



**REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH RD.
SALADO, TEXAS
APRIL 3, 2025 | 6:30 P.M.**

THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING
YouTube YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR
SMARTPHONE USING THE FOLLOWING LINK:

www.youtube.com/@VillageofSalado



Join the meeting 5 minutes before the posted start time.

AGENDA

CALL TO ORDER

APRIL 3, 2025, 6:30 P.M.

CALL OF ROLL

VILLAGE ADMINISTRATOR

INVOCATION

MAYOR BERT HENRY

PLEDGE OF ALLEGIANCE I SALUTE TO THE TEXAS FLAG

1. PRESENTATION

PROCLAMATION MAKING APRIL 3RD "IF YOU DON'T KNOW, ASK HULDA" DAY IN RECOGNITION OF MS. HULDA HORTON'S MANY YEARS OF VOLUNTEER SERVICE TO THE COMMUNITY.

2. PUBLIC COMMENTS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A FIVE (5) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

3. CONSENT AGENDA

- (A) APPROVAL OF THE MINUTES OF MARCH 20, 2025, REGULAR BOARD OF ALDERMEN MEETING
- (B) ACCEPT THE RESIGNATION OF MR. JEFFFREY W. MCCLURE FROM THE PLANNING AND ZONING COMMISSION.
- (C) ACKNOWLEDGE RECEIPT OF PETITION FOR RELEASE FROM THE VILLAGE OF SALADO'S EXTRATERRITORIAL JURISDICTION RECEIVED ON MARCH 10, 2025, FROM RYON DUNLAP.

TRACT 1

- PROPERTY ID: 170649
- LEGAL DESCRIPTION: A0061BC E BREWER, ACRES 30.0

TRACT 2

- PROPERTY ID: 439891
- LEGAL DESCRIPTION: A0061BC E. BREWER, ACRES 20.0

TRACT 3

- PROPERTY ID: 238678
- LEGAL DESCRIPTION: A0061BC E. BREWER, ACRES 89.3

TRACT 4

- PROPERTY ID: 65122
- LEGAL DESCRIPTION: A0061BC E. BREWER, 14, ACRES 10.773

- (D) ACKNOWLEDGE RECEIPT OF PETITION FOR RELEASE FROM THE VILLAGE OF SALADO'S EXTRATERRITORIAL JURISDICTION RECEIVED ON MARCH 21, 2025, FROM THOMAS ANDREWS, MANAGING MEMBER, ON BEHALF OF GRANITE EP1, LLC.

TRACT 1

- PROPERTY ID: 111655
- LEGAL DESCRIPTION: A0024BC W ALLEN, 6-9, ACRES 20.23

TRACT 2

- PROPERTY ID: 136160
- LEGAL DESCRIPTION: A0024BC W ALLEN, ACRES 20.23

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

5. PUBLIC HEARING

- (A) PUBLIC HEARING ON AMENDING SECTION 2.2 OF THE ZONING ORDINANCE AND MOVING THIS SECTION TO A STANDALONE ORDINANCE GOVERNING THE PLANNING AND ZONING COMMISSION.

6. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSSION AND POSSIBLE ACTION ON APPROVING RESOLUTION NO. 2025-04, A RESOLUTION OF THE VILLAGE OF SALADO, TEXAS RATIFYING THE ADOPTION OF THE VILLAGE'S PUBLIC IMPROVEMENT DISTRICT POLICY.
- (B) DISCUSSION AND POSSIBLE ACTION ON ENGAGING UMB BANK TO SERVE AS AN UNDERWRITER OR PLACEMENT AGENT IN CONNECTION WITH THE POTENTIAL ISSUANCE OF MUNICIPAL SECURITIES IN CONJUNCTION WITH THE FINANCING OF CERTAIN IMPROVEMENTS REGARDING MUSTANG SPRINGS PUBLIC IMPROVEMENT DISTRICT #1.
- (C) DISCUSSION AND POSSIBLE ACTION ON APPROVING RESOLUTION NUMBER 2025-03, A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS APPROVING THE SUBMISSION OF A GRANT APPLICATION BY THE VILLAGE OF SALADO TO THE OFFICE OF THE TEXAS GOVERNOR FOR THE COMMUNICATIONS INTEROPERABILITY GRANT.
- (D) DISCUSSION AND POSSIBLE ACTION ON THE SOUTHERN OAKS CONCEPT PLAN CONSISTING OF APPROXIMATELY 133.687-ACRES LOCATED SOUTHWEST OF THE INTERSECTION OF FM 2484 AND WILLIAMS ROAD. THE OWNER IS MISS TEX DEVELOPMENT GROUP, LLC.

- (E) DISCUSSION AND POSSIBLE ACTION ON TERMINATING THE CONTRACT FOR COURT FINES AND FEES COLLECTION SERVICES A CONTRACT WITH THE LAW FIRM OF PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP.
- (F) DISCUSSION AND POSSIBLE ACTION ON APPOINTING ONE OR MORE APPLICANTS TO THE PLANNING AND ZONING COMMISSION TO FILL UNEXPIRED TERMS.

7. EXECUTIVE SESSION

THE BOARD OF ALDERMEN WILL ENTER A CLOSED, EXECUTIVE SESSION TO DISCUSS THE FOLLOWING:

- (A) PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.074, TO DELIBERATE THE EVALUATION OF THE VILLAGE ADMINISTRATOR.
- (B) PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.087, TO DELIBERATE AN ECONOMIC DEVELOPMENT PROPOSAL FROM SALADO HOSPITALITY INVESTMENTS, LLC.
- (C) PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071, CONSULTATION WITH ATTORNEY REGARDING TEXAS TAX CODE SECTION 11.13.
- (D) PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071, CONSULTATION WITH ATTORNEY REGARDING PLATTING OF LAND IN THE ETJ AND ON A PROPOSED INTERLOCAL AGREEMENT WITH BELL COUNTY.
- (E) PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071, CONSULTATION WITH ATTORNEY REGARDING THE DRAKE'S LANDING LIFT STATION LOCATED IN PHASE ONE AND OWNERSHIP BY DRAKE LAND DEVELOPMENT, LLC.

8. RETURN TO OPEN SESSION

- (A) DISCUSSION AND POSSIBLE ACTION ON AGENDA ITEM 7(A).
- (B) DISCUSSION AND POSSIBLE ACTION ON AGENDA ITEM 7(B)
- (C) DISCUSSION AND POSSIBLE ACTION ON AGENDA ITEM 7(C).
- (D) DISCUSSION AND POSSIBLE ACTION ON AGENDA ITEM 7(D).
- (E) DISCUSSION AND POSSIBLE ACTION ON AGENDA ITEM 7(E).

9. ADJOURNMENT

NOTE

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I HEREBY CERTIFY THE ABOVE NOTICE OF THE MEETING WAS POSTED ON THE BULLETIN BOARD AT THE SALADO MUNICIPAL BUILDING BY MARCH 31, 2025, BY 5:00 P.M.

Teresa Spinks

TERESA SPINKS, CITY SECRETARY

THE VILLAGE OF SALADO IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST. PLEASE CONTACT TERESA SPINKS, CITY SECRETARY, AT 254-947-5060 FOR INFORMATION. HEARING-IMPAIRED OR SPEECH-DISABLED PERSONS EQUIPPED WITH TELECOMMUNICATION DEVICES MAY UTILIZE THE STATEWIDE RELAY TEXAS PROGRAM AT 1-800-735-2988.