

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
April 4, 2024, 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 as well as YouTube.*

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, and Alderman Bert Henry. Absent, Alderman Jason Howard.

Staff Present: Village Administrator Manual De La Rosa, City Secretary Debra Bean, Police Chief Alan Fields.

1. CITIZENS COMMUNICATIONS

Michael McCroskey from Congressman John Carter's office spoke offering support from the congressman's office in any way needed.

Darlene Walsh stated she wanted to implore the Board to consider renovating or rebuilding the current police station at the current location even if it means building up another story or two. Then the rooftop could be used for advertising the town and events, saving money on billboards. She stated that if it was decided to sell the current property, she knows of other properties available within the village including some she owns. She also spoke in support of the Vietnam Veteran's Day approval.

Elizabeth Whitfield spoke against people serving on advisory boards that do not live in the Village.

Jim Boynton spoke regarding the poor construction on the apartment complex. He is concerned with road construction and potential flooding.

2. CONSENT AGENDA

- (A) CONSIDER THE APPOINTMENT OF LYNETTE JONES TO THE VILLAGE OF SALADO TOURISM ADVISORY BOARD.
- (B) CONSIDER THE APPOINTMENT OF GLEN BOWEN TO THE VILLAGE OF SALADO TOURISM ADVISORY BOARD.
- (C) MINUTES OF MARCH 21, 2024, REGULAR MEETING

Motion made by Mayor Pro Tem Bell to approve Items (A) and (C). Seconded by Alderman Henry. Motion failed by a vote of 3 to 2 with Mayor Coggin casting the tie breaking vote.

Motion made by Mayor Pro Tem Bell to approve Item (C) only. Seconded by Alderman Henry. Motion failed by a vote of 3 to 2 with Mayor Coggin casting the tie breaking vote.

Motion made by Alderman Cox to approve Consent Agenda as presented. Seconded by Alderman Graham. Motion passed by a vote of 3 to 2 with Mayor Coggin casting the tie breaking vote.

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

None

3. **STATUS REPORTS**

(A) VILLAGE ADMINISTRATOR'S REPORT

- UPDATE ON VILLAGE MAP AND ZONING MAP

Mr. De La Rosa reported MRB is diligently working on the maps.

- UPDATE ON VISITOR'S CENTER STAFFING

Mr. De La Rosa reported that he has hired a person to work part time in the Tourism office on a seasonal hiring basis and is interviewing for the Tourism Manager position.

He is recommending that we amend the inspections on the Mustang Springs Development due to costs.

Regarding the solar eclipse glasses the Village is giving away, Mr. De La Rosa is recommending people take precautions as recommended during the eclipse.

Mayor Coggin asked for an update on pothole repairs and tree trimming. Specifically, he asked Mr. De La Rosa to look at Royal Street and Smith Branch as well as Mill Creek by the clubhouse. Mr. De La Rosa will send out a comprehensive list to the board for prioritization.

Mr. De La Rosa gave an update on trimming low hanging branches and mowing. He is looking at outsourcing mowing. Alderman Cox inquired about drainage project at Stagecoach Circle. Mr. De La Rosa will inquire with construction managers on this subject. Alderman Cox also asked about the family of ducks and asked if there could be a duck crossing sign put up temporarily.

Alderman Graham asked if there were any applicants for the City Planner position. There are none at this time.

(B) POLICE CHIEF STATUS REPORT

- CALLS FOR SERVICE REPORT

Chief Fields reported 550 calls for service including 27 priority 1, 85 priority 2, 135 priority 3 and 303 priority 4. There were 57 security checks.

- LICENSE PLATE READER PROGRAM UPDATE

There were 47,430 unique license plate images captured with 68 system alerts.

Chief Fields also reported that Officer Oster has completed Intoxilyzer Training and Robert Gatewood has accepted a position with Salado PD with a start date of 4/29/2024.

4. **DISCUSSION AND POSSIBLE ACTION**

(A) PRESENTATION ON REVIVAL OF STAGECOACH INN AND RESTAURANT BY REPRESENTATIVES FOR STAGECOACH 1943, LP, AND ALEXA MANAGEMENT, LLC.

Bree Carrico, Rusty Winkstern and Cole DiCarlo gave an update on plans for renovations of Stagecoach Inn and Restaurant.

(B) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING MRB GROUP'S DESIGN SERVICES CONTRACT AMENDMENT #1 FOR THE PROPOSED MUNICIPAL AND POLICE BUILDING.

