

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
August 1, 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, Alderman Zach Hurst, Alderman D. Jasen Graham, Alderman Michael MacDonald, and Mayor Pro-Tem Rodney Bell.

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

1. PUBLIC COMMENTS

Troy and Vicki Kelley spoke regarding his desire to establish a monument or sculptures for Salado to honor Veterans of all branches.

Linda Reynolds spoke regarding the Comprehensive Plan and the fact that there were no maps or exhibits included when voted on in 2019. She stated the plan could be considered arbitrary, capricious, and harmful to some properties that were removed from the historic district. She believes voting to approve it is harmful due to inaccurate maps and other inaccuracies.

Larry Michels thanked Mr. De La Rosa for spending time with him last week to address his questions regarding Mustang Springs. He expressed frustration in trying to retrieve previous Minutes. He thinks the Board needs to be strategic in getting information before taking action on items.

2. CONSENT AGENDA

(A) APPROVAL OF MINUTES OF JULY 18, 2024, REGULAR BOARD OF ALDERMAN MEETING

Motion made by Alderman MacDonald to approve the 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) VILLAGE ADMINISTRATOR'S REPORT

- UPDATE ON MUSTANG SPRINGS DEVELOPMENT

Mr. De La Rosa reported he has held several meetings regarding Mustang Springs and other developments. He has not yet received the results of the water reports. It is his understanding that they plan to move forward with Phase I. Alderman Graham asked what type of Certificate of Occupancy will be used for the model homes and offices. Mr. De La Rosa said the certificate will be for the intended use only. Mayor Henry allowed Mr. Michels to speak as a Public Comment. He questioned the fact that the quantity of water was addressed but not the quality of water. Mr. De La Rosa stated that will be addressed when we see the final water report. Mr. Michels stated that they should not be getting special treatment. Mayor Henry stated he has zero concerns about their financial situation and that all boxes will be checked before permits are issued.

- UPDATE ON REVIEW OF DEVELOPMENT SERVICES FEES AND COLLECTIONS

Mr. De La Rosa explained the process we are putting in place to collect service fees. He is reviewing the fees and processes currently being used. He is also looking at the process for charging fees for building codes. He thinks we are leaving money on the table.

- UPDATE ON WASTEWATER BILLING COLLECTIONS

Mr. De La Rosa informed the Board we are working through the list of past due invoices and will be adding late fees and looking at attaching liens of properties.

Linda Reynolds commented that according to ordinances Mustang Springs owes about \$800,000 for parks. She believes we received about \$300,000 of that money.

5. DISCUSSION AND POSSIBLE ACTION

(A) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVAL OF SALADO SANCTUARY PHASE 1B FINAL PLAT.

Mr. De La Rosa turned this item over to Ms. Pence. She reported that the proposed final plat has been approved by the Planning and Zoning Commission. The plat meets the requirements, and she stated staff is recommending approval. Mayor Pro Tem Bell asked how many plots were included. The answer was 108.

Motion made by Alderman Graham to approve the Salado Sanctuary Phase 1B final Plat as written. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor none opposed.

(B) DISCUSS AND CONSIDER POSSIBLE ACTION ON AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE A PERFORMANCE BOND WITH AN AUTHORIZED AND EMPOWERED SURETY TO ISSUE A PERFORMANCE BOND PERTAINING TO THE SANCTUARY PHASE 1B FINAL PLAT.

Mr. De La Rosa is asking that the Board authorize him or the mayor to approve the final bond. He explained why the bond was not ready at this time. There is a process to protect the community's best interests. The final document will be sent to the city attorney for final review. Mayor Henry called for Public Comments. There were none. Alderman MacDonald made a motion to approve as written. Alderman Hurst seconded the motion with the recommendation that it be amended to state as long as it meets the standards. Alderman MacDonald amended the motion to state as long as it meets the standards. Alderman Graham requested it also be amended to state that the bond be subject to legal review. Alderman MacDonald agreed with the amendment. Motion carried by a vote of four in favor, none opposed.

(C) DISCUSS AND CONSIDER POSSIBLE ACTION ON SETTING THE DATES, TIMES, AND PLACE FOR THE PUBLIC HEARINGS ON THE PROPOSED FISCAL YEAR (FY) 2025 OPERATING BUDGET AND THE 2024 AD VALOREM TAX RATE.

Mr. De La Rosa asked that the calendar he provided be accelerated to meet certain requirements. Mayor Henry opened the floor for Public Comments. Tim Fleicher questioned the process and timeline for publishing the Public Hearing. Mr. De La Rosa explained that he just received the certified tax rolls.

Motion by Alderman Graham to set the dates, times and place for the Public Hearings on the proposed fiscal year (FY) 2025 operating budget and the 2024 ad valorem tax rate as follows: August 6th Town Hall, August 8th posting of the Budget, August 22 Public Hearing #1, August 29th Public Hearing #2 with adoption on September 5th. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

(D) WORKSHOP AND FIRST READING OF ORDINANCE NO. 2024-10, AN ORDINANCE ADOPTING THE 2019 COMPREHENSIVE PLAN, TO BECOME EFFECTIVE UPON ITS APPROVAL, AND REPEALING THE 2024 AND 2014 COMPREHENSIVE PLANS, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

Mr. De La Rosa explained the 2004 Comprehensive Plan was adopted by ordinance. However, the 2019 was adopted by minutes. It is now necessary to adopt the 2019 plan by ordinance. Alderman Graham asked for clarification on amending the ordinance in the future. Mr. De La Rosa confirmed amending was possible. This was a workshop. No action was taken.

- (E) WORKSHOP AND FIRST READING OF ORDINANCE NO. 2024-11, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NUMBERS 2001.12 AND 2001.20 (THE ORDINANCE ESTABLISHING A POLICE DEPARTMENT AND THE OFFICE OF CHIEF OF POLICE; CONFERRING THE DUTIES OF THE OFFICE OF MARSHALL UPON THE CHIEF OF POLICE; PROVIDING FOR THE SOLICITATION OF CANDIDATES FOR OFFICE OF CHIEF OF POLICE OF THE VILLAGE OF SALADO, TEXAS); AND PROVIDING FOR THE ESTABLISHMENT OF A RESERVE OFFICER PROGRAM; AUTHORIZING THE APPOINTMENT OF UP TO TEN POLICE RESERVE OFFICERS; ESTABLISHING QUALIFICATIONS AND STANDARDS FOR POLICE RESERVE OFFICERS; DECLARING THAT POLICE RESERVE OFFICERS ARE VOLUNTEERS AND SHALL SERVE WITHOUT COMPENSATION; AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

Chief Fields explained the details of the ordinance and the opportunities this would establish that would mutually benefit reserve officers and the Village. Mayor Henry opened the floor for Public Comments. There were none. This was a workshop. No action was taken.

- (F) WORKSHOP AND FIRST READING OF ORDINANCE NO. 2024-12, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROHIBITING TRESPASSING ON PUBLIC PROPERTY, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING. Mr. De La Rosa explained the details of the ordinance. Mayor Henry opened the floor for Public Comments. There were none. This was a workshop. No action was taken.

ADJOURNMENT

Mayor Henry called the meeting adjourned at 8:08 p.m.

Approved:



Bert Henry, Mayor

Attest:



Debra Bean, City Secretary