



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
JUNE 16, 2022 – 6:30 P.M.

THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING ZOOM. YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE USING THE FOLLOWING LINK:

<https://us02web.zoom.us/j/85145758373?pwd=eDZpSHdrc3UrcXBUXVYRWplUEpFQT09>

MEETING ID: 851 4575 8373

PASSWORD: 704395

OR YOU CAN DIAL IN TO THE MEETING WITH YOUR PHONE USING ONE OF THE FOLLOWING PHONE NUMBERS AND USING THE MEETING ID AND PASSWORD:

1-346-248-7799

1-253-215-8782

1-669-900-6833

1-301-715-8592

1-312-626-6799

1-929-205-6099

AGENDA

CALL TO ORDER

JUNE 16, 2022, AT 6:30 P.M.

CALL OF ROLL

CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

1. CITIZENS COMMUNICATIONS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF JUNE 2, 2022.
- (B) APPROVAL OF MINUTES OF THE SPECIAL BOARD OF ALDERMEN MEETING OF JUNE 15, 2022.
- (C) APPROVAL OF THE MAY 2022 FINANCIAL STATEMENTS FOR THE VILLAGE OF SALADO.
- (D) APPROVAL OF THE REAPPOINTMENT OF CLIFF COLEMAN AS THE VILLAGE OF SALADO MUNICIPAL COURT JUDGE AND AN ASSOCIATED AGREEMENT FOR MUNICIPAL COURT SERVICES.

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

4. VILLAGE ADMINISTRATOR'S REPORT

- INTRODUCTION OF NEW POLICE CHIEF
- HABITAT CONSERVATION PLAN
- TRAFFIC SAFETY IMPROVEMENTS
- FUTURE ANNEXATION PLAN
- UNCOLLECTED HOTEL-MOTEL OCCUPANCY TAXES

5. PUBLIC HEARING AND POSSIBLE ACTION

HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS REZONING APPROXIMATELY .77 ACRES, LOCATED AT 100 N. CHURCH STREET IN SALADO, BELL COUNTY, TEXAS, FROM HD (HISTORIC DISTRICT) TO LR (LOCAL RETAIL) AND PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)

6. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL FROM THE SALADO MASONIC LODGE RELATING TO THE PLACEMENT OF AMERICAN FLAGS ON THE NORTH END OF MAIN STREET DURING CERTAIN TIMES OF THE YEAR. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER ISSUES RELATING TO THE ESTABLISHMENT OF THE FY 2023 GOALS AND PRIORITIES FOR THE VILLAGE OF SALADO. (MAYOR MICHAEL COGGIN; THIS IS A WORKSHOP ITEM AND NO ACTION WILL BE TAKEN)

ADJOURNMENT

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on June 10, 2022, at 6:00 p.m.



Cara McPartland, City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, Village Administrator, at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 512-272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

BOA Agenda Item Form



Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE JUNE 2, 2022, REGULAR MEETING OF THE BOARD OF ALDERMEN

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the June 2, 2022, Regular Meeting of the Board of Aldermen.

The minutes will be provided under separate cover in advance of the meeting for consideration and review.

BOA Agenda Item Form



**Village
of Salado**

Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE JUNE 15, 2022, SPECIAL MEETING OF THE BOARD OF ALDERMEN

Funds Required:

Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the June 15, 2022, Special Meeting of the Board of Aldermen.

The minutes will be provided under separate cover in advance of the meeting for consideration and review.

BOA Agenda Item Form



Date Submitted: June 13, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER APPROVAL OF
MAY 2022 FINANCIAL STATEMENTS FOR THE
VILLAGE OF SALADO

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the May 2022 Financial Statements for the Village of Salado.

The statements will be provided to board member under separate cover in advance of the meeting.

BOA Agenda Item Form



Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER APPROVAL OF THE REAPPOINTMENT OF MUNICIPAL COURT JUDGE CLIFF COLEMAN AND AN ASSOCIATED AGREEMENT FOR MUNICIPAL COURT SERVICES

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the reappointment of Salado Municipal Court Judge Cliff Coleman and an associated agreement for Municipal Court Services.

By law, the term for a Municipal Court Judge is two (2) years. Judge Coleman just completed his first term in office.

The Village staff is recommending approval of the reappointment of Judge Coleman along with a proposed service agreement.

The proposed service agreement details Judge Coleman's court obligations and compensation. It also establishes a two (2) year term of office that will automatically renew every two (2) years. The agreement allows either party to terminate the agreement with 30-day written notice.