Tanya Reed was present to answer any questions on the change order as a follow-up to the last meeting.

Motion made by Alderman Graham to approve the new city hall Contract Amendment #1 in the amount of \$43,500. Seconded by Alderman Cox. All approved and motion carried by a vote of 4 in favor, none opposed.

(C) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING A RESOLUTION OF THE VILLAGE OF SALADO, TEXAS AUTHORIZING THE FIRST AMENDMENT TO THE SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT FINANCING AND REIMBURSEMENT AGREEMENT.

Attorney Greg Miller was present to give an explanation and answer any questions regarding the assessment level.

Motion made by Mayor Pro Tem Bell to approve a Resolution Authorizing the First Amendment to the Sanctuary East Public Improvement District Financing and Reimbursement Agreement. Seconded by Alderman Henry. All approved and motion carried by a vote of 4 in favor, none opposed.

(D) PUBLIC HEARING:

The Public Hearing began at 8:00 p.m.

DISCUSS AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT; PROVIDING FOR THE METHOD OF ASSESSMENT OF SPECIAL ASSESSMENTS AGAINST PROPERTY IN IMPROVEMENT AREA #1 OF THE DISTRICT; APPROVING AN ASSESSMENT ROLL FOR THE DISTRICT; LEVYING ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #1 OF THE DISTRICT; PROVIDING FOR PAYMENT OF THE ASSESSMENTS; PROVIDING FOR PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; ESTABLISHING A LIEN ON PROPERTY WITHIN THE DISTRICT; APPROVING A SERVICE AND ASSESSMENT PLAN; PROVIDING FOR RELATED MATTERS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR SEVERABILITY.

Attorney Greg Miller gave an update on the assessment processes and notifications. Alderman Cox asked how many homes had closed. Mr. Miller said approximately nine homes have closed.

Public comments: Tim Fleisher commented on his concerns regarding the way the payment schedule is set up and the interest rate.

The Public Hearing ended at 8:04 p.m.

Attorney Greg Miller addressed the questions regarding the assessment, payment schedule and interest rate.

Motion made by Alderman Cox to approve the ordinance as presented.

Seconded by Alderman Graham. All approved and motion carried by a vote of 4 in favor, none opposed.

(E) PUBLIC HEARING:

ON CONDITIONAL USE PERMIT (CUP-24-001), ON THE CONDITIONAL USE PERMIT APPLICATION IN ACCORDANCE WITH ZONING ORDINANCE 2013-08, ARTICLE III. ZONING DISTRICTS, SECTION 3.17: CUP, CONDITIONAL USE PERMIT, ON AN ACCESSORY BUILDING PERMIT IDENTIFIED AS A POOL HOUSE ON THE APPLICATION FOR 730 BAINES STREET.

Property owner Ricard Vincent explained the changes made to the plan including taking out the kitchen, so it is not considered a separate dwelling. Mr. De La Rosa reviewed the issues with the original application. The neighborhood is a single-family neighborhood. By removing the kitchen, it is no longer considered a dwelling or another home.

The Public Hearing began at 8:20 p.m.

PUBLIC COMMENTS:

K.D. Hill spoke in support of the Conditional Use Permit.

The Public Hearing ended at 8:21 p.m.

