

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

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Henry.
The meeting was conducted in person and on YouTube.

Mayor Henry gave the Invocation, and the Board of Aldermen led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Bert Henry, Mayor Pro-Tem Rodney Bell, Alderman Zach Hurst, Alderman D. Jasen Graham, and Alderman Michael MacDonald

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

Jim Boynton commented that his hope was that with the new Board and Mayor things would improve in the Village.

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF MAY 16, 2024, REGULAR BOARD OF ALDERMAN MEETING.
- (B) ACKNOWLEDGEMENT OF RECEIPT OF PETITION FOR RELEASE OF AN AREA FROM THE VILLAGE OF SALADO'S EXTRATERRITORIAL JURISDICTION FROM LAURIE L. FLEET.

DESCRIPTION: 14.01 ACRES IN THE G. F. LANKFORD SURVEY. ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF BELL, STATE OF TEXAS, AND BEING PART OF THE G. F. LANKFORD SURVEY, ABSTRACT NUMBER 510 AND BEING THE SAME RECORDS OF BELL COUNTY, TEXAS.

DESCRIPTION: 2.42 ACRE TRACT IN THE G. F. LANKFORD SURVEY IN BELL COUNTY, TEXAS. ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF BELL, STATE OF TEXAS, AND BEING PART OF THE G. F. LANKFORD SURVEY, ABSTRACT NUMBER 510 AND BEING PART OF A 37.89 ACRE TRACT AS RECORDED IN VOLUME 1982, PAGE 189 OF THE DEED RECORDS OF BELL COUNTY, TEXAS.

DESCRIPTION: BEING A 2.562 ACRE TRACT OF LAND SITUATED IN THE G. F. LANKFORD SURVEY, ABSTRACT #512, BELL COUNTY, TEXAS, BEING A PART OR PORTION OF 37.89 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM CHERYIE LYNN DUNLAP TO BILLY BRUCE DUNLAP RECORDED IN VOLUME 1982, PAGE 189, DEED RECORDS, BELL COUNTY.

- (C) ACKNOWLEDGEMENT OF RECEIPT OF PETITION FOR RELEASE OF AN AREA FROM THE VILLAGE OF SALADO'S EXTRATERRITORIAL JURISDICTION FROM BILLY B. DUNLAP.

DESCRIPTION: 70.296 ACRES OF LAND SITUATED IN THE G. F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 51.19 ACRES OF LAND AND DESCRIBED IN A WARRANTY DEED TO BILLY B. DUNLAP FILED FOR RECORDS ON MARCH 28, 1989 IN VOLUME 2514, PAGE 281 IN THE REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS (RPRBCT), ALL THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 6,665 SQUARE FEET OF LAND AREA OR 0.15 OF AN ACRE AS DESCRIBED IN A SPECIAL WARRANTY DEED TO BILL DUNLAP FILED FOR RECORD ON JANUARY 8, 2007 IN DOCUMENT NUMBER 2007-00001356, RPRBCT, AND THE REMAINING PORTION OF THAT CERTAIN TRACT OF LAND SAID TO CONTAIN 37.89 ACRES OF LAND AND DESCRIBED IN A WARRANTY DEED TO BILLY BRUCE DUNLAP FILED FOR RECORD ON AUGUST 8, 1984 IN VOLUME 1982, PAGE 189, RPRBCT. SAID 70.540 ACRES OF LAND WAS SURVEYED BY BRIONES CONSULTING AND ENGINEERING LTD ON FEBRUARY 19, 2018. Motion made by Alderman MacDonald to approve the Consent Agenda as presented. Seconded by Mayor Pro-Tem Bell. All approved and 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. **STATUS REPORTS**

(A) VILLAGE ADMINISTRATOR'S REPORT

- UPDATE ON FY 2025 BUDGET PREPARATION
Mr. De La Rosa explained the process for the 2025 budget preparation.
- UPDATE ON PACE PARK PROPOSED IMPROVEMENTS
Mr. De La Rosa shared information about the plans for a ribbon cutting ceremony and the installation of turf and fencing in some areas. He also discussed possible future improvements to Serena Park. Mayor Pro-Tem Bell asked about contacting Texas Parks and Wildlife as a possible funding source. Mr. De La Rosa said that is a possibility.