AGREEMENT FOR MUNICIPAL COURT JUDGE SERVICES

This agreement is executed this 16th day of June, 2022, by and between the Village of Salado, a General Law Type A municipality, 301 N. Stagecoach Road, Salado, Texas, Bell County, Texas 76571, hereinafter referred to as "Village" and Cliff Coleman, P.O. Box 415, Salado, Texas, Bell County, Texas 76571, hereinafter referred to as the "Judge" for the purpose of providing the services of a Municipal Court Judge for the Village of Salado.

1. **Description of Services.** The Judge agrees to serve as the Municipal Court Judge for the Village with all the powers duties privileges and obligations which said office confers by virtue of state law or local ordinance. In addition to regularly scheduled sessions of the Village of Salado Municipal Court, the Judge shall conduct arraignments, other court hearings as may be required by law and trials when necessary. The Judge shall coordinate the schedule of the court and the Court Clerk.
2. **Availability.** The Judge agrees to be available to carry out the duties and obligations of the office of Municipal Judge when needed. The Judge will conduct trials once a month and pre-trials once a month, if needed. The Judge will provide the Village of Salado, through the City Secretary, his contact information.
3. **Compensation.** As consideration for services provided herein, the Village agrees to pay the Judge the sum of \$800.00 per month. The services to be provided for this sum will be as listed above in Section 1.
4. **Term of Office.** This appointment as Village of Salado Municipal Court Judge shall begin June 16, 2022, and expire June 16, 2024. At the conclusion of the Initial Term, this Agreement shall automatically renew for successive two (2) year terms (each, a "**Renewal Term**") unless either party gives the other written notice of non-renewal at least thirty (30) days' prior to the end of the Initial Term or a Renewal Term (as the case may be). The Judge is not an employee-at-will and will only be removed for cause. The conviction of a misdemeanor or felony crime will be considered an automatic resignation by the Judge. It is further agreed and understood that the Judge has no tenure, expectancy of continued employment, or property interest in employment by virtue of this appointment as the Village of Salado Municipal Court Judge and none shall arise by virtue of his service in this capacity other than the interest set out by Section 29.005 of the Texas Government Code.
5. **Termination.** This Agreement may be terminated by either party at any time during the term of this Agreement with a 30-day written notice provided by the terminating party to the other party.

6. **State Law.** The Agreement shall be construed in a manner consistent with and not in derogation of the provisions of State Law governing the Judge's jurisdiction, powers, duties, and obligations of office.
7. **Licensing.** The Judge agrees to comply with all applicable State and Municipal standards for the licensing, certification, and accreditation, if any, necessary to serve as Municipal Court Judge. The Village shall reimburse the Judge for expenses associated with required training, i.e.: registration, mileage, and up to \$50.00/day for food/beverages.

EXECUTED this 16th day of June, 2022, by the parties herein.

VILLAGE OF SALADO, TEXAS

Cliff Coleman

Michael Coggin, Mayor

ATTEST:

Cara McPartland, City Secretary

BOA Agenda Item Form



**Village
of Salado**

Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER ACTION
REGARDING ANY ITEMS REMOVED FROM THE
CONSENT AGENDA

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of any items removed from the Consent Agenda.

BOA Agenda Item Form



**Village
of Salado**

Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: VILLAGE ADMINISTRATOR'S REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Introduction of New Police Chief
- Habitat Conservation Plan
- Traffic Safety Improvements
- Future Annexation Plan
- Uncollected Hotel Occupancy Tax Collections

BOA Agenda Item Form



Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: PUBLIC HEARING AND CONSIDER ACTION REGARDING AN ORDINANCE REZONING 100 N. CHURCH STREET FROM HISTORIC DISTRICT (HD) TO LOCAL RETAIL (LR)

Council Action Requested:

- ☒ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing and consider action regarding a proposed ordinance rezoning 0.77 acres located at 100 N. Church Street from Historic District (HD) to Local Retail (LR).

The applicant is seeking to change the zoning designation for the subject property to allow for the development of a coffee/pastry shop that will have a sit-down dining area, along with a drive-thru lane. A drive-thru is not allowed on properties zoned HD.

Currently, the property is vacant. Previously, there was a bakery on the property with a sit-down dining area and no drive-thru.

The proposed zoning change is consistent with the Village of Salado Comprehensive Plan that calls for properties on the IH-35 frontage road to be zoned for retail use.

The subject property has no historic significance.

Staff published notice of the hearing in the Salado Village Voice on May 19, 2022. Additionally, staff sent notices to eight (8) property owners within 200' of the proposed rezoning.

The Planning and Zoning Commission was scheduled to hold a public hearing and make recommendation regarding the zoning request at its June 14th meeting.

The Commission's recommendation will be presented at the Board of Aldermen meeting.