- (F) DISCUSS AND CONSIDER POSSIBLE ACTION ON THE CONDITIONAL USE PERMIT APPLICATION IN ACCORDANCE WITH ZONING ORDINANCE 2013-08, ARTICLE III. ZONING DISTRICTS, SECTION 3.17: CUP, CONDITIONAL USE PERMIT, ON AN ACCESSORY BUILDING PERMIT IDENTIFIED AS A POOL HOUSE ON THE APPLICATION FOR 730 BAINES STREET.
Motion made by Alderman Cox to approve the Conditional Use Permit as presented. Seconded by Alderman Henry. All approved and motion carried by a vote of 4 in favor, none opposed.
- (G) PUBLIC HEARING:
ON CONDITIONAL USE PERMIT (CUP-24-002), TO ALLOW FOR MIXED BEVERAGE (MB) SALES BY CORRECAMINOS TEJAS LLC DBA PROVECHO TEJAS ON PROPERTY ZONED HISTORIC DISTRICT (HD) AND LOCATED AT 109 ROYAL STREET, SALADO, TEXAS.
Alderman Graham asked if a previous permit ran with the property. Mr. De La Rosa explained it does not run with the property.
Public Hearing began at 8:26 p.m.
Tim Fleisher spoke against requiring a conditional use permit for the Historic Overlay. It should be just a permit. He said this is bad codification. He is in support of approving this permit but doesn't think it should be required.
Brook May spoke on her behalf to be able to use the property as a family-oriented business.
Public Hearing ended at 8:31 p.m.
- (H) DISCUSS AND CONSIDER POSSIBLE ACTION ON THE CONDITIONAL USE PERMIT (CUP-24-002), TO ALLOW FOR MIXED BEVERAGE (MB) SALES BY CORRECAMINOS TEJAS LLC DBA PROVECHO TEJAS ON PROPERTY ZONED HISTORIC DISTRICT (HD) AND LOCATED AT 109 ROYAL STREET, SALADO, TEXAS.
Motion made by Alderman Graham to approve the Conditional Use Permit to allow mixed beverages for Provecho. Seconded by Alderman Cox. All approved and motion carried by a vote of 4 in favor, none opposed.
- (I) DISCUSS AND CONSIDER POSSIBLE ON CONDITIONAL APPROVAL ON ACCEPTING THE PUBLIC IMPROVEMENTS CONSTRUCTED AS PART OF DRAKES LANDING PHASE II, A RESIDENTIAL DEVELOPMENT, IN ACCORDANCE WITH THE VILLAGE OF SALADO SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO ARTICLE II, SECTION 2.5 AND ARTICLE VI, SECTION 6.7.
Mr. De La Rosa explained the steps he has taken to find the development agreement for Drake's Landing Phase II and has not found it. He has done a walk through and there are no sidewalks or streetlights. He would like to have it conditionally approved so he can try to resolve this as soon as possible. He recommended accepting it with a warranty bond.

Bear Rosamond said the agreement he had was not Phase I or Phase II but was for the entire development. He said streetlights were not his responsibility. He said sidewalks were in the original agreement and are the responsibility of the builders.

Motion by Alderman Graham to have the developer enter into a 10% maintenance bond and establish sidewalks and lighting as discussed and at a date to be determined to have a workshop to get the ordinance under wraps. Seconded by Alderman Henry. All approved and motion carried by a vote of 4 in favor, none opposed.

- (J) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING A PROCLAMATION DECLARING MARCH 29TH AS ANNUALLY THE VILLAGE OF SALADO VIETNAM WAR VETERAN'S DAY.

Pam Baker asked the board to approve the National Vietnam War Veteran's Day proclamation.

Motion by Alderman Henry to approve the proclamation as annually the Village of Salado Vietnam War Veteran's Day. Seconded by Alderman Graham. All approved and motion carried by a vote of 4 in favor, none opposed.

- (K) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING RESOLUTION NO. 2024-03, A RESOLUTION AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR REHABILITATION OF THE ROADWAY SURFACE ON ROYAL STREET BETWEEN MAIN STREET AND SMITH BRANCH ROAD, WITH PROJECT NAME: OV | ROYAL ST | SMITH BR RD | FM 2268.

Motion by Mayor Pro Tem Bell to approve the AFA as presented. Seconded by Alderman Henry. All approved and motion carried by a vote of 4 in favor, none opposed.

- (L) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING A PETITION FROM JT CAROTHERS HOLDINGS LLC AND CAROTHERS PROPERTIES LTD TO RELEASE FROM THE VILLAGE OF SALADO'S EXTRATERRITORIAL JURISDICTION A 125.003 ACRE TRACT OF LAND SITUATED IN THE WILLIAM ROBERTS SURVEY, ABSTRACT NO. 708 AND THE V.R. PALMER SURVEY, ABSTRACT NO. 662 AND THE H.W. HURD SURVEY, ABSTRACT NO. 398, ALL IN BELL COUNTY, TEXAS. Mr. De La Rosa recommended the approval of the request. If no action is taken it will automatically become effective in 45 days. He is recommending the action so there is a record in the minutes.

Motion by Mayor Pro Tem Bell to approve the petition as presented. Seconded by Alderman Cox. All approved and motion carried by a vote of 4 in favor, none opposed.

ADJOURNMENT

Mayor Coggin called the meeting adjourned at 9:27 p.m.

Approved:



Michael Coggin, Mayor

Attest:



Debra Bean, City Secretary