

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
October 3, 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 Michael MacDonald, and Alderman D. Jasen Graham.

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

1. PUBLIC COMMENTS

Public Comments were made by Charles Simmons.

2. CONSENT AGENDA

(A) APPROVAL OF MINUTES OF SEPTEMBER 19, 2024, REGULAR BOARD OF ALDERMEN MEETING.

Motion made by Mayor Pro Tem Bell to approve the Consent Agenda as presented. Seconded by Alderman Graham. 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 STORM WATER POLLUTION PREVENTION PLAN AT CONSTRUCTION SITES**
Mr. De La Rosa reported that the Village has now reached out to every builder and developer to keep construction sites clean and compliant with erosion measures.
- **UPDATE ON CITY PERMITS REGARDING SALE OF ALCOHOLIC BEVERAGES**
We now have a system in place to track city issued permits.

- UPDATE ON ALLEGED VIOLATIONS OF ZONING DISTRICT
Mr. De La Rosa gave an update on violations of zoning districts and the process of tracking violations and permitting. He prioritizes complaints as he receives them.

5. PUBLIC HEARINGS

- (A) HOLD A PUBLIC HEARING AND CONSIDER THE CREATION OF THE MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE.

Legal Counsel Gregory Miller was present. James Kirby, owner of Mustang Springs gave a presentation on the development.

Mayor Henry opened the Public Hearing at 7:11p.m. and called for Public Comments. Comments were made by Jim Boynton, Linda Reynolds and Larry Michels. At the recommendation of Mr. Miller, the Public Hearing was left open to be continued on November 7, 2024.

- (B) HOLD A PUBLIC HEARING ON THE SALADO SANCTUARY PHASE 1A REPLAT.

Mayor Henry opened the Public Hearing at 7:30 p.m. There were no Public Comments. The Public Hearing was closed at 7:32 p.m.

6. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSSION AND POSSIBLE ACTION ON APPROVING SALADO SANCTUARY PHASE 1A REPLAT.

City Planner Gina Pence explained the details of the plat and that it has been approved by the Planning and Zoning Commission.

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

Motion made by Mayor Pro Tem Bell to approve the plat as presented.

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

- (B) DISCUSSION AND POSSIBLE ACTION ON APPROVING HAWKS LANDING FINAL PLAT.

City Planner Pence presented the plat and stated that it has been approved by the Planning and Zoning Commission. Mr. De La Rosa explained that the roadways are private and that it is a gated community. He recommended approval of the plat.

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

Motion made by Alderman Graham, seconded by Alderman Hurst to approve the plat as presented. All approved and motion carried by a vote of four in favor, none opposed.

- (C) DISCUSSION AND POSSIBLE ACTION ON AWARDING A GRANT FROM THE HOTEL OCCUPANCY TAX FUND TO THE SALADO MUSEUM AND COLLEGE PARK AND/OR THE SCOTTISH GATHERING AND HIGHLAND GAMES, AS DETERMINED APPROPRIATE.

Mr. De La Rosa provided guidelines for use of hotel taxes. He gave a detailed explanation of the requirements for use of these funds. Lynette Jones was present to give details on the activities for which the request was being made and a brief history of the way this was handled in the past. She also requested more instructions on the application process.

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

Motion made by Alderman MacDonald to approve the grant of ten thousand dollars as written, with the stipulation that a report of expenditure of the funds be due to the Board by May 1, 2025. Seconded by Alderman Hurst. All approved and motion carried by a vote of three in favor, none opposed and one abstention. Alderman Graham abstained.

- (D) DISCUSSION AND POSSIBLE ACTION ON A PROPOSED IH-35 WEST SIDE OVERLAY DISTRICT, A PROPOSED ZONING DISTRICT WITH THE WS PREFIX DESIGNATION.

Mr. De La Rosa explained that the Planning and Zoning Commission had not agreed on a map. He stated there is no clear definition of what exactly is West Side. His suggestion was to include it in the Comprehensive Plan.

Mayor Henry spoke to the fact that he has been hearing about this for the past two years and there is still no clear definition. He said the plan so far is too objective. Mayor Henry opened the floor for Public Comments.

Comments were made by Charles Simmons, Darlene Walsh and Linda Reynolds.

Motion made by Mayor Henry to not approve the proposed IH-35 West Side Overlay District as presented. Seconded by Mayor Pro Tem Bell. All approved and motion carried by a vote of four in favor, none opposed.

