

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
June 1, 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, and Jason Howard attended in person.

Board Members Absent: D. Jasen Graham.

Staff Present: Village Administrator Don Ferguson, Assistant Village Administrator Andrea Howard and Acting Police Chief Chris Dunshie.

RECOGNITION

Recognizing the 2023 Spring Graduating Class for the Village of Salado Community Institute.

Mayor Coggin introduced, and the Board of Aldermen recognized members of the 2023 Spring Graduating Class of the Village of Salado Community Institute. Members were given graduation certificates, t-shirts, and commemorative street signs.

CITIZENS COMMUNICATIONS

Local resident Linda Reynolds expressed concern with how the Village of Salado has spent COVID-19 funding provided to the Village by the Federal Government.

Local resident Charles Simmons urged board members to not appoint local resident Lennox Alfred to the Planning and Zoning Commission

1. CONSENT AGENDA

- (A) Approval of Minutes of the Regular Board of Aldermen Meeting of May 18, 2023.
- (B) Approval of the Appointment of Lennox Alfred to the Village of Salado Planning and Zoning Commission as an Alternate Member.

Alderman Jason Howard said the minutes for the May 18th Board of Aldermen Meeting needed to reflect that Alderman Bert Henry abstained from the Board's vote designating Alderman Henry as a check signatory for the Village. In addition, Alderman Howard asked that the subject minutes show that he stated board members had received a letter from Janet Kennedy regarding her concerns with the Mustang Springs development's wastewater treatment plant permit application.

Mayor Pro-tem Rodney Bell moved to approve the Consent Agenda with the changes requested by Alderman Howard. Alderman Henry seconded. The motion carried on a vote of 4-0.

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

No items were removed.

3. **STATUS REPORTS**

(A) Village Administrator's Report

- Main Street Lighting Update

Village Administrator Don Ferguson announced that TxDOT opened bids for the replacement of the decorative street lights on Main Street. He said the low bid was approximately \$240,000. He said all the street lights are expected to be replaced by the end of September 2023.

- Sales Tax Collection

Village Administrator Ferguson said the Village's sales tax check for May 2023, representing March sales, totaled \$75,064, down 4% from the previous year. He said the decrease was the result of a significant amount of prior period sales tax collections reported in the May 2022 sales tax check.

- Habitat Conservation Plan Development Update

Village Administrator Ferguson reported the Project Coordinating Committee met on May 19th and adopted the framework for the development of the Bell and Coryell Counties Regional Habitat Conservation Plan. He said the projected completion date for the \$1.4 million project is late 2026.

- Development Update

Village Administrator Ferguson said legislation creating the Solana Ranch MUD was approved by the Texas Legislature. He also reported that form work is underway for the Quick Trip Travel Center and work is 85% complete on the Water's Edge wastewater line installation.

- Introduction of New City Secretary

Village Administrator Ferguson introduced Debbie Bean as the Village's new City Secretary.

- Codification Project Update

Village Administrator Ferguson reported the Codification Project should be completed in September 2023.

(B) Salado Police Chief Status Report

Acting Police Chief Chris Dunshie briefed board members on the May 2023 Calls for Service Report and provided updates on the License Plate Reader Program and Citizen on Patrol (COP) activities.

Mayor Coggin and the Board of Aldermen thanked Acting Chief Dunshie for his leadership of the Police Department while the search for a new Police Chief has been underway.

(C) Tourism Director's Report

Assistant Village Administrator Andrea Howard updated board members on the Village's tourism marketing activities, Visitor's Center activities, and upcoming community events.

In response to questions from Alderman Howard, Village Administrator Ferguson and Assistant Village Administrator Howard briefed board members on the planning process underway for the upcoming Solar Eclipse.

4. PUBLIC HEARING AND POSSIBLE ACTION

Hold a Public Hearing and Consider Approval of an Ordinance of the Village of Salado, Texas, Ratifying Its Annexation, Under Chapter 43 of the Texas Local Government Code, of Approximately 69.478 Acres of Texas Department of Transportation ("TXDOT") Right-Of-Way on FM 2843, from the South Interstate Highway 35 Service Road, West to a Location Just West of Musang Creek Road, in Bell County, Texas, Lying Partially Within and Partially Adjacent and Contiguous to the Present Corporate Limits of the Village of Salado, Texas in the Village's Extraterritorial Jurisdiction in Bell County, Texas; Its Annexation, Under Chapter 43 of the Texas Local Government Code, of Approximately 1,105 Acres of Land Located Northwest of the Intersection of FM 2843 and Mustang Creek Road, in Bell County, Texas, Lying Partially Within and Partially Adjacent and Contiguous to the Present Corporate Limits of the Village of Salado, Texas in the Village's Extraterritorial Jurisdiction in Bell County, Texas; Its Annexation, Under Chapter 43 of the Texas Local Government Code, of Approximately 299.025 Acres of TXDOT Owned Right-Of-Way on Interstate 35, from the Southern Corporate Limits of the Village of Salado near FM 2268, South to a Location Just North of the Bell County Line, in Bell County, Texas, Lying Partially Within and Partially Adjacent and Contiguous to the Present Corporate Limits of the Village of Salado, Texas in the Village's Extraterritorial Jurisdiction in Bell County, Texas; and Including the Following; Findings of Fact; Effective Date; Repealer; Severability Clause; and Proper Notice and Meeting

Village Administrator Ferguson said the Village recently annexed portions of Interstate 35, FM 2843, and approximately 1,105 acres of land near the intersection of FM 2843 and Mustang Creek Road in conjunction with the planned Mustang Springs Development. Each annexation was done by separate ordinance.