ORDINANCE NO. 2022-_____

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ZONING APPROXIMATELY 0.77 ACRES, LOCATED AT 100 N. CHURCH STREET IN SALADO, BELL COUNTY, TEXAS, FROM HD (HISTORIC DISTRICT) TO LR (LOCAL RETAIL); AND PROVIDING FOR THE FOLLOWING: SEVERABILITY; EFFECTIVE DATE AND PROPER NOTICE AND MEETING.

WHEREAS, the regulations established by the Village of Salado Zoning Ordinance, as amended, (the "Code") are specifically designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public facilities; and

WHEREAS, in the course of adopting the regulations established by the Code, the Planning and Zoning Commission and Board of Aldermen gave careful consideration to the unique qualities of the Village, including the demographics of its inhabitants, the community's history, geography, natural resources, existing structures, property values, workforce, education levels, commercial base, surrounding communities, public facilities and infrastructure; and

WHEREAS, the regulations established by the Code have been adopted with reasonable consideration, among other things, for the character of each district and its peculiar suitability for the particular uses; with a view of conserving property values and encouraging the most appropriate use of land in the Village; and

WHEREAS, the regulations established by the Code are in furtherance of the public interest, for the good government, peace, order, trade and commerce of the Village and necessary and proper for carrying out the power granted by law to the Village; and

WHEREAS, the following enactments are a valid exercise of the Village's broad police powers and based upon the Village's statutory regulatory authority, including but not limited to Texas Local Government Code Chapters 51, 52, and 211; and

WHEREAS, the Board of Aldermen desires to amend the Village of Salado Zoning Map by rezoning approximately 0.77 acres, located at 100 N. Church Street in Salado, Bell County, Texas from HD (Historic District) to LR (Local Retail) zoning classification; and

WHEREAS, the Board of Aldermen has carefully reviewed the requirements of the Village's Code of Ordinances and have concluded that the requested rezoning is consistent with established Village policy and in the public interest; and

WHEREAS, parties in interest and citizens have had an opportunity to be heard at public hearings conducted by the Planning and Zoning Commission and Board of Aldermen, notice of which was published in the Village's official newspaper before the 15th day before the first public hearing and agendas for each hearing were posted at the Village Municipal Building more than seventy-two (72) hours prior to the respective hearing.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF
THE VILLAGE OF SALADO, BELL COUNTY, TEXAS:**

ARTICLE I. REZONING

The Board of Aldermen of the Village of Salado has established zoning districts to regulate land use on individual properties within the corporate limits of the Village. For each zoning district, the Village has adopted use, height, area and development regulations that shall apply to that particular district. The following geographic boundaries of the zoning district for the property listed below is hereby established as follows:

THAT the zoning classification for approximately 0.77 acres, generally located 100 N. Church Street in Salado, Bell County, Texas, according to the map or plat thereof recorded in Bell County Plat Records, and as described the attached Exhibit "A", incorporated by reference for all purposes, is hereby changed from HD (Historic District) to LR (Local Retail) zoning classification.

ARTICLE II. ZONING DISTRICT MAP

The official Zoning District Map shall be revised to reflect the zoning district boundary established by this Ordinance.

ARTICLE III. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

ARTICLE IV. EFFECTIVE DATE

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE V. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code, the Standard Zoning Enabling Act, and Chapter 211 of the Texas Local

Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED this 16th day of June 2022, by _____ (Ayes) to _____ (Nays) _____ (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO

BY: _____
Michael Coggin, Mayor

ATTEST:

