

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas**

**Minutes of Regular Meeting of Board of Aldermen
November 2, 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 (via videoconference), Alderman D. Jasen Graham, Alderman Bert Henry, and Alderman Jason Howard.

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

The mayor recognized Niagra Bottling for its Support of the Village of Salado Police Department.

1. Citizens Communications

Jim Boynton expressed concern about flooding of his property and drainage issues from the apartment complex construction site.

2. Consent Agenda

(A) Approval of the Minutes of the Regular Board of Aldermen Meeting of October 19, 2023

(B) Approval of a Resolution Casting the Village of Salado's Vote for Jared Bryan to Continue Serving on the Bell County Appraisal District Board of Directors.

Alderman Howard moved to approve the Consent Agenda with the October 19, 2023 Minutes amended as requested by Alderman Henry. Seconded by Alderman Henry. Motion carried by a vote of 4-1.

3. Status Reports

(A) Village Administrator's Report

- Development Update

City Administrator Ferguson reported there were 43 new single family home permits issued so far in 2023 with approximately 16 million in tax value compared to 68 issued in 2022 with 27 million in tax value. Most of those were in Drake's Landing. There were 53 multifamily home permits issued with a permit value of 10 million dollars.

- Westside Overlay Taskforce

The taskforce had their first meeting with the second scheduled on November 3rd. They are limited to dealing with parking, lighting, signage, and landscaping.

- Regional Habitat Conservation Plan Update

The committee continues to work with the consultant. The current focus is on the development of a stakeholder involvement plan and development of the framework for the Habitat Conservation Plan.

Administrator Ferguson also shared there will be a Public Hearing on November 6th regarding 2 drilling sites for the Mustang Springs Development.

Administrator Ferguson displayed a mockup of a statue created by Troy Kelly with the plans for a future Veteran's Memorial to be constructed in Salado.

Alderman Henry asked for more information on the discussions with Water's Edge on the drainage issues. Administrator Ferguson stated this is a civil issue between the two property owners. He said the law is clear about the fact that you cannot dump water onto somebody else's property. Alderman Henry asked about the retaining walls. Administrator Ferguson said the one that collapsed was clearly a decorative retaining wall and not meant to hold water.

Alderman Henry asked about Mustang Springs and water being diverted away from a livestock tank on neighboring property. He stated a lake appeared to have been cut in. His concern is they have interrupted the natural flow of rainwater. Alderman Howard expressed frustration that the developers are doing as they please with no regard to what they are told. Administrator Ferguson stated they are not doing any work out there right now.

Mayor Coggin asked that an update on Water's Edge be added to every agenda, so the board remains up to date on what they are doing. Mayor Pro Tem Bell asked what legal recourse we have with them. Administrator Ferguson stated that they must remain

compliant in their plans, or we will have legal recourse. Mayor Pro Tem Bell would like to see a cease-and-desist order put in place with the threat of legal recourse.

(B) Salado Police Department Status Report

- Calls for Service Report

Chief Fields reported 18 calls for service since his last report. Four arrests were made.

- License Plate Reader Program Update

There were 49,405 plates read with 3 alerts, one of which led to the recovery of a stolen vehicle.

- C.H.I.P.S. Program Update

C.H.I.P.S. continues to check for unlocked doors on businesses as well as assisting with buzzard abatement.

(C) Tourism Department Report

- Salado Marketing Activities

Tourism Marketing Manager April Davis-Walker gave a report on website visits and users.

- Visitor's Center Activities

There were several visitors who reported seeing our representatives at both the State Fair and the F1 event that came to town because of that interaction.

- Upcoming Events

A report with dates and times was presented to the Board with all upcoming events for the Holiday season.

4. Discussion and Possible Action

- (A) Discuss and Consider Possible Action Selecting a Bond Underwriter for Anticipated Bond Issues for the Sanctuary Public Improvement Districts.

Greg Miller with bond council was present to explain and address any question regarding this item. Alderman Cox made a motion to select FMS Bonds as the Bond Underwriter for the Sanctuary Public Improvement District. Second was made by Alderman Graham. The motion passed by a vote of 4-1 with Alderman Howard opposed.

- (B) Discuss and Consider Possible Action Regarding a Proposal to Enhance the Public Disclosure Requirements Relating to the Sale of Properties in Public Improvement Districts.

Administrator Ferguson reported after studying this issue that it is suggested that information regarding the PID to potential buyers be provided through signage, digital and print materials. Alderman Howard made a motion to move forward with the proposed ordinance with directions to staff that the board is given advance copies so they can come back with public feedback. Alderman Henry seconded the motion. Motion carried by a vote of 5-0.

- (C) Discuss and Consider Possible Action Selecting a Contractor for the Stagecoach Circle Drainage Improvement Project and Amending the FY 2024 Operating Budget for Project Related Expenditures.

Administrator Ferguson presented the nine bids that were received on this project and explained how it is to be funded. After interviews and reference checks the recommendation was that Royal Vista, Inc. be awarded the job for the amount of \$499,986.50. Alderman Graham made a motion to approve Royal Vista, Inc. to be the contractor for the Stagecoach Circle Drainage Improvement Project and to amend the budget accordingly. Second was made by Alderman Cox. Motion carried by a vote of 3 in favor, 2 opposed with Alderman Henry and Alderman Howard opposing.

- (D) Discuss and Consider Possible Action Selecting a Contractor for the Center Circle Overlay Project.

Administrator Ferguson presented the bids with the recommendation that Blacksmith Ventures, LLC be awarded the project in the amount of \$169,923.00. Mayor Pro Tem Bell made the motion to approve Blacksmith Ventures, LLC. as the contractor for the Center Circle Overlay Project. Second was made by Alderman Graham. Motion carried by a vote of 4-1.

- (E) Discuss and Consider Possible Action Regarding a Proposal to Rent Scooters for use on Public Streets within the Corporate Limits of the Village of Salado.

Motion by Alderman Howard to table this until the regular meeting on November 16, 2023. Seconded by Alderman Graham. Motion carried by a vote of 5-0.

- (F) Discuss and Consider Possible Action Initiating the Process to Assess Roadway Impact Fees on New Development within the Corporate Limits of the Village of Salado.

Administrator Ferguson explained this impact fee can only be imposed on new developments within the city limits. The first step in the process will be hiring a consultant. Alderman Graham made a motion to authorize staff to initiate the process of

assessing impact fees on new development to help fund road improvements in the village. Motion was seconded by Mayor Pro Tem Bell. Motion carried by a vote of 5-1.

- (G) Discuss and Consider Possible Action Regarding the Proposed Award of Salado Cultural Arts District Grants.

Assistant Administrator Howard presented a list of six grant applications for \$1,000 each, with the recommendation that they be approved. Mayor Pro Tem Bell moved to approve the grants as presented. Alderman Cox seconded. Motion carried by a vote of 4 in favor, 0 opposed, 1 abstention by Alderman Graham.

- (H) Discuss and Consider Possible Action Regarding the Proposed Final Plat of the Morales Manor Subdivision.

Administrator Ferguson explained that 2.010 acres will be platted out of 52.932 acres on W. Amity Road east of Brewer Lane and will be known as Lot 1, Block 1 Morales Manor. Alderman Graham made a motion to approve the final plat for Morales Manor. Alderman Howard seconded. Motion carried by a vote of 5-0.

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


Alderman Graham gave an update on the search for a new village administrator.

Adjournment

Mayor Coggin called the meeting adjourned at 8:10 p.m.

Minutes recorded and prepared by Debbie Bean, City Secretary.

ATTEST:

APPROVED:


Michael Coggin, Mayor

Debbie Bean, City Secretary