

**Village of Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
December 19, 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 Michael MacDonald, and Alderman D. Jasen Graham.

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

1. PRESENTATIONS

PRESENTATION BY SHAY LUEDEKE, CTOP, BELL COUNTY TAX ASSESSOR-COLLECTOR

Shay Luedeke presented a check to the village for \$2703.43 for Child Safety and another check to the village for \$14,589.54 for Hotel Tax revenue.

PRESENTATION BY MINNIE WHITZEL, COMMANDER VFW POST 12235

The Aldermen were presented a fruit basket in appreciation of their support of VFW Post 12235.

2. PUBLIC COMMENTS

Public comments were made by Linda Reynolds and Daryl Street.

3. CONSENT AGENDA

- (A) APPROVAL OF THE MINUTES OF NOVEMBER 21, 2024, REGULAR BOARD OF ALDERMEN MEETING
- (B) APPROVAL OF THE MINUTES OF DECEMBER 9, 2024, SPECIAL BOARD OF ALDERMEN MEETING
- (C) APPROVAL OF CONTRACT SERVICES FOR MAY 3RD, 2025, ELECTIONS BETWEEN BELL COUNTY ELECTIONS ADMINISTRATOR AND THE VILLAGE OF SALADO
- (D) ACCEPTANCE OF TOURISM DEPARTMENT MONTHLY REPORT

(E) ACCEPTANCE OF POLICE DEPARTMENT MONTHLY REPORT

Motion made by Alderman Hurst to approve the Consent Agenda items as written. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.

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

None

5. **STATUS REPORTS**

(A) VILLAGE ADMINISTRATOR'S REPORT

- SALES TAX COLLECTIONS

Sales tax collections for November 2024 representing September totaled \$81,489.

- DISCUSSION ON PETITION FOR TAX RATE REDUCTION
- DISCUSSION ON SEWER SERVICE UTILITY BILLING

6. **PUBLIC HEARING AND POSSIBLE ACTION**

The Public Hearing Reconvened at 7:08 p.m.

(A) HOLD A PUBLIC HEARING ON THE CREATION OF THE MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE.

(This public hearing was convened on November 21, 2024, and the matter is in recess and will continue December 19, 2024)

Larry Michels made a Public Comment. The Public Hearing recessed at 7:09 p.m.

The Board entered Executive Session at 7:10 p.m.

Reconvened in Open Session at 7:23 p.m.

(B) DISCUSSION AND POSSIBLE ACTION ON CLOSING THE PUBLIC HEARING ON THE CREATION OF THE MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT.

Motion made by Alderman MacDonald to close the Public Hearing on the creation of the Mustang Springs Public Improvement District. Seconded by Mayor Pro Tem Bell. All approved and motion carried by a vote of four in favor, none opposed. The Public Hearing closed at 7:24 on December 19, 2024.

(C) HOLD A PUBLIC HEARING ON THE CONDITIONAL USE PERMIT APPLICATION (CUP-24-004) TO ALLOW CONSTRUCTION OF AN ACCESSORY DWELLING, A GUEST HOUSE/POOL HOUSE, AT 514 INDIAN TRAIL.

Public Hearing convened at 7:24 p.m. There were no public comments. Public Hearing closed at 7:25 p.m.

- (D) DISCUSSION AND POSSIBLE ACTION ON THE CONDITIONAL USE PERMIT APPLICATION (CUP-24-004) TO ALLOW CONSTRUCTION OF AN ACCESSORY DWELLING, A GUEST HOUSE/POOL HOUSE, AT 514 INDIAN TRAIL.

Comments were made by Elisha Thomas (property owner).

Motion made by Mayor Pro Tem Bell to approve the Conditional Use Permit to approve construction of an accessory dwelling with a covenant that runs with the property that the property remain as a single family property.

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

7. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSSION AND POSSIBLE ACTION ON AMENDMENT NO. 4 TO THE AGREEMENT FOR OPERATIONS, MAINTENANCE, AND MANAGEMENT SERVICES BY OPERATIONS MANAGEMENT INTERNATIONAL, INC., AKA JACOBS.

Andrea Alexandra was available to explain the amendment. K.D.Hill, Linda Reynolds and Darlene Walsh made public comments. Motion made by Alderman Graham to approve the amendment. Seconded by Mayor Pro Tem Bell. All approved and motion carried by a vote of four in favor, none opposed.

- (B) DISCUSSION AND POSSIBLE ACTION AUTHORIZING THE APPLICANT, SANCTUARY DEVELOPMENT COMPANY LLC, TO POST A CASH PERFORMANCE BOND IN THE AMOUNT OF \$39,124.02, FOR THE SALADO SANCTUARY NORTH TRACT PROJECT, AND AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE PERFORMANCE AGREEMENT.

This item was explained by Planner Pence. There were no public comments. Motion made by Mayor Pro Tem Bell to approve the posting of the bond and authorization of the village administrator to execute the agreement.

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

- (C) DISCUSSION AND POSSIBLE ACTION ON APPROVING THE SALADO SANCTUARY NORTH TRACT FINAL PLAT.

This item was explained by Planner Pence. There were no public comments. Motion made by Alderman Graham to approve the final plat contingent upon conditions being met as discussed. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor none opposed.