(B) POLICE CHIEF STATUS REPORT

- CALLS FOR SERVICE

Chief Fields reported that the total number of calls for service was 449 with 20 being priority one.

- LICENSE PLATE READER PROGRAM UPDATE

There were 49,014 unique license plates captured with 68 system alerts and 10 accessed for administrative use.

- DEPARTMENT UPDATE

Officer Bolton attended Advanced Search and Seizure Training and Sgt Dunshie instructed at B.P.O.C.-Firearms. Discussion included expanding the GEO Fence.

(C) TOURISM DEPARTMENT REPORT

- SALADO MARKETING ACTIVITIES

- VISITOR'S CENTER ACTIVITIES

- UPCOMING EVENTS

Mrs. Whitson gave an update on recent activities at the Visitor's Center including 538 visitors. Upcoming events include:

June 20, 2024 - Salado Music Friendly – The Village Beats Drum Circle

June 20, 2024 - Salado Museum and College Park – 65th Anniversary

June 27, 2024 - Coffee with Village Leadership

5. **DISCUSSION AND POSSIBLE ACTION**

(A) DISCUSS AND POSSIBLE ACTION ON REQUEST TO WAIVE THE FOOD VENDOR PERMIT FEE FOR THE SALADO SCOTTISH GATHERING AND HIGHLAND GAMES, A TWO-DAY EVENT TO BE HELD DURING NOVEMBER 2024.

Mr. De La Rosa asked Lynette Jones to provide a briefing on the request. Ms. Jones stated the games are the main fundraiser for the museum. It brings approximately 2,000 to 3,000 visitors to the Village. She stated the fee to the vendors may make the cost prohibitive to some. She is asking that the Village waive the fifty dollar permit fee for this event. Alderman MacDonald questioned how much the fee was for at the county level. It is \$250.00. He asked if she had asked the county to waive their fee. She stated she has not. Alderman MacDonald asked how many food vendors there usually are. Ms. Jones stated last year there were 10 but only 9 actually came. He then asked about the cost for the space. Mayor Pro-Tem Bell asked how many of the 9 already had a permit. She stated she thought there were three. Ms. Jones stated she understands the dilemma for the brick and mortar businesses.

Mayor Henry opened the floor for public comments. There were none. Mr. De La Rosa encourage the Board to approve the request with coordination with the event group to obtain a listing of vendors. Motion made by Alderman MacDonald to approve the request with the agreement that the Village be provided a list of vendors. Seconded by Alderman Hurst.

Discussion was Alderman Graham explaining that he is the other chairman of the event and because of that he would be abstaining from the vote.

Motion carried by a vote of three in favor, one abstention. Alderman Graham abstained.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION ON AN ORDINANCE AUTHORIZING THE ISSUANCE OF THE VILLAGE OF SALADO, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 PROJECT); APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT, AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; PROVIDING AN EFFECTIVE DATE.

Christine Lane, financial advisor to the village, was present to explain the process. The bonds were priced in the market today. She reminded the board that the debt was the responsibility of the residents of the PID. The village is not responsible and is prohibited from paying the debt. Bond council was present to explain the documents. Mayor Pro-Tem Bell questioned if bonds have already been sold. She explained that the sale was pending board approval. Ms. Lane gave a detailed explanation on the fact that this would not affect our bond rate and how it might affect the bank qualified rate. Mayor Henry opened the floor for public comments. There were none. Motion to approve the Ordinance 2024-07 as written made by Alderman Graham. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

- (C) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING 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 explained this allows him to file a lien if they are unable to pay a debt to the Village of \$9000.

