

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
July 2, 2024, at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Henry.
The meeting was conducted in person and on YouTube.

Mayor Henry gave the Invocation, and the Board of Aldermen led the Pledge of Allegiance to the United States and Texas flags.

Board Members Present: Mayor Bert Henry, Mayor Pro-Tem Rodney Bell, Alderman Zach Hurst, Alderman D. Jasen Graham, and Alderman Michael MacDonald.

Staff Present: Village Administrator Manual De La Rosa, City Secretary Debra Bean, Police Chief Allen Fields and Marketing and Tourism Manager Deanna Whitson.

1. **PUBLIC COMMENTS**

Murry Dean Lane spoke regarding the power being out due to trucks going in and out of the Sanctuary. He is requesting signs be installed saying no semi-trucks in or out on FM 2268. Mr. De La Rosa said it is a bigger issue than just putting up signs. Mayor Pro Tem Bell said the lines need to be raised higher. Mayor Henry stated he would contact Oncor because it is a safety issue.

Jim Boynton stated that the problem is not power lines, but cable and telephone lines. He said there is a regulation that is not being enforced. He also addressed the issue with parking and narrow roads. He said the apartments have not fixed one thing that was a concern. Roads need to be fixed, guardrails and retaining walls need to be put up. He feels the apartments are held to a different standard than he was held to.

2. **CONSENT AGENDA**

(A) APPROVAL OF MINUTES OF JUNE 20, 2024, REGULAR BOARD OF ALDERMAN MEETING.

(B) APPROVAL OF APPOINTMENT OF THERESA HOWARD TO THE PARKS ADVISORY BOARD

Mayor Pro Tem Bell asked how many were on the Parks Advisory Board currently. Mayor Henry asked if there was a fixed number. Mr. De La Rosa said according to Ordinance there is no set number. Alderman MacDonald asked if there was a way to tighten up that ordinance. Mayor Henry stated that was not an agenda item and would need to be addressed later.

Motion was made by Mayor Pro Tem Bell to approve Consent Agenda as presented. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

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

None

4. **STATUS REPORTS**

(A) CITY ADMINISTRATOR'S REPORT

- **MIXED BEVERAGE TAXES ALLOCATION**

Mr. De La Rosa provided a copy of the Mixed Beverage Taxes Allocation showing a total of \$4,516.97.

- **ROAD REPAIRS UPDATE**

Mr. De La Rosa gave several examples of road repairs that have been done recently. We are saw cutting instead of cold patching which will last longer than cold patching. Alderman Graham asked about cutting the Johnson grass on Royal Street.

5. **DISCUSSION AND POSSIBLE ACTION**

(A) **DISCUSS AND POSSIBLE ACTION ON APPROVAL OF FINAL PLAT FOR WEST AMITY SUBDIVISION PHASE 2**

Mr. De La Rosa said the Planning and Zoning Commission on June 11th was presented this plat and they recommended it for approval. He has been in contact with the county engineer and he is recommending approval.

Mayor Henry opened the floor for Public Comments. There were none.

Motion was made by Alderman Graham to approve the Final Plat for West Amity Subdivision Phase 2 as written. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

(B) **DISCUSS AND POSSIBLE ACTION ON CONDITIONAL APPROVAL OF MINOR PLAT FOR DOROTHY TWO.**

Mr. De La Rosa said the Planning and Zoning Commission has reviewed the plat and recommended approval. Addressing the word conditional, Mr. De La Rosa explained there were minor conditions that will be met. It currently meets the Village requirements. The plan is for a church that will not currently connect to the sewer system. Alderman Graham wanted clarification that approval would go into effect once the minor conditions were met. Mr. De La Rosa said that is correct. Mayor Henry opened the floor to Public Comments. There were none.

Motion was made by Mayor Pro Tem Bell to approve conditional approval of Minor Plat for Dorothy Two. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

- (C) DISCUSS AND POSSIBLE ACTION ON APPROVAL OF STAGECOACH ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF SALADO AND STAGECOACH 1943, LP., AND AUTHORIZING MAYOR BERT HENRY TO EXECUTE THE AGREEMENT.

Bree Carico and David Hays were present to answer any questions. Mr. De La Rosa presented Exhibit A from Bell County identifying the property being discussed. The Agreement was posted with the Board Packet. Mr. De La Rosa said it is a favorable agreement to the Village. Ms. Carico explained the details of the agreement. Alderman Graham complimented her on the sign. Mayor Pro Tem Bell asked when the restaurant would open. The goal is August for a soft opening. Mayor Henry opened the floor to Public Comments. There were none.

Motion was made by Alderman Graham to approve the Stagecoach Economic Development Agreement between the Village of Salado and Stagecoach 1943, LP., and authorizing Mayor Bert Henry to execute the agreement. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

- (D) DISCUSS AND POSSIBLE ACTION ON APPROVAL OF AN AUDIT ENGAGEMENT LETTER WITH ARMSTRONG, VAUGHAN & ASSOCIATES, P.C., IN THE AMOUNT OF \$15,900.00.

Mr. De La Rosa suggested that the matter be tabled until the auditor is present to explain the costs and details of the engagement letter. His recommendation in the future is to change audit firms every five years. Alderman MacDonald asked how long we have been with the current company. Mr. De La Rosa said about five or six years and that it has nothing to do with performance but rather complacency. Alderman MacDonald asked about the timeline for selecting another firm. Mr. De La Rosa said about 120 days.

Motion to table this item until a future meeting made by Mayor Pro Tem Bell. Seconded by Alderman Hurst. Discussion: Mayor Pro Tem Bell made comments about keeping the auditor for this year but look at changing at an earlier time next year. No further discussion. All approved and motion carried by a vote of four in favor, none opposed.

- (E) DISCUSSION ON PROPOSED FISCAL YEAR 2024-2025 BUDGET, INCLUDING CAPITAL IMPROVEMENT PROJECTS

Mayor Henry stated he had met with Mr. De La Rosa, the Police Chief, the Accountant, the Tourism Director and the City Secretary to discuss needs for next year. Alderman Graham asked for discussions regarding Road Impact Fees and options available for possible funding. He also would like to discuss pending projects. He wanted to ensure the conversations continued. Mayor Henry asked what requests for funds have been received. Alderman MacDonald wants to look heavily at what the Village is providing to non-profits. Mayor Pro Tem Bell would like to lower the I&S tax rate. Mayor Henry

stated there were police needs and that he would like to see them prioritized. Mayor Pro Tem Bell asked if we have a handle on mowing and what we are doing to hire additional staff. Mr. De La Rosa said the Village does not have a handle on it. He said some of it is being contracted out and that costs are rising. We are having more maintenance issues. He stated we do not have a yard or land to keep equipment. It is very expensive to outsource. He is planning to put in a long-term financing plan. Mayor Henry explained how some of the mowing was being outsourced and prices varied. He stated that one person could not do it all. Alderman MacDonald stated he has a concern about the use of personal equipment and the liability involved. Mayor Henry agreed and stated that this issue has been discussed in the past.

ADJOURNMENT

Mayor Henry called the meeting adjourned at 7:27 p.m.

Approved:



Bert Henry, Mayor

Attest:



Debra Bean, City Secretary