

**Village of Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
May 16, 2024, at 6:30 p.m.**

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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 on 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 Bert Henry, and Alderman Jason Howard. Absent: Alderman D. Jasen Graham

Staff Present: Village Administrator Manual De La Rosa, City Secretary Debra Bean, Police Chief Allen Fields and Marketing and Tourism Manager Deanna Whitson.

**1. PUBLIC COMMENTS**

None

**2. CONSENT AGENDA**

- (A) APPROVAL OF MINUTES OF MAY 2, 2024, REGULAR BOARD OF ALDERMAN MEETING
- (B) APPROVAL OF MINUTES OF MAY 9, 2024, SPECIAL BOARD OF ALDERMEN MEETING
- (C) ACCEPTANCE OF FINANCIAL REPORTS AS OF APRIL 30, 2024
- (D) REMOVAL OF MICHAEL COGGIN AS A SIGNATORY FOR THE VILLAGE OF SALADO BANK ACCOUNTS
- (E) ACKNOWLEDGING RECEIPT OF PETITION FOR RELEASE OF AREA FROM EXTRATERRITORIAL JURISDICTION; 663.6 ACRE TRACT, FROM PETITIONER 7KX INVESTMENTS, A GENERAL PARTNERSHIP.

LEGAL DESCRIPTION: 396.1 ACRES OF LAND LOCATED IN THE H.W. HURD SURVEY, ABSTRACT 398, THE J.P. WALLACE SURVEY, ABSTRACT 902, THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE R. TANKERSLY SURVEY, ABSTRACT 841, BELL COUNTY, TEXAS, AND BEING OUT OF THAT CALLED 374.03 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, BEING OUT OF THAT CALLED 4.13 ACRE TRACT RECORDED IN VOLUME 5162, PAGE 779 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND OUT OF THAT CALLED 53.833 ACRE TRACT RECORDED IN VOLUME 7581, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

LEGAL DESCRIPTION: 267.5 ACRES OF LAND LOCATED IN THE T. BUCKEY SURVEY, ABSTRACT 82, AND THE L.L. HUNTER SURVEY, ABSTRACT 380, BELL COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 87.504 ACRE TRACT AND ALL OF A CALLED 219.8 ACRE TRACT BOTH RECORDED IN VOLUME 5162, PAGE 787 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND ALL OF THAT CALLED 89.955 ACRE TRACT RECORDED IN VOLUME 9769, PAGE 481 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

Motion to approve the Consent Agenda Items as presented made by Mayor Pro Tem Bell. Seconded by Alderman Cox. Motion carried by a vote of four in favor, none opposed.

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

None

4. **DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS**

- (A) ADMINISTER OATH OF OFFICE TO MAYOR-ELECT BERT HENRY  
Judge Cliff Coleman administered the Oath of Office to Mayor-Elect Bert Henry.
- (B) ADMINISTER OATH OF OFFICE TO ALDERMAN-ELECT MICHAEL MACDONALD  
Judge Cliff Coleman administered the Oath of Office to Alderman-Elect Michael MacDonald.
- (C) ADMINISTER OATH OF OFFICE TO ALDERMAN-ELECT ZACH HURST  
Judge Cliff Coleman administered the Oath of Office to Alderman-Elect Zach Hurst.

At 6:42 p.m. the newly elected Board took their positions.

- (D) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY MICHAEL COGGIN AS MAYOR OF THE VILLAGE OF SALADO, TEXAS
- (E) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY PAUL COX AS ALDERMAN OF THE VILLAGE OF SALADO, TEXAS
- (F) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY JASON HOWARD AS ALDERMAN OF THE VILLAGE OF SALADO, TEXAS

Mayor Pro Tem Bell made a motion to approve Items 4(D), (E) and (F) as presented. Seconded by Alderman Hurst. All approved and motion carried by a vote of three in favor, none opposed.