Mayor Henry opened the floor for questions. There were none.

Motion to approve Ordinance No. 2024-05 as presented made by Alderman MacDonald. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

- (D) FIRST READING OF ORDINANCE NO. 2024-06, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROVIDING FOR REGULATIONS TO AND CONCERNING CAMPING, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.
Mr. De La Rosa proposed that the village be proactive concerning this matter and provide signage to prohibit camping on public land.
Mayor Henry opened the floor for public comment. There were none.
Mr. MacDonald asked about campers parked for lunch that are not staying the night. Mr. De La Rosa explained that as long as they were not camping it would be fine. Mr. MacDonald asked if groups such as scouts would be approved. Mr. De La Rosa said accommodations would be made in that situation.
No action taken.
- (E) FIRST READING OF ORDINANCE NO. 2024-08, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NO. 2017.07, ESTABLISHING REGULATIONS RELATING TO THE SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN THE VILLAGE LIMITS; REPEALING ORDINANCE NO. 2017.07, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.
Mr. De La Rosa explained that he had read the ordinances and there was no real precedence for requiring permits. No process or fee structure was adopted.
Mayor Henry opened the floor for public comments. There were none.
No action taken.
- (F) DISCUSS AND CONSIDER POSSIBLE ACTION ON AUTHORIZING THE NUMBER OF BUDGETED POSITIONS FOR THE TOURISM DEPARTMENT FROM TWO FULL-TIME EMPLOYEES TO ONE FULL-TIME AND TWO PART-TIME EMPLOYEES.
Mr. De La Rosa and Mrs. Whitson explained that they are requesting this to provide more coverage for the Visitor's Center. The salary appropriated for the position is the same amount. Authorization is required to change the number of budgeted positions.
Mayor Henry opened the floor for Public Comments. Lynette Jones commented that she felt this was a good idea.
Motion made by Alderman Graham authorizing the change in the number of budgeted positions for the tourism department from two full-time employees to one full-time and two part-time employees. Seconded by Alderman Hurst.
All approved and motion carried by a vote of four in favor, none opposed.

- (G) DISCUSS AND CONSIDER POSSIBLE ACTION ON AUTHORIZING THE ADDITION OF ONE (1) FULL-TIME EMPLOYEE TO POLICE DEPARTMENT STAFFING.

Chief Fields explained that normally this request would be voiced during the budgeting process however, there is an opportunity to place a local citizen in the academy and that there were unused funds to pay for this placement. Mr. De La Rosa stressed to the Board that this obligation would carry over to the next year's budget. The chief has been working many extra hours due to lack of staffing. He said the extra person was needed to help in the shift rotation. Alderman Graham stated that the plan was always to add additional positions for next year.

Mayor Henry opened the floor for Public Comments. There were none.

Alderman MacDonald asked what the salary was.

Motion by Alderman MacDonald to approve authorizing the addition of one (1) full-time employee to police department staffing. Seconded by Mayor Pro-Tem Bell. Mayor Pro-Tem Bell encouraged the addition of another officer position during next year's budgeting process. All approved and motion carried by a vote of four in favor, none opposed.

- (H) DISCUSS AND CONSIDER POSSIBLE ACTION ON PURCHASING OF POLICE PATROL VEHICLES.

Chief Fields gave a description of the current fleet. He presented three options for the possible purchase of two vehicles. There is surplus in the budget to cover the cost. Alderman Graham wanted to be reassured that there were sufficient funds to cover the cost. Alderman MacDonald asked several questions about the details of the terms of the lease and if there were any grants available for this purchase. Mr. De La Rosa said the chances of getting a grant are very small. Alderman MacDonald questioned how maintenance was being handled on the vehicles.

Mayor Henry opened the floor for Public Comments. Linda Reynolds said there is Covid money available that can be used to purchase police cars. Mr. De La Rosa said Covid funds could be used for public safety and that she is correct. He will follow up with CITCOG.

