

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
September 5, 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, and Alderman Michael MacDonald, and Alderman D. Jasen Graham

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

Mayor Henry moved to Item 6.G.

1. **PUBLIC COMMENTS**

Public Comments were made by Jim Boynton.

2. **CONSENT AGENDA**

(A) APPROVAL OF MINUTES OF AUGUST 12, 2024, SPECIAL CALLED BOARD OF ALDERMEN MEETING.

(B) APPROVAL OF MINUTES OF AUGUST 15, 2024, REGULAR BOARD OF ALDERMAN MEETING.

(C) APPROVAL OF MINUTES OF AUGUST 22, 2024, SPECIAL CALLED BOARD OF ALDERMEN MEETING.

(D) APPROVAL OF MINUTES OF AUGUST 26, 2024, SPECIAL CALLED BOARD OF ALDERMEN MEETING.

(E) ACCEPT LETTER OF RESIGNATION FROM COMMISSIONER RON CUNNINGHAM FROM THE PLANNING AND ZONING COMMISSION.
Motion made by Alderman Hurst to approve Consent Agenda as presented.
Seconded by Alderman MacDonald. 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 THE HIRING OF A PUBLIC WORKS MAINTENANCE EMPLOYEE

Mr. De La Rosa reported that Lance Hornbeck has been employed as a full-time Public Works employee.

- UPDATE ON WEBSITE INFORMATION

Mr. De La Rosa reported that the website is currently being updated to reflect more current information.

(B) TOURISM DEPARTMENT REPORT

- TOURISM PLAN

Deanna Whitson gave a detailed report on the future plans for tourism.

5. PUBLIC HEARING

A PUBLIC HEARING ON CONDITIONAL USE PERMIT APPLICATION NUMBER CUP-24-003 TO ALLOW MIXED BEVERAGE SALES ON PROPERTY ZONED HISTORIC DISTRICT OVERLAY LOCATED AT 2 PEDDLERS ALLEY, SALADO, TEXAS. THE PROPOSED NAME OF THE BUSINESS IS BOURBON SPEAKS. THE APPLICANTS ARE TROY AND ANDRA PARSONS.

City Planner Pence gave the details of the plans for the business.

The Public Hearing began and ended at 7:00 p.m. There were no Public Comments.

6. DISCUSSION AND POSSIBLE ACTION

- ##### (A) DISCUSS AND CONSIDER POSSIBLE ACTION ON THE CONDITIONAL USE PERMIT APPLICATION NUMBER CUP-24-003, AN APPLICATION FOR MIXED BEVERAGE SALES AT 2 PEDDLERS ALLEY.

City Planner Pence explained that this request has been approved by the Planning and Zoning Commission. Applicants Troy and Andra Parsons also gave information and were available for comments or questions. Alderman Graham questioned if any ordinances pertaining to this had a food requirement. Mr. De La Rosa stated that the only provision for food was on Sundays during certain hours. Mayor Pro Tem Bell asked how this CUP pertains to the Historic District Overlay. He asked that we look into the necessity of a CUP. Mayor Henry called for Public Comments. Comments were made by Jeffrey McClure and Dale Allen. Motion was made by Alderman MacDonald to approve the Conditional Use Permit as presented, 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 APPROVING AN INTERLOCAL COOPERATION AGREEMENT BETWEEN BELL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND THE VILLAGE OF SALADO.

Mr. De La Rosa and Fire Chief Franz gave an explanation of the details of the agreement. Alderman Graham had questions regarding fire hydrants and any requirements for inspections and flow pressure. Mayor Pro Tem Bell inquired regarding the costs and terms of the agreement. Mayor Henry complimented the job the fire department is doing. Chief Franz explained fire codes and variances. He said in the future there will be a set standard. He also discussed street width requirements. Mayor Henry called for Public Comments. Jim Boynton made a comment. Motion made by Alderman Graham to approve the agreement for a term of three years. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

- (C) DISCUSS AND CONSIDER POSSIBLE ACTION ON INDEPENDENT CONTRACTOR AGREEMENT BETWEEN THE VILLAGE OF SALADO AND MEDIA 2 SOCIAL LLC.

Tourism Director Whitson explained the details of the agreement. Mayor Henry called for Public Comments. There were none. Motion made by Alderman Graham to approve the agreement as written. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

- (D) DISCUSS AND CONSIDER ACTION ON AN ACCEPTANCE AGREEMENT BETWEEN THE VILLAGE OF SALADO AND CELTS INTERNATIONAL LLC.

Mr. De La Rosa explained the terms of the agreement and the possibility of a land swap. Mayor Henry opened the floor for Public Comments. There were none. Motion made by Alderman Hurst to approve the agreement as written. Seconded by Mayor Pro Tem Bell. All approved and motion carried by a vote of four in favor, none opposed.

- (E) DISCUSS AND CONSIDER POSSIBLE ACTION ON ORDINANCE NUMBERS 2013-08 AND 2014-09 IN REGARD TO THE APPOINTMENT OF PERSONS TO THE PLANNING AND ZONING COMMISSION.

The procedure for this process was discussed in detail. No action was taken on this item.

- (F) DISCUSS AND CONSIDER POSSIBLE ACTION ON THE APPOINTMENT OF A PERSON TO THE VACANT POSITION ON THE PLANNING AND ZONING COMMISSION, TO INCLUDE DISCUSSION ON THE APPLICATION PROCESS.