- (D) DISCUSSION AND POSSIBLE ACTION ON AUTHORIZING STAFF TO TAKE MINUTES OF WHAT IS DONE, AND TO RECORD KEY INFORMATION ABOUT THE MEETING AND DESCRIBE ANY ACTION THAT WAS TAKEN.

Mr. De La Rosa recommended approval of this item. There were no public comments. Motion made by Alderman Graham to approve as written, Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor none opposed.

- (E) DISCUSSION AND POSSIBLE ACTION ON APPROVING RESOLUTION NUMBER R2024-09, A RESOLUTION AMENDING THE EMPLOYEE HANDBOOK TO ADOPT SOCIAL MEDIA POLICY AND TO AMEND THE HOLIDAY SCHEDULE.
There were no public comments. Motion made by Mayor Pro Tem Bell to approve the resolution as presented. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.
- (F) DISCUSSION AND POSSIBLE APPROVAL OF FINANCIAL REPORTS ENDING NOVEMBER 30, 2024.
Motion made by Alderman Graham to approve the Financial Reports as presented. Seconded by Mayor Pro Tem Bell. All approved and motion carried by a vote of four in favor, none opposed.
- (G) DISCUSSION AND POSSIBLE ACTION ON IMPOSING AN EMPLOYEE WAGE FREEZE FOR FISCAL YEAR 2025.
Motion made by Alderman MacDonald to approve as written. Seconded by Alderman Hurst. Motion passed by a vote of three in favor, one opposed with Alderman Graham casting the opposing vote.
- (H) DISCUSSION AND POSSIBLE ACTION ON IMPOSING A HIRING FREEZE ON FULL-TIME PERSONNEL.
Public comment was made by Daryl Street. Motion made by Alderman Hurst to approve as written. Seconded by Alderman MacDonald. Motion passed by a vote of three in favor, one opposed with Alderman Graham casting the opposing vote.
- (I) DISCUSSION AND POSSIBLE ACTION ON TERMINATING PROPERTY INSURANCE COVERAGE OF THE SALADO HISTORICAL SOCIETY CABINS LOCATED AT 601 N. MAIN STREET.
Motion made by Mayor Pro Tem Bell to approve terminating property insurance coverage on the cabins. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.
- (J) DISCUSSION AND POSSIBLE ACTION ON THE LEASE AGREEMENT FOR THE SCULPTURE GARDEN LOCATED AT 113 SALADO PLAZA DRIVE.
Motion made by Alderman Graham to terminate the lease agreement on the property located at 113 Salado Plaza along with any associated financial obligations with the caveat being open to nominal purchase or conveyance. Seconded by Alderman MacDonald. All approved and motion carried by a vote of four in favor, none opposed.
- (K) DISCUSSION AND POSSIBLE ACTION ON SUSPENDING GENERAL ROAD MAINTENANCE REPAIRS.
Motion made by Alderman MacDonald to approve as written. Seconded by Alderman Hurst. Motion passed by a vote of three in favor, one opposed with Alderman Graham casting the opposing vote.

- (L) DISCUSSION AND POSSIBLE ACTION ON PAUSING OR SUSPENDING GRASS MOWING WITH EXCEPTIONS.
Motion made by Mayor Pro Tem Bell authorizing Mr. De La Rosa to suspend mowing with exceptions as determined by Mr. De La Rosa. Seconded by Alderman MacDonald. Motion passed by a vote of three in favor, one opposed with the opposing vote cast by Alderman Graham.
- (M) DISCUSSION AND POSSIBLE ACTION ON PAUSING THE FOLLOWING CAPITAL IMPROVEMENT PROJECTS:
1. MILL CREEK ROAD – TXDOT PROJECT NAME: VILLAGE OF SALADO MILL CREEK DR
 2. ROYAL STREET – TXDOT PROJECT NAME: OV | ROYAL ST | SMITH BR RD | FM 2268
 3. WILLIAMS ROAD – TXDOT PROJECT NAME: PED | CS WILLIAMS RD SIDEWALKS
- Public comment made by Linda Reynolds. Mayor Pro Tem Bell requested monthly reports on this subject. Motion made by Mayor Pro Tem Bell to approve as written. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

Mayor Pro Tem Bell left the meeting at 9:05 p.m.
Entered Executive Session at 9:05 p.m.

8. EXECUTIVE SESSION

- (A) CONVENE INTO EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTIONS 551.071 AND 551.072 ON PROPOSAL FROM LEGACY CTX INC. REGARDING PACE PARK FACILITIES.


9. DISCUSSION AND POSSIBLE ACTION ON ITEMS FROM EXECUTIVE SESSION

- (A) DISCUSSION AND POSSIBLE ACTION REGARDING AGENDA ITEM 8(A). Motion by Alderman MacDonald to defer action on this proposal and to open public bids regarding Pace Park Pavillion and Bridal Suite only. Seconded by Alderman Hurst. All approved and motion carried by a vote of three in favor, none opposed.

ADJOURNMENT

Mayor Henry called the meeting adjourned at 10:01 p.m.

Approved:



Bert Henry, Mayor

Attest:

Debra Bean
Debra Bean, City Secretary