

**Village of Salado**  
**Salado Municipal Building**  
**301 North Stagecoach Road**  
**Salado, Texas**  
**Minutes of Regular Meeting of Board of Aldermen**  
**May 19, 2022 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. Public participation was available via videoconference.*

Mayor Michael 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, Aldermen Paul Cox, John Cole, D. Jasen Graham, and Jason Howard attended in person. Mayor Pro-tem Rodney Bell was absent.

Staff Present: Village Administrator Don Ferguson and City Secretary Cara McPartland.

#### **Citizens Communications**

New resident Jim Farrell of 512 Creek Run Circle spoke of his research before buying his single-family residence in Salado and joining Mill Creek POA. He expressed concerns related to his neighbor's property being used as a bed and breakfast that brings in large groups that park in the street and yard. He said the house is advertised for occupancy by up to 12 people, but was built for a 3 to 5 person family. He was concerned about sewer capacity and lack of adequate parking, including a boat that was parked in the front yard. He said it is not a safe situation to never know who is in the house next door. He said there is no vetting of renters and he does not feel safe or comfortable. He was upset that someone from Pflugerville can come to Salado, ignore property owner restrictions, and operate a hotel business in a residential area. He said it is not single family use and none of the neighbors want this short term rental in the neighborhood. Discussion addressed the subject property's location and enforcement of POA restrictions.

Tim Fleisher of 912 Cedar Park Circle echoed Mr. Farrell's comments, as he also has an "air bnb" on his cul-de-sac. He spoke of the passing of Denver Mills, who was a crucial part of Salado and of a body of volunteers who selflessly gave their time, talent, and treasure for the good of the community and to save the old red school house (now the Civic Center) and Tablerock. He spoke highly of Denver and Jackie Mills for their volunteer spirit, as well as remembering the community service of Buck Buckman who was very dedicated to Mill Creek and the golf course. He said we need to mourn our losses, but celebrate their lives and continue what they have done. He spoke of the need for more grass roots fund raising, volunteering, and matching efforts from the Village.

Troy Hill of 501 Creek Run Circle expressed his concerns regarding "air bnbs" operating in Salado. He believed strongly that personal property rights should be preserved and protected. He felt that air bnbs are going to be a strain on Village resources. He spoke of his (and his wife's) experience

as public servants who have witnessed problems with various illicit activities at such rentals in other residential areas. He thanked the Board for their service and time.

Ted Herrmann of 123 Bluebonnet Lane spoke of conversations with his neighbor regarding the short-term rental property on Chisholm Trail that he said indicated the owner lives in Pflugerville and has never lived in the home. He expressed concerns relating to safety, including vetting of renters and examples from other retirement communities dealing with noise, alcohol, and disturbances. He stated he bought his “forever” home in Salado and did not expect to deal with a short-term rental.

### **1. Consent Agenda**

- A. Approval of minutes of the Regular Board of Aldermen meeting of May 5, 2022.
- B. Approval of minutes of the Special Board of Aldermen meeting of May 16, 2022.
- C. Approval of the April 2022 Financial Statements for the Village of Salado.

Alderman Cole moved to approve the Consent Agenda, as presented. Alderman Cox seconded. Motion carried on a vote of 4-0. Prior to the motion, there was brief discussion establishing that any unspent funds at the end of the fiscal year go into the Village’s Fund Balance.

### **2. Discuss and Consider Action on Election Related Matters**

- A. Administer oath of office to Mayor-elect Michael Coggin. (*Judge Cliff Coleman*)

Judge Coleman administered the oath of office to Mayor-elect Michael Coggin.

- B. Administer oaths of office to Aldermen-elect Paul S. Cox and Jason Howard. (*Mayor Michael Coggin*)

Mayor Coggin administered the oaths of office to Aldermen-elect Paul S. Cox and Jason Howard.