Cara McPartland, City Secretary

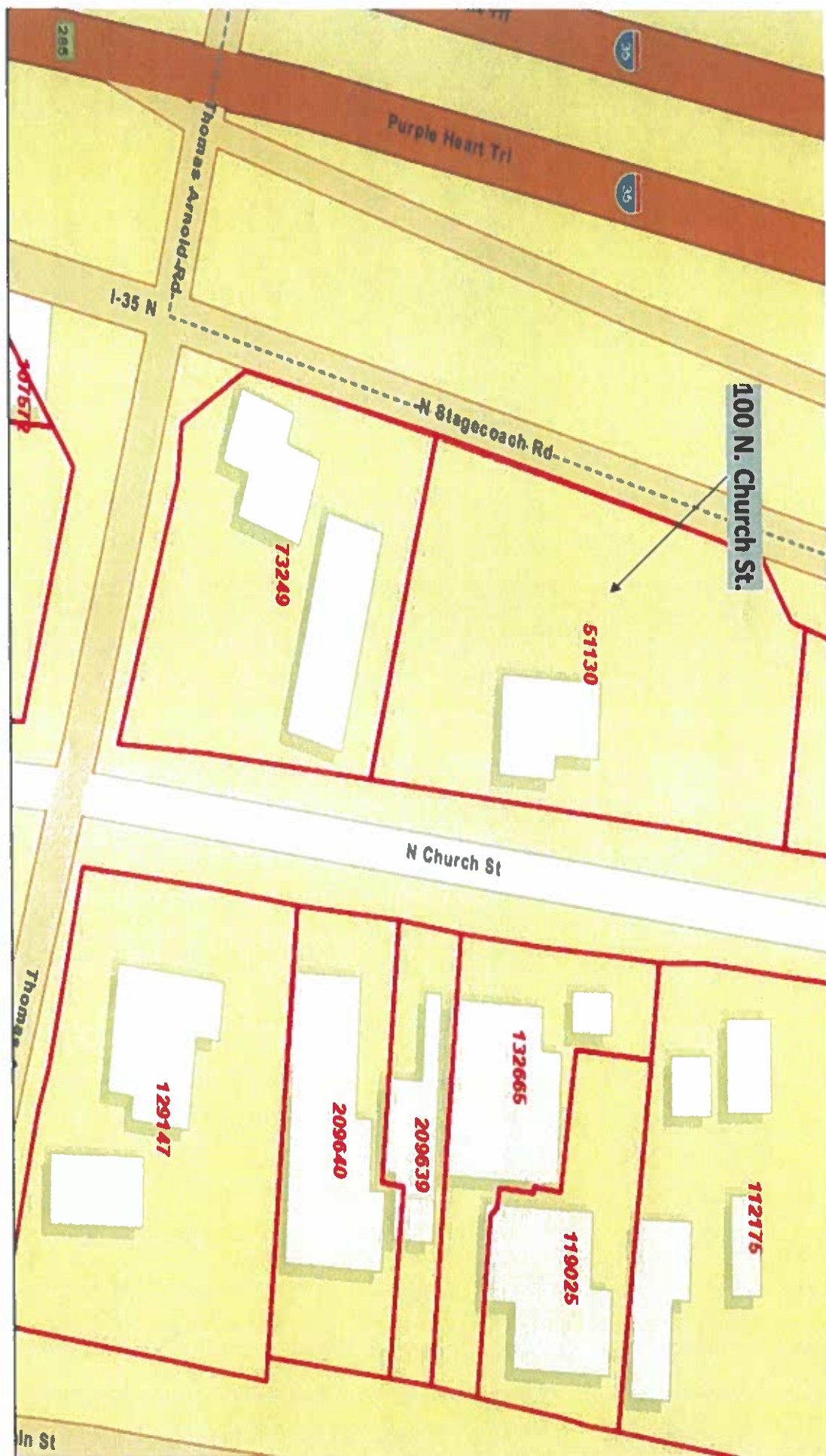


Exhibit "A"



May 17, 2022

NOTICE OF PUBLIC HEARING

Re: Proposed Rezoning Of 0.77 Acres
(100 N. Church Street)

Dear Property Owner:

You are receiving this letter because you own property within two hundred feet of the above referenced location.

The applicant, Reed O'Rear, is proposing to rezone 0.77 acres, located at 100 N. Church Street from HD (Historic District) to LR (Local Retail). A map identifying the subject property is attached to this letter.

The Village of Salado Planning and Zoning Commission will hold a public hearing and consider this request on **Tuesday, June 14, 2022, at 6:30 p.m.** at the Salado Municipal Building, 301 N. Stagecoach Road. Upon a recommendation from the Commission, the Salado Board of Aldermen will hold a public hearing and consider the same request on **Thursday, June 16, 2022, at 6:30 p.m.**

You are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearings. If you wish to comment but are unable to attend, written comments may be submitted prior to the hearings in person at Salado Municipal Building, by mail (P.O., Box 219, Salado, TX, 76571), or by email (dferguson@saladotx.gov).

Additional information concerning the proposed action is available for review at the Salado Municipal Building located at 301 N. Stagecoach Road in Salado, Texas. Should you have questions, please feel free to email (dferguson@saladotx.gov) or contact me at 254.947.5060.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Ferguson', is written over a circular stamp that contains the text 'Don Ferguson'.

Don Ferguson
Village Administrator

BOA Agenda Item Form



Date Submitted: June 13, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER ACTION
REGARDING A FLAG PROPOSAL FROM THE SALADO
MASONIC LODGE

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a proposal from the Salado Masonic Lodge relating to the placement of American Flags on the north end of Main Street during certain times of the year.

The briefing on this item will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: June 11, 2022

Agenda Date Requested: June 16, 2022

Project/Proposal Title: CONSIDER ISSUES
RELATING TO THE DEVELOPMENT OF GOALS AND
PRIORITIES FOR THE COMING FISCAL YEAR

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider possible issues relating to the development of goals and priorities for the Village of Salado in the coming fiscal year.

This is a workshop item and no action will be taken.