

Village of Salado
Salado Municipal Building
301 N. Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
February 2, 2023, 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, Mayor Pro-tem Rodney Bell, and Aldermen Paul Cox, John Cole, D. Jasen Graham, and Jason Howard attended in person.

Staff Present: Village Administrator Don Ferguson, Retired City Secretary Cara McPartland, Police Chief Gary McHone, and Tourism Director Andrea Howard.

1. Citizens Communications

There were no citizen communications.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of January 19, 2023.
- B. Approval of minutes of the Special Board of Aldermen meeting of January 17, 2023.
- C. Approval of Legacy Salado's request to utilize Pace Park for the 2023 Sirena Creekside Carnival on October 6-7, 2023.

Aldermen John Cole questioned whether the proposed Special Event Ordinance would affect Legacy Salado's planned use of Pace Park.

Village Administrator Don Ferguson indicated the proposed ordinance has been withdrawn from further consideration.

Mayor Pro-tem Rodney Bell moved to approve the Consent Agenda, as presented. Aldermen D. Jasen Graham seconded. Motion carried on a vote of 4-0, with Alderman Jason Howard voting present.

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

There were no items removed from the Consent Agenda.

4. Presentations

- (A) Presentation by State Representative Brad Buckley Regarding Legislative Priorities for the 88th Legislature Regular Session.

State Representative Brad Buckley briefed board members on the key issues facing state lawmakers in the 88th Legislature Regular Session including, but not limited to, property taxes, public education, school safety and water.

- (B) Presentation Recognizing Retired City Secretary Cara McPartland for Her Six (6) Years of Service to the Village of Salado.

Mayor Coggin and members of the Board of Aldermen recognized retired City Secretary Cara McPartland for her six (6) years of service to the Village. Representatives with the Texas Municipal Clerks Association also made a special retirement presentation to Ms. McPartland.

5. STATUS REPORTS

- (A) Village Administrator's Report

Village Administrator Ferguson provided updates on the Wastewater Bond Refunding effort, FY 2022 Audit, Mustang Springs Development, Quick Trip Development, Salado Community Institute, Royal Street improvements and the recent ice storm.

- (B) Salado Police Chief Status Report

Police Chief Gary McHone presented the January 2023 Calls for Service Report and updated board members on the License Plate Reader Program and the Citizen on Patrol program.

In response to questions from Mayor Pro-tem Bell, Chief McHone indicated the Police Department is well equipped and adequately staffed at this time.

Mayor Pro-tem Bell indicated a desire to see a three (3) year staffing plan for the Police Department.

(C) Tourism Director's Report

Tourism Director Andrea Howard briefed board members on current marketing activities, Visitor Center Activities, and upcoming special events in Salado.

6. Public Hearing and Possible Action

- (A) Hold a Public Hearing and Consider Approval of a Resolution of the Village of Salado, Texas, Authorizing and Creating the Sanctuary Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for Related Matters; and Providing an Effective Date.

Attorney Gregory Miller, with Bickerstaff Heath Delgado Acosta, the Village's contract law firm, briefed board members on the proposed creation of the Sanctuary Public Improvement District that will help fund various improvements in the north and south tracts of the Sanctuary Development.

PID Consultant John Snyder advised board members that the debt service for the PID bonds will be funded with assessments collected only from property owners within the development. He said the Village of Salado is not fiscally responsible for the PID debt.

Attorneys for the developers answered questions regarding the planned improvements to be funded through the Sanctuary Public Improvement District and the Sanctuary East Public Improvement District.

After further discussion, Mayor Coggin opened the public hearing on the proposed resolution at 8:31 p.m.

Resident Michael McDonald asked if improvements to Royal Street will be funded with PID bonds.

With there being no further comments, Mayor Coggin closed the public hearing at 8:34 p.m.

In response to a question from Alderman Graham, Village Administrator Ferguson said funding of Royal Street improvements was discussed in the recent negotiations regarding amendments to the Sanctuary Development Agreement. He said no agreement was reached regarding funding of the street improvements.

Board members expressed interest in collecting a fee for use of the Village's bank qualified interest rate by the Public Improvement District in its financing efforts.

Mayor Pro-tem Bell moved to adopt the resolution to create the Sanctuary Public Improvement District, as presented. Aldermen Graham seconded. The motion carried on a 5-0 vote.

- (B) Hold a Public Hearing and Consider Approval of a Resolution of the Village of Salado, Texas, Authorizing and Creating the Sanctuary East Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for Related Matters; and Providing an Effective Date.

Village Administrator Ferguson briefed board members on the proposed creation of the Sanctuary East Public Improvement District that will help fund various improvements in the east tracts of the Sanctuary Development.

Mayor Coggin opened the public hearing on the proposed resolution at 8:40 p.m.

With their being no public comments, Mayor Coggin closed the public hearing at 8:41 p.m.

Aldermen Paul Cox made the motion to approve the resolution creating the Sanctuary East Public Improvement District. Mayor Pro-tem Bell seconded. The motion carried on a 5-0 vote.

7. DISCUSSION AND POSSIBLE ACTION

- (A) Discuss and Consider Possible Action Regarding Two (2) Proposed Professional Service Agreements with P3Works for Administration of the Sanctuary Public Improvement Districts.

Village Administrator Ferguson advised board members there is a need for the Village to hire a firm to administer the two (2) Sanctuary PIDs. After looking at several PID administration firms and consulting with the Village's legal counsel and financial advisor, Ferguson recommended the Village contract with P3Works – a well-respected Dallas area PID administration firm with offices in Austin. He said this is the same firm that conducted the initial review of the Sanctuary PIDs petitions for the Village late last year.

Ferguson said the developer will be responsible for all costs associated with the creation and administration of the PIDs.

Alderman Cole moved to approve professional service agreement with P3Works for administration of the Sanctuary Public Improvement District and the Sanctuary East Public Improvement District. Aldermen Cox seconded. The motion carried on a 5-0 vote.

- (B) Discuss and Consider Possible Action Regarding a Proposed Salado Cultural Arts Grant Program.

Salado Cultural Arts District ("SCAD") Board Chairperson Lynette Reed presented a proposal from the Salado Cultural Arts District Board to offer five (5) one-time grants of up to \$1,000 each for arts and cultural activities in the SCAD. Reed said the grant funding would come from the \$10,000 in hotel-motel occupancy tax revenues allocated in the FY 2023 Budget to support and promote the arts and culture of Salado.

Alderman Graham moved to approve the proposed SCAD Grant Program, as presented. Aldermen Cox seconded. The motion carried on a 5-0 vote.

- (C) Discuss and Consider Approval of the Proposed 2023 Porch and Planet Fest.

Salado Music Friendly Community Advisory Board Chairman Richard Paul Thomas briefed board members on the plans for the first-ever 2023 Porch and Planet Fest coming up on April 22nd.

Alderman Cole moved to approve the plans for the first-ever Porch and Planet Fest, as presented. Aldermen Cox seconded. The motion carried on a 5-0 vote.

- (D) Discuss and Consider Possible Action Regarding the Membership of the Salado Parks Advisory Board.

Alderman Cole withdrew this item from consideration.

ADJOURNMENT

Mayor Pro-tem Bell moved to adjourn. Aldermen Graham seconded. Mayor Coggin called the meeting adjourned at 9:01 p.m.

Recorded by Don Ferguson

These minutes approved on the 2nd of March, 2023.

APPROVED:

A handwritten signature in black ink, appearing to read 'Michael Coggin', written over a horizontal line.

Michael Coggin, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read 'Don Ferguson', written over a horizontal line.

Don Ferguson,
Village Administrator/Acting City Secretary