site inspection at the Water's Edge Apartments construction site was conducted by Village building inspectors in response to concerns raised by Salado area resident Jim Boynton. He said some construction issues were identified by the Village's building inspectors who will carefully inspect each of the apartment buildings over the next four (4) months.

Ferguson added the Village engineer is reviewing drainage issues at the Water's Edge townhome development.

- **Salado Community Institute Fall Session**

Village Administrator Ferguson reported several applications have been received for the upcoming session of the Community Institute.

- **2024 Total Solar Eclipse**

Village Administrator Ferguson provided a detailed briefing on the preparations that are underway for the April 2024 Total Solar Eclipse that is expected to attract thousands of visitors to the Salado area.

- **Wastewater Treatment Plant Expansion**

Village Administrator Ferguson said the Village staff plans to seek bids for the expansion of the Village's wastewater treatment plant next month.

Mayor Coggin presented Mr. Boynton with a Mayor's Challenge Coin for bringing his concerns regarding the apartment and townhome developments to the Village's attention.

(B) Salado Police Department Status Report

- Calls for Service Report

Police Chief Fields presented the Calls for Service Report for last month which showed officers responded to 443 calls for service.

- License Plate Reader Program Update

Chief Fields reported the License Plate Reader system was used in a recent investigation into vehicle break-ins at Pace Park.

- Citizens on Patrol Update

Chief Fields said the volunteer program found three (3) unlocked doors in their business patrols last month.

(C) Tourism Department Report

- Salado Marketing Activities

Tourism Marketing Director April Walker-Davis reported there were 205 unique visits to the Village's tourism website, with 2274 page views total.

- Visitor's Center Activities

Tourism Marketing Director Walker-Davis reported she and Assistant Village Administrator Andrea Howard will be attending the State Fair of Texas and F1 in Austin to promote Salado to visitors at the events.

- Upcoming Events

Marketing Director Walker-Davis reported the community event calendar for the coming months includes the Serena Festival, Jingle Walk, Oktoberfest, Scottish Highland Games, Christmas Stroll and Parade.

4. Ordinance

Consider Approval of an Ordinance of the Village of Salado, Texas, Providing for the Approval of the Agreement Between the State of Texas and the Village of Salado Texas, for the continued Existence, Use, Operation, and Maintenance of Highway Lighting and Includes the Addition of a FM 2268 (Main Street) Bridge

Lighting at the Location(s) shown on Exhibit 1 Attached Hereto and Made a Part Hereof, in the Village of Salado, Texas; Providing the Maintenance of the Added Bridge Lighting on FM 2268 (Main Street) at Salado Creek; and Providing for the Execution of Said Agreement.

Village Administrator Ferguson said the Village presented a proposal to TxDOT to install professional, more permanent, lighting on the bridge. He said the Village would fund the installation and maintenance of the rope light and the associated electrical work.

Ferguson said TxDOT requires the Village to adopt an ordinance regarding installation and maintenance of the lights before the Village can install the bridge lighting.

Alderman Cox moved to approve the ordinance, as presented. Alderman Graham seconded. Motion carried by a vote of 5-0.

5. Discussion and Possible Action

- (A) Discuss and Consider Approval of a Salado Water Supply Corporation ("SWSC") Proposal to Construct a New Elevated Water Storage Tank Near the Intersection of Royal Street and Royal View.

Village Administrator Ferguson said the Salado Water Supply Corporation is proposing to replace an existing 50,000 water storage tank with a new, 300,000 gallon elevated storage tank that will be approximately 126' tall. He said the site of the new tank will be just north of the existing tank site near the intersection of Royal Street and Royal View.

Ferguson said the new water tank is proposed to be constructed on property currently zoned Historic District (HD). While elevated water storage tanks are not permitted on HD zoned properties, he said a public need for the new tank has been identified and an elevated storage tank has existed for more than thirty-years in the immediate area of the proposed new tank site.

Mayor Pro-tem said it will be important for the SWSC to notify the surrounding property owners about the planned replacement.

Mayor Coggin suggested the SWSC also visit with the Salado Historical Society.

In response to questions, Ferguson noted Royal Street will have to be closed during the demolition of the existing water tank and appropriate traffic detours will be established.

Mayor Pro-tem Bell moved to approve the SWSC proposal, as presented. Alderman Henry seconded. Motion carried by a vote of 5-0.

- (B) Discuss and Consider Possible Action Regarding a Proposal to Request Federal Funding for Improvements to the South Bridge Low Water Crossing and to Replace the Chisholm Trail/Elizabeth Circle Low Water Crossing.

Village Administrator Ferguson said Congressman Carter has asked the Village for projects to be considered for possible federal funding assistance.

Ferguson recommended the board consider submitting a request for the federal funding needed to install a walkway along the South Ridge low-water crossing and to replace Chisholm Trail low-water crossing near Elizabeth Circle.

Mayor Pro-tem Bell also suggested seeking funding for Royal Street drainage improvements.

Alderman Cox moved to submit the Chisholm Trail/Elizabeth Circle low-water crossing replacement and South Ridge low-water crossing and Royal Street drainage improvements to Congressman Carter for possible federal funding assistance. Alderman Bert Henry seconded. Motion carried by a vote of 5-0.

(C) Discuss and Consider Issues Regarding the Search for a New Village Administrator.

Alderman D. Jasen Graham reported there are currently ten (10) applicants for the Village Administrator position. He said finalist interviews are currently scheduled for November 13th at 6:00 p.m.

No action was taken on this item.

(D) Discuss and Consider Issues Regarding Possible Future Changes to the Village of Salado Employee Retirement Benefits.

Alderman Graham suggested board members consider increasing the Village's contribution to the Village's employee retirement program ("TMRS") from its current rate of 5% to 7%. He said the Village's contribution rate may come into play in negotiations with a new Village Administrator.

Village Administrator Ferguson said increasing the Village's TMRS contribution to 7% would cost an additional \$43,000.

Board members discussed the possibility of looking further into this issue soon.

No action was taken on this item.

Adjournment

With there being no further business, Mayor Coggin called the meeting adjourned at 7:51 p.m.

Minutes recorded and prepared by Debbie Bean, City Secretary.

APPROVED:



Michael Coggin, Mayor

ATTEST:



Debbie Bean, City Secretary