Ferguson said the Village's legal counsel is recommending the Board now adopt a single ordinance ratifying the subject annexations pursuant to Texas Local Government Code Section 43.1056, as they were part of the combined annexation of an area that petitioned for voluntary annexation, as well as right-of-way that is contiguous and parallel to the Village's boundaries.

Mayor Pro-tem Bell asked if the ratification ordinance would affect the Board's previous decision not to automatically extend the Village's E-T-J in conjunction with the FM 2843 annexation. Village Administrator Ferguson said it would not.

Mayor Coggin opened the public hearing on the proposed ordinance at 7:19 p.m.

Local resident Darlene Walsh questioned how the annexation of TxDOT right-of-way will impact the ability to extend utilities in the future.

With there being no further public comment, Mayor Coggin closed the public hearing at 7:20 p.m.

In response to Ms. Walsh's question, Village Administrator Ferguson said TxDOT is responsible for permitting any utilities proposed to be located in TxDOT right-of-way, even if the right-of-way has been annexed into the Village.

Alderman Cox made a motion to approve the ordinance as presented. Mayor Pro-tem Bell seconded. The motion was passed with a vote of 3-1, with Alderman Howard voting no.

5. DISCUSSION AND POSSIBLE ACTION

- (A) Discuss and Consider Possible Action Regarding a Petition for Consent to the Creation of a Municipal Utility District on 220.70 Acres Located Southwest of the Intersection of Grainger Road and Kuykendall Branch Road in the E-T-J of the Village of Salado, Bell County, Texas.

Village Administrator Ferguson presented a Petition for Consent received by the Village relating to the creation of a Municipal Utility District ("MUD") on 220.70 acres located southwest of the intersection of Grainger Road and Kuykendall Branch Road.

Ferguson said the petitioner, 221 Grainger Road, LLC, is proposing to create a MUD to fund various improvements, including roads, water, and wastewater improvements, to serve a planned 220.70-acre tract industrial development off Grainger Road, west of Interstate 35. He said the Village would have no obligation for any debt issued by the MUD.

Ferguson said the Village is under no obligation to approve the petition. He added the developer is not requesting annexation or any Village services for the planned development.

Alderman Cox made a motion to approve the Petition for Consent, as presented. Alderman Henry seconded the motion. The motion carried on a vote of 4-0.

- (B) Discuss and Consider Possible Action Approving a Proposed Interlocal Agreement Between the Village of Salado and Bell County Relating to Animal Control Services.

Village Administrator Ferguson said the proposed agreement is intended to replace the current animal control agreement between the Village and Bell County. He said the most notable change is the addition of clarifying language relating to how Bell County Animal Control officers will handle vicious animal and animal-to-human bite incidents within the Village.

According to the proposed agreement, Ferguson said Animal Control officers will pick up and impound any vicious animal that poses a risk to the public or any animal involved in an animal-to-human biting incident if the owner of the subject animal is unknown or unavailable.

He noted the Bell County Animal Shelter will continue to accept animals for impound that are delivered by Village staff or residents of the Village under the proposed agreement.

Mayor Coggin said no fee adjustments are proposed in the proposed agreement.

Alderman Cox made a motion to approve the proposed interlocal agreement between the Village of Salado and Bell County relating to animal control services, as presented. Alderman Henry seconded. The motion was approved with a vote of 4-0.

- (C) Discuss and Consider Issues Relating to the Village of Salado Governance Policy.

Mayor Coggin said this was a workshop item.

Village Administrator Ferguson briefed board members on the existing Village of Salado Governance Policy. He said policy establishes operating procedures for the Board of Aldermen and decorum requirements for meetings of the Board of Aldermen.

Ferguson said the governance policy was adopted in 2018 to replace an ordinance, at that time, which established operating guidelines for the board members.

Board members discussed the issues relating to the time requirements for public comment and board member decorum.

No changes in the Governance Policy were proposed.

ADJOURNMENT

Mayor Coggin called the meeting adjourned at 7:45 p.m.

Recorded by:

Don Ferguson

These minutes approved on the 15th of June, 2023.

APPROVED:

Michael Coggin, Mayor

ATTEST:

**Don Ferguson,
Village Administrator/Acting City Secretary**

Recorded by:

Don Ferguson


These minutes approved on the 1st of June, 2023.



APPROVED:


Michael Coggin, Mayor

ATTEST:



Don Ferguson,
Village Administrator/Acting City Secretary