- C. Consider approval of an appointment of mayor pro tempore for a term of one (1) year. (*Mayor Michael Coggin*)

Alderman Cox moved to appoint current Mayor Pro-tem Rodney Bell for another one-year term. Alderman Cole seconded. Motion carried on a vote of 4-0.

### **3. Discussion and Possible Action**

- A. Discuss and consider possible action approving a proposed professional services agreement with MRB Group to provide municipal engineering services and serve as the City Engineer for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson advised that the following three firms responded to the Village’s Request for Qualifications (RFQ):

- HDR Engineering, Inc. of Round Rock
- Mendez Engineering of San Antonio
- MRB Group of Temple

After reviewing the submittals and based on interviews and qualifications, Village Administrator Ferguson recommended contracting with MRB Group of Temple. He highlighted the scope of work, length of contract, and renewal options. In response to Mayor Coggin regarding the selection process, Village Administrator Ferguson advised that statutory requirements were met by publishing/posting of notice of the RFQ and soliciting numerous area engineering firms to ensure a thorough public process and review of responses. Mayor Coggin spoke favorably of MRB's qualifications and invited MRB Client Manager Steven Kirkpatrick, P.E. to speak on his firm's services. Mr. Kirkpatrick spoke of his educational and professional background and his firm's familiarity and staff ties with Salado.

Discussion addressed MRB's knowledge of local conditions and issues; positive experience working with MRB on the West Village project; very sound reference checks; excellent response time; full scope of services (such as wastewater, drainage, floodplain management, subdivision reviews, and street design); cost-effective approach; hourly rate schedule; and experience with wastewater system upgrade projects.

Alderman Graham moved to approve entering into a professional services agreement with MRB Group to provide municipal engineering services and serve as the City Engineer, as presented. Alderman Howard seconded. Motion carried on a vote of 4-0.

- B. Discuss and consider possible action regarding a proposed wastewater service and connection agreement between Drake Land Development LLC and the Village of Salado, Texas. (*Village Administrator*)

Mayor Coggin advised that this item will be continued to a future meeting.

In response to Mayor Coggin and earlier citizen comments on short-term rentals, Village Administrator Ferguson noted that a draft ordinance regulating short-term rentals will be presented to the Board at its next regular meeting on June 2<sup>nd</sup>. He highlighted possible options for regulatory provisions that may be included in the ordinance.

- C. Discuss and consider issues relating to the design concept for the future reconstruction of West Village Road. (*Village Administrator; this is a workshop item and no action will be taken*)

Village Administrator Ferguson displayed MRB Group's design concept, which will also be presented to Bell County Commissioners Court, as a portion of the shared project is within Bell County's inventory. He noted the concept plan contains at least two articulated continuous through lanes; a continuous turn lane; minimizes the need for right-of-way acquisition; sidewalks on both sides; curb and gutter; traffic circle at Williams Drive intersection; future issues with Thomas Arnold right-of-way/Salado School Road improvements; heavy truck traffic through traffic circle and possible rerouting.

D. Discuss and consider possible action setting the date, time, and place for the FY 2022-2023 Village of Salado Goals and Priorities Workshop. (*Village Administrator*)

Village Administrator Ferguson requested Board input on workshop scheduling. Discussion favored holding workshop discussion as part of the Board of Aldermen regular meeting on June 16, 2022.

E. Discuss and consider possible action designating signatories for the Village of Salado’s bank accounts. (*Village Administrator*)

Village Administrator Ferguson stated Village checks require two signatures and noted the following current signatories: Mayor Coggin, Mayor Pro-tem Bell, Alderman Howard, and Village Administrator Ferguson.

Alderman Graham moved to approve designating the aforementioned current signatories for the Village of Salado’s bank accounts. Alderman Cole seconded. Motion carried on a vote of 4-0.

**Adjournment**

Alderman Cole moved to adjourn. Mayor Coggin called the meeting adjourned at 7:43 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 2nd of June, 2022.

**APPROVED:**

  
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Michael Coggin, Mayor

**ATTEST:**

  
Cara McPartland, City Secretary