- (G) CONSIDER APPROVAL OF AN APPOINTMENT OF MAYOR PRO TEMPORE FOR A TERM OF ONE (1) YEAR  
Alderman MacDonald made a motion to appoint Mayor Pro Tem Bell to remain as Mayor Pro Tempore for a term of one year. Seconded by Alderman Hurst. Motion passed by a vote of two in favor, one abstention. Mayor Pro Tem Bell abstained.
- (H) DISCUSS AND CONSIDER POSSIBLE ACTION DESIGNATING SIGNATORIES FOR THE VILLAGE OF SALADO BANK ACCOUNTS  
No action taken.

## 5. **STATUS REPORTS**

### (A) VILLAGE ADMINISTRATOR'S REPORT

- SALES TAX COLLECTIONS  
Sales tax collections for April representing March 2024 were \$86,271 comparable to \$75,064 in 2023 and \$78,525 in 2022.
- UPDATE ON POTHOLE REPAIRS  
Mr. De La Rosa is working with four different vendors to get pricing on repairs.
- UPDATE ON TREE TRIMMING  
SISD has reported sites that are affecting busses. That is being addressed right away.
- UPDATE ON NEW MCDONALD'S RESTAURANT  
Plat has been finalized and Mr. De La Rosa has met with the franchise owners. Plans are to start construction on about June 17<sup>th</sup> with completion in about one hundred days. Mayor Henry asked that the board have some say in the interior design to reflect Salado.

**6. DISCUSSION AND POSSIBLE ACTION**

- (A) **CONSIDERATION AND POSSIBLE ACTION ON CONDITIONAL USE PERMIT FOR A MIXED BEVERAGE PERMIT REQUEST FROM APPLICANT SALADO TCT LLC FOR PROPERTY LOCATED AT 21 N MAIN STE 5E, AS DESCRIBED IN THE TEXAS ALCOHOLIC BEVERAGE COMMISSION APPLICATION.**  
Tracey Eddi, applicant, gave a description of the plan she has for the business.  
Public Hearing opened at 7:08 p.m.  
Tim Fleischer commented on how he did not think Conditional Use Permits should be required just because a property is in the Historic Overlay.  
Public Hearing ended at 7:11 p.m.  
Motion by Alderman Hurst, second by Alderman MacDonald to approve the request as presented. All approved and motion carried by a vote of three in favor, none opposed.
- (B) **CONSIDERATION AND POSSIBLE ACTION ON VARIANCE REQUEST TO SIGN ORDINANCE REQUIREMENTS BY APPLICANT SENSATO LLC, FOR A PROPOSED STARBUCKS TO BE LOCATED AT SW CORNER OF I-35 AND SALADO CENTER DRIVE, ON THE NORTHERN SIDE OF THE QT FUEL/FOOD STORE.**  
Guy Slimp spoke on behalf of Sensato LLC. and was available to answer questions regarding the sign. They are asking for a 30-foot sign.  
Mayor Henry opened the floor for public comments at 7:20 pm. Citizen Darlene Walsh spoke in favor of approving the sign. She stated that we need the sales tax dollars to repair roads. She said we need to welcome and accommodate businesses as best we can. Mayor Henry closed public comments at 7:24.  
Motion by Mayor Pro Tem Bell to approve the variance request as presented. Seconded by Alderman Hurst. Motion carried by a vote of three in favor, none opposed.
- (C) **FIRST READING OF ORDINANCE NO. 2024-05, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROVIDING FOR THE IMPOSITION OF A LIEN ON AN OWNER'S PROPERTY, OTHER THAN HOMESTEAD OR RENTAL PROPERTY, AFTER NOTICE FOR DELINQUENT BILLS FOR UTILITY SERVICE TO THE PROPERTY: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**  
Mr. De La Rosa will recommend approval of this ordinance in the near future. No action was taken on this item due to it being a first reading at this time.

- (D) DISCUSSION AND POSSIBLE ACTION ON FILLING THE VACANT ALDERMAN POSITION.  
No action was taken on this item.

## ADJOURNMENT

Mayor Henry called the meeting adjourned at 7:36 p.m.

Approved:

  
Bert Henry, Mayor

Attest:

  
Debra Bean, City Secretary