

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
September 15, 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 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 and Aldermen Paul Cox, John Cole, D. Jasen Graham, and Jason Howard attended in person. Mayor Pro-tem Rodney Bell attended via videoconference.

Staff Present: Village Administrator Don Ferguson, Assistant Village Administrator Stacey Ybarra, and City Secretary Cara McPartland.

Proclamations

Presentation of proclamations to Salado Police Chief Gary McHone and Salado Police Officer Sam Mikeska for their efforts to save the life of a Salado resident.

Mayor Coggin presented the proclamations to Chief McHone and Officer Mikeska and commended their actions that saved the life of a local resident. Alderman Cole pinned recognition badges on the recipients, who expressed their appreciation to the Board of Aldermen and their gratitude for a successful outcome, which was possible due to their quick response and actions.

1. Citizens Communications

No citizen comments were heard.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of September 1, 2022.
- B. Approval of minutes of the Special Board of Aldermen meeting of September 8, 2022.
- C. Approval of the August 2022 Financial Statements for the Village of Salado.
- D. Approval of the FY 2022 Quarterly Investment Reports for the Village of Salado.
- E. Approval of the Comprehensive Fund Balance Policy and Fund Balance Classification for the Village of Salado.
- F. Approval of the Investment Policy for the Village of Salado.

Regarding Consent Agenda Item 2D, Alderman Cole and Village Administrator Ferguson briefly discussed certain previously approved wastewater construction expenditures. Alderman Cole moved to approve the Consent Agenda, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

3. Discuss and Consider Possible Action Regarding Any Item Removed from the Consent Agenda

No items were removed.

4. Village Administrator's Report

- Sales Tax Collections

Village Administrator Ferguson reported September's sales tax check, representing July sales, totaled \$57,820, up 3.2 percent from the same period last year, with fiscal year-to-date collections totaling \$768,826, up 15 percent from the same period last year, and the Village collecting 118 percent of its sales tax budget for FY 2022. He noted that the August check is the largest single sales tax check in the history of the Village.

- Update on Street Improvements

Village Administrator Ferguson reported crews are wrapping up work on Bluff Circle; a preconstruction meeting was held on the Pace Park Road and Mill Creek overlay projects, with work to begin on September 26th; meetings are underway with TxDOT and the Village Engineer on the Royal Street Improvement Project, including exploration of additional possible funding; and initial discussions are being scheduled with the Village Engineer regarding FY 2023 street projects.

- Update of Subdivision Ordinance Review

Village Administrator Ferguson reported the Planning & Zoning Commission will recommend a package of proposed amendments to the Subdivision Ordinance, including tree regulations, in late October to be followed by public hearings and approval process. In addition, it was noted that the Sanctuary property rezoning public hearings will need to be postponed until the Planning & Zoning Commission's September 27th meeting and the Board of Aldermen's meeting on October 6th.

- Update on Development of Historic Overlay District

Village Administrator Ferguson reported the Historic Overlay District Task Force is expected to present a proposal to the Planning & Zoning Commission and the Board of Aldermen in October.

- Salado Community Institute Fall Session

Assistant Village Administrator Ybarra provided details on the upcoming 7-week fall session beginning October 2nd and held on Monday evenings from 6 to 9 p.m. She said the Village is still accepting applications and encouraged participation.

- Keep Salado Beautiful Update

Assistant Village Administrator Ybarra reported on the Village's assumption of administrative duties and advised there will be a fall clean-up event held on Saturday, October 22nd from 8:30 a.m. to 3 p.m. She said there will be ten targeted clean-up locations and organizations will be involved this year.

In addition, Village Administrator Ferguson reported that the Parks Advisory Board will have a target team working on finding prospective sponsors in continued fund-raising efforts, as about \$300,000 is still needed for the project.

Mayor Coggin requested an update on streetlight repairs at every meeting until this issue is resolved. Village Administrator Ferguson spoke of a meeting with State Representative Brad Buckley about lack of resolution of this issue by TxDOT and the streetlight manufacturer. He advised that Representative Buckley's office made contact with TxDOT to hold a productive discussion. Village Administrator Ferguson stressed the importance of functioning streetlights during Stroll and said a status update will be provided at every meeting until the problem is resolved. Mayor Coggin also asked for future updates on drainage projects. Discussion established that 8 applications have been received to date for the fall session of the Salado Community Institute, with 2 openings available for citizens or ETJ residents; addressed recruiting efforts to fill School Resource Officer openings; ordering of electronic speed monitors on October 1st; and updating of current committee positions on the Village's website.

5. Public Hearings and Possible Action

- A. Hold a public hearing and consider approval of proposed amendments to the existing and future land use maps in the Village of Salado's Comprehensive Plan. (*Village Administrator*)
- B. Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas, rezoning approximately 57.985 acres, located near the southeast corner of FM 2268 and Interstate 35 in Salado, Bell County, Texas, from Planned Development District (PDD-C) to Agricultural (A); providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson requested that Agenda Items 5A and 5B be continued until the Board of Aldermen meeting on October 6, 2022, as the property owner's attorney could not be present at tonight's meeting.

Alderman Graham moved to continue Agenda Items 5A and 5B until the Board's meeting on October 6, 2022. Alderman Howard seconded. Motion carried on a vote of 5-0.

6. Ordinances

- A. Discuss and consider approval of an ordinance of the Village of Salado, Texas, adopting the Fiscal Year 2023 Operating Budget for the Village of Salado; declaring findings of fact; providing an effective date; providing a severability clause; and providing an open meetings clause. (*Village Administrator*)

Village Administrator Ferguson stated the requirement to adopt the Fiscal Year 2023 Budget by the end of September, either as presented or as modified by the Board. There was brief discussion of future sidewalk funding, including a detailed presentation to be brought before the Board on grant funding and match requirements for certain projects.