Motion by Mayor Pro-Tem Bell to approve purchasing option number three. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

- (I) DISCUSS AND POSSIBLE ACTION ON FILLING THE VACANT ALDERMAN POSITION.

Mayor Henry explained there were two options. One is to leave the seat vacant, the other is to select someone to fill the position.

Mayor Henry opened the floor for Public comments. Kathy Sands expressed concerns that if someone is absent there may not be enough present to vote. She feels that the position needs to be filled.

She would like to see the next person in line that got the most votes placed in the position. Paul Cox agreed with Ms. Sands and explained the way the process is designed and that the mayor will be stuck in the middle on tie votes. He would like to see someone with construction experience placed in the position. He does not want to fill the position. Linda Reynolds encouraged the Board to select Sam Morris. She encouraged the Board to open it up to applicants but felt it should be somebody new. She would like to see a female on the Board. She also does not want to do it. She feels it should be a young person who is not on the fixed tax rate. Darlene Walsh said she appreciates everything everyone does and likes the idea of having new faces. She suggested members Zoom in when not available. She also supports Sam Morris for the position.

Alderman MacDonald stated that if someone is appointed it is a subjected pick and choose. There is nothing written in how to pick someone. He is concerned about filling the seat objectively. His recommendation is to leave it vacant.

Motion by Alderman Hurst to leave the position vacant. Seconded by Alderman MacDonald.

Alderman Graham explained there are three things necessary to serve on the Board; character, judgement and integrity. If you have those three things you can come up with the desired solutions. He feels the Board needs to move forward with the new Board members. Mayor Henry stated that he feels everyone is there for the greater good for the citizens and business owners. Alderman Graham stated the voters still chose to elect a new mayor knowing it would leave a vacancy.

All approved and motion carried by a vote of four in favor, none opposed.

(J) **DISCUSS AND POSSIBLE ACTION ON AMENDING THE BOARD OF ALDERMEN GOVERNANCE POLICY AND RULES OF PROCEDURE; SECTION 5.11(E), REGARDING THE MAXIMUM TIME LIMIT FOR A SPEAKER TO ADDRESS THE BOARD OF ALDERMEN.**

Mayor Henry would like to see the time limit extended from three to five minutes. He is advocating for citizens to have the opportunity to say what they want to say.

Mayor Henry opened the floor for Public comments. There were none.

Motion by Alderman MacDonald to approve amending the maximum time limit for a speaker to address the Board of Aldermen from three to five minutes.

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

- (K) DISCUSS AND POSSIBLE ACTION ON CANCELLING THE REGULAR MEETING OF THE SALADO BOARD OF ALDERMEN ON JULY 4, 2024. Alderman Graham asked if there needs to be a shift in scheduling. Mr. De La Rosa explained there would be a Special Called Budget Workshop and items could be added to that meeting if necessary. Motion to cancel the Regular Meeting of the Salado Board of Alderman to be held on July 4, 2024 made by Mayor Pro-Tem Bell. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

Moved into Executive Session at 9:09 p.m.

6. **EXECUTIVE SESSION**

ADJOURN INTO EXECUTIVE SESSION PURSUANT TO THE PROVISIONS OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE IN ACCORDANCE WITH THE STATUTORY AUTHORITY CONTAINED IN:

- (A) SECTIONS 551.071 AND 551.087 TO CONSULT WITH LEGAL COUNSEL AND DELIBERATE ECONOMIC DEVELOPMENT NEGOTIATIONS WITH STAGECOACH 1943, LP.

Reconvened in Regular Session at 9:50 p.m.

7. **RECONVENE IN REGULAR SESSION**

- (A) DISCUSS AND POSSIBLE ACTION ON AGENDA ITEM 6 (A).
No action taken.

ADJOURNMENT

Mayor Henry called the meeting adjourned at 9:51 p.m.

Approved:



Bert Henry, Mayor

Attest:



Debra Bean, City Secretary