- (E) DISCUSSION AND POSSIBLE ACTION ON FEDERALLY FUNDED PROGRAMS GRANT AWARDS THROUGH THE STATE OF TEXAS AND THE TEXAS DEPARTMENT OF TRANSPORTATION:

(a) ROYAL STREET

(b) MILL CREEK

(c) WILLIAMS ROAD

Mr. De La Rosa explained that this item addresses issuing debt in order to continue these projects. He described each project in detail including costs that have already been incurred.

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

Alderman Graham questioned if the Mill Creek project would address drainage issues. Mayor Henry said it will address the issue of drainage.

Alderman MacDonald asked if there was a design in place for the Royal Street Project. Mr. De La Rosa said they are at thirty percent designed. He also explained that the delays have resulted in increase in costs. Mayor Pro Tem Bell inquired about timelines for these projects.

Motion by Mayor Pro Tem Bell to instruct the Village Administrator to proceed with ordinances funding all three projects. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

- (F) DISCUSSION AND POSSIBLE ACTION ON GRANT AWARD FOR FISCAL YEAR 2023 CONGRESSIONALLY DIRECTED SPENDING / COMMUNITY PROJECT FUNDING GRANTS PROGRAM FOR WATER PROJECTS IMPLEMENTATION GUIDANCE, SPECIFICALLY THE \$1.5M FOR THE PURPOSE OF WASTEWATER TREATMENT PLANT EXPANSION.
Mr. De La Rosa gave an explanation of how the grant will work. He explained we are further along with wastewater collections. This grant is a good return on investment and he recommended proceeding.
Mayor Henry opened the floor for Public Comments. There were none.
Motion made by Alderman MacDonald to approve as written for 1.5 million dollars for the wastewater treatment plant expansion. Motion amended to allow Mr. De La Rosa to move forward. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.
- (G) DISCUSSION AND POSSIBLE ACTION ON FEDERAL APPROPRIATIONS AWARD THROUGH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR WEST VILLAGE ROAD DEVELOPMENT PROJECT, GRANT NUMBER B-24-CP-TX-2053.
Mr. De La Rosa explained the details of the award. He said it is very early on in this project. He asked for direction as to whether to move forward.
Mayor Henry opened the floor for Public Comments. Comments were made by Darlene Walsh.
Motion made by Mayor Pro Tem Bell with instructions to proceed with the grant. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.
- (H) DISCUSSION AND POSSIBLE ACTION ON RESCINDING / REPEALING THE RESOLUTION APPROVED ON APRIL 6, 2023, ON PROHIBITION OF FIREARMS INTO THE ROOM OR ROOMS OF ANY MEETING SUBJECT TO CHAPTER 551, TEXAS GOVERNMENT CODE.
Mayor Henry explained that a resolution was passed last year that did not meet the state statutes and he is requesting that we repeal the resolution and follow state law. Mr. De La Rosa explained the current state law.
Mayor Henry opened the floor for Public Comments. There were none.
Motion made by Alderman Graham to rescind the resolution approved on April 6, 2023 and replace with Texas Penal Code 46.03.A.14 and posting a sign to that effect when meeting those conditions.. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

- (I) DISCUSSION AND POSSIBLE ACTION ON NOMINATING MAYOR BERT HENRY TO THE CENTRAL TEXAS COUNCIL OF GOVERNMENT (CTCOG) AS A REPRESENTATIVE OF SMALL CITIES UNDER 12,500.
Mr. De La Rosa explained this was a nomination.
Mayor Henry opened the floor for Public Comments. There were none.
Motion made by Alderman Graham to nominate Mayor Bert Henry to the Central Texas Council of Government Board as specified in said item.
Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.
- (J) DISCUSSION AND POSSIBLE ACTION ON APPROVING RESOLUTION NUMBER R2024-06, A RESOLUTION SUPPORTING THE CREATION OF A WATER AUTHORITY FOR OUR CENTRAL TEXAS REGION AS A MEANS AND AS A COMMITMENT TOWARD SECURING OUR WATER FUTURES AND ADDRESSING THE PRESSING NEEDS OF GROWTH, DEVELOPMENT, AND PUBLIC SAFETY.
Mr. De La Rosa explained the proposal to create a water authority in Bell County. He has prepared the resolution supporting this item.
Mayor Henry opened the floor for Public Comments. There were none.
Motion made by Mayor Pro Tem Bell to approve the resolution as presented.
Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

ADJOURNMENT

Mayor Henry called the meeting adjourned at 9:34 p.m.

Approved:


Bert Henry, Mayor

Attest:


Debra Bean, City Secretary