Alderman Cole moved to approve the Fiscal Year 2023 Operating Budget for the Village of Salado, as presented. Alderman Cox seconded. Motion carried on a record vote as follows: Mayor Pro-tem Bell, aye; Alderman Cox, aye; Alderman Cole, aye; Alderman Graham, aye; and Alderman Howard, aye. Motion carried on a vote of 5-0.

- B. Discuss and consider approval of an ordinance of the Village of Salado, Texas, setting a property (ad valorem) tax rate; approving the ad valorem tax rate and levy of \$0.3957 per one hundred dollars (\$100) of assessed valuation of all taxable property within the corporate limits of the Village for the 2022 Tax Year to help fund the Fiscal Year 2023 Operating Budget for the Village of Salado; providing for an exemption on residence homesteads; providing for exemptions for individuals who are disabled or 65 years of age or older; providing for penalties and interest; providing for severability; providing for repealing conflict; providing for proper notice and meeting; providing for engrossment and enrollment; providing for notification to assessor; and providing for publication and effective date. (*Village Administrator*)

Village Administrator Ferguson reviewed the following rates for consideration: maintenance and operation (M & O) rate of \$0.1713 and debt service rate of \$0.2244, for a total ad valorem tax rate of \$0.3957 per \$100 assessed valuation.

Mayor Pro-tem Bell moved to approve the property (ad valorem) tax rate of \$0.3957, as presented. Alderman Graham seconded. Discussion compared 2021 tax rate of \$0.4953 to the proposed 2022 tax rate of \$0.3957, for a reduction of \$0.0996. Mayor Coggin said that the public does not realize that the Village of Salado tax rate has decreased, as their total tax bill for all taxing jurisdictions may be higher than the previous year.

Motion carried on a record vote as follows: Alderman Howard, aye; Alderman Graham, aye; Alderman Cole, aye; Alderman Cox, aye; and Mayor Pro-tem Bell, aye. Motion carried on a vote of 5-0.

Following the vote, Mayor Pro-tem Bell left the meeting at 7:08 p.m.

7. Discussion and Possible Action

- A. Discuss and consider possible action regarding a letter of intent regarding the proposed acquisition of the Pampa Investment Group, LP wastewater treatment plant and collection system by the Village of Salado. (*Mayor Michael Coggin*)

Mayor Coggin highlighted a proposal from Pampa Investment Group about the possibility of the Village acquiring Pampa's wastewater treatment plant and collection system located near the intersection of FM 2484 and IH-35 for \$100,000, with the Village paying for 50 percent of the impact and treatment fees, until the system is paid off. Mayor Coggin provided details on the plant and collection system, including lift station, and noted the plant and service area can be expanded. Mayor Coggin stated a technical team would need to inspect the system to protect the Village's interest and advised there are some boundary issues that have to be worked out, as part of the property is in the City of Belton's ETJ.

Discussion addressed the opportunity for a treatment plant on the west side of IH-35, which is growing significantly; advantages of a membrane plant, such as higher quality effluent; different rates for west side system users, which would be based on that system's revenue; discussions with City of Belton; requiring Board approval of the letter of intent; possible conditions to be included in letter; projected capacity and anticipated development; analysis needed to address multiple issues and concerns; and request for visual presentation aids during Board consideration.

- B. Discuss and consider possible action regarding a proposed amendment to the membership requirements for the Salado Parks Advisory Board. (*Village Administrator*)

Village Administrator Ferguson advised that the Parks Advisory Board voted unanimously to recommend designating a second position on their 7-member board to allow for an ETJ resident to serve.

Alderman Howard moved to approve designating a second position on the Parks Advisory Board to expand ETJ membership on the Board from one position to a maximum of two positions. Alderman Cole seconded. Motion carried on a vote of 4-0.

- C. Discuss and consider action renewing the Village of Salado's insurance agreement with Texas Municipal League Health to provide employee insurance benefits. (*Village Administrator*)

Village Administrator Ferguson recommended approval of the renewal agreement for employee health and life insurance. He stated that there will be an 18 percent increase in the coming year for medical insurance and no increase in dental and vision coverage. He noted that the Village funds insurance costs for full-time employees, while each employee is responsible for the cost of insurance coverage for spouses and/or children. He requested that any motion include language for an increase of "up to" 18 percent, as there may be some room to negotiate the rate increase downward.

Alderman Cole moved to approve renewing the Village of Salado's insurance agreement with Texas Municipal League Health in an amount not to exceed an 18 percent premium increase. Alderman Cox seconded. Motion carried on a vote of 4-0.

D. Discuss and consider possible action approving the Amended Fiscal Year 2022 Operating Budget for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson explained this standard annual item is to account for differences in actual versus budgeted expenditures and revenues for Fiscal Year 2022. He highlighted certain amendments related to road construction, police personnel, and park improvements. He noted actual expenditures from Fund Balance were about \$19,000 less than budgeted.

Alderman Graham moved to approve the Amended Fiscal Year 2022 Operating Budget for the Village of Salado, as presented. Alderman Howard seconded. Motion carried on a vote of 4-0.

Adjournment

Alderman Graham moved to adjourn. Mayor Coggin called the meeting adjourned at 7:32 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 6th of October, 2022.

APPROVED:



Michael Coggin, Mayor

ATTEST:


Cara McPartland, City Secretary