No action was taken on this item.

- (G) DISCUSS AND CONSIDER POSSIBLE ACTION ON REQUEST FROM LEGACY CTX BOARD OF DIRECTORS THAT THE PEDESTRIAN BRIDGE BETWEEN PACE PARK AND BARROW BREWING COMPANY BE REMOVED / RETRACTED DURING THE OCTOBER 5, 2024, SIRENA FEST 2024 EVENT.
Mayor Henry explained that an agreement had been reached regarding this item. He opened the floor for Public Comments. There were none. No action was taken. Moved back to Item 1. Public Comments.
- (H) DISCUSS AND CONSIDER POSSIBLE ACTION ON A REQUEST FROM COOK OFF FOR CANCER SALADO FOR A BARBECUE COOKOFF ON OR ABOUT NOVEMBER 9, 2024.
Linda Poole gave an explanation of the request and how things had been done in the past. Alderman MacDonald questioned which organization would receive proceeds from this event. He also asked about liability for the village. Mayor Henry questioned if they pay one dollar, would it protect the Village from liability. He opened the floor for Public Comments. There were none. Motion by Alderman MacDonald to approve the request for a charge of one dollar. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.
- (I) DISCUSS AND CONSIDER POSSIBLE ACTION ON THE SUBLEASE AGREEMENT BETWEEN THE VILLAGE OF SALADO AND THE SALADO CHAMBER OF COMMERCE.
Mr. De La Rosa explained the terms of the lease and requested direction regarding this item. Mayor Henry opened the floor for Public Comments. There were none.
Motion by Alderman Graham to approve renewing the sublease agreement for one year with legal review. Seconded by Alderman Hurst. Motion passed by a vote of three in favor, one opposed. Opposing vote cast by Alderman MacDonald.
- (J) DISCUSS AND CONSIDER POSSIBLE ACTION ON THE LEASE AGREEMENT BETWEEN THE VILLAGE OF SALADO & PRESBYTERIAN CHURCH OF SALADO AND SALADO STORAGE, LLC.
Mr. De La Rosa explained the terms of the current agreement and the fact that we are insuring the sculptures which the Village does not own. It is his understanding that we do not get a return on the investment when a sculpture is sold. He also explained that the Village is currently responsible for maintaining the property including downed trees. Mayor Henry pointed out there is no benefit to the owner of the sculptures if the Village is carrying the insurance. Alderman MacDonald asked what the costs of the insurance was to the Village and about the fact that it is a split piece of property. He also asked how we claim value on the sculptures if we don't own them. Mr. De La Rosa explained that we need agreements in place. Mayor Pro Tem Bell asked how the value of the sculptures is established and what the Village attorney says about this situation. No action taken on this item.

- (K) DISCUSS AND CONSIDER POSSIBLE ACTION ON PROVIDING PROPERTY AND/OR LIABILITY INSURANCE ON BUILDING STRUCTURES LOCATED ON THE EASTERN SIDE OF THE SALADO CIVIC CENTER, 601 N. MAIN STREET, BELONGING TO, OR IN THE CARE OF, THE SALADO HISTORICAL SOCIETY.

Mr. De La Rosa gave a brief history from 2021 of correspondences that addressed this issue. There is no agreement in place currently that allows the Village to insure them. The expense of the insurance cannot come from HOT funds. Alderman MacDonald pointed out that, at this time, we are using taxpayer money to insure property that does not belong to the Village.

Mayor Henry opened the floor for Public Comments. Comments were made by Bill Kinnison, Mike French and Jeff McClure.

Motion by Mayor Pro Tem Bell to table the item until further information can be gathered and an agreement can be created. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

- (L) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING ORDINANCE NUMBER 2024-19, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, REGULATING WATER AND SEWER LINE EXTENSIONS, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

Mr. De La Rosa explained the Ordinance in detail.

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

Motion by Mayor Pro Tem Bell to approve the Ordinance as written.

Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

- (M) DISCUSS AND CONSIDER POSSIBLE ACTION ON APPROVING ORDINANCE NUMBER 2024-20, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NO. 2002.20; AMENDING THE SIGN APPLICATION FEE, 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 and the need for the amendment. He said we will no longer subsidize developers.

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

Mayor Pro Tem Bell asked which businesses were going to be affected first.

Motion by Mayor Pro Tem Bell to approve the Ordinance as written.

Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

Moved to Executive Session at 9:07 p.m.

7. EXECUTIVE SESSION

- (A) CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.072 AND 551.073 REGARDING THE PROPOSED MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT.

Reconvened to Open Session at 9:48 p.m.

8. DISCUSSION AND POSSIBLE ACTION ON ITEMS FROM EXECUTIVE SESSION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION ON A RESOLUTION ACCEPTING A PETITION FOR THE CREATION OF THE MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT AND CALLING FOR A PUBLIC HEARING.

Motion by Alderman Graham to call for a Public Hearing on October 3, 2024, to discuss the resolution. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

- (B) DISCUSS AND CONSIDER POSSIBLE ACTION ON AUTHORIZING AND NEGOTIATING THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR THE MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT.

Motion by Alderman MacDonald to approve authorizing and negotiating the execution of a professional services agreement for the Mustang Springs Public Improvement District. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

ADJOURNMENT

Mayor Henry called the meeting adjourned at 9:52 p.m.

Approved:



Bert Henry, Mayor

Attest:



Debra Bean, City Secretary