

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
November 16, 2023, at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:32 p.m. by Mayor Michael Coggin. *The meeting was conducted in person and using videoconferencing. Public participation was available via videoconference.*

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

Board Members Present: Mayor Michael Coggin, Mayor Pro Tem Rodney Bell (In at 6:34 p.m.), Alderman Paul Cox, Alderman D. Jasen Graham, Alderman Bert Henry, and Alderman Jason Howard.

Staff Present: Village Administrator Don Ferguson, Assistant Administrator Andrea Howard, and City Secretary Debbie Bean.

1. Citizens Communications

K.D. Hill presented the Salado Volunteer Fire Department with a check for \$24,333 from the proceeds of the Volksride. She also expressed her appreciation to the Village of Salado, the constable's office, and the Salado Police Department for their support in this endeavor.

Sherry Moreno expressed her concern for the future effects of Mustang Springs on the wells in Hidden Springs.

Bill Grace encouraged city officials to consider our limited and unique resources before approving any permits for development, especially on the west side of the Balcones Fault. He requested that citizens consider joining the Salado Coalition to Protect Our Water.

Bill Stack of Hidden Springs encouraged the board to put in place strong, logical, and prudent ordinances to govern developments that will rely on wastewater plants, public utility wells and unnecessary expansion. He also encouraged citizens to join the Salado Coalition to Protect Our Water.

Teri Stack reiterated previous comments and asked why we are still having the same conversations regarding water and Mustang Springs.

Linda Reynolds spoke regarding the monitoring of Mustang Springs development and

volunteered to assist in this. She would like to have clarification on what the \$45,000 in damages was for. She encouraged someone from village administration to join the water coalition. She would also like it to be made public who is on the sewer service and what each one is paying for those services. Ms. Reynolds would like to see new maps created for the village to assist the new city manager and the Planning and Zoning Board.

Ruth Parker requested that her statement be read by the mayor. In her statement, she expressed concerns that her water will be adversely affected by Mustang Springs and is concerned with the potential for loss of water and safety of the water.

John King of Hidden Springs addressed concerns for the various wells, aquifers, and creeks in the area due to the development of Mustang Springs. He stated that a creek which previously flowed through his property is now dry due to the developers damming off the flow of water to create a private lake.

Aaron Grissimer seconded what John King said and said the whole situation was suspect.

Trina Lynch requested that the mayor read her statement regarding approval of the development of Mustang Springs before they have proof of a water source.

Charles Simmons spoke regarding the Eastside Overlay and maintaining Salado's culture as we grow.

Darlene Walsh spoke regarding areas that have already been developed on the Eastside Overlay and concern for the Westside Overlay.

2. Consent Agenda

- (A) Approval of Minutes of The Regular Board of Aldermen Meeting of November 2, 2023.
- (B) Approval of the October 2023 Financial Statements for The Village of Salado.
- (C) Approval of a Resolution Authorizing Participation in The *Texas Buysmart* Program.

Item 2. (A) was pulled from Consent Agenda. Alderman Cox made a motion to approve the remainder of the Consent Agenda. Alderman Graham seconded the motion. Motion was approved with a 5-0 vote.

3. Village Administrator's Report

At the request of Mayor Coggin, Administrator Ferguson gave a recap of how approval of the Mustang Springs Development came about.

- All-Abilities Playground Project Update

Construction of the playground is underway with hopes of reopening the original part of the playground in a few days.

- 2023 Christmas Stroll

Lighted garland and bows have been secured for light pole décor. Installation of permanent lighting on the green bridge has begun. The parade will be on November 30th.

- Water's Edge Development Update

The review has been completed with our engineers regarding the drainage issues. Solomon Thomas gave a report of the findings and a meeting with the developers has been held in an effort to resolve the issues.

- Salado Cultural Arts District

There is an item on the agenda to establish this as a standing advisory committee.

- Sales Tax Collections

The September sales tax revenue was \$75,648, which is up 1% over last year.

4. Ordinance

Consider Approval of An Ordinance of The Village of Salado, Texas Regarding the Village of Salado's Texas Municipal Retirement System Benefits Authorizing (1) Increase To The Employee Contribution Rate; And (2) Annually Accruing Updated Service Credits And Transfer Update Service Credits.

Administrator Ferguson, at the request of Alderman Graham, presented information on this item. Currently, the employee contribution rate into the Texas Municipal Retirement System (TMRS) is five (5) percent. The Village matches the employee contribution at a rate of 2:1. The proposed ordinance increases the employee contribution rate to seven (7) percent and readopts the repeating 100 percent service credit with transfers for employees. TMRS estimates the proposed hike in the contribution percentage will cost the Village an additional \$44,000 a year. The increase in the TMRS contribution will bring the Village's retirement benefits more in line with those of other municipalities in the area.

Alderman Cox made a motion to approve the increase as stated. Seconded by Alderman Henry. Motion carried by a vote of 5-0.

5. Discussion And Possible Action

Alderman Howard recused himself at 7:51 p.m.

- (A) Discuss And Consider Possible Action Regarding a Request To Utilize Pace Park For The 2024 Sirena's Creekside Carnaval Festival.

Village Administrator Ferguson shared that in their park use request for the 2024 Carnaval, organizers have asked the Village to stop people from bringing alcohol from an adjacent brewery into Pace Park on the day of the festival by posting

personnel on the Pace Park side of the brewery's pedestrian bridge across Salado Creek. If that is not possible, organizers are asking that the privately-owned bridge not be in place on the day of Carnival. The Village staff recommended the following: Approval of the reservation of Pace Park for the 2024 Sirena Creekside Carnival on October 4-5, 2024; and waiver of the Park Reservation Fee; waiver of the alcohol restriction for Pace Park for Carnival and approval of the sale and consumption of beer and wine at Carnival; closure of Pace Park Road and Art Fair Road, as needed, for Carnival; authorization to charge for parking in Pace Park at Carnival; denial of the request to station Village personnel at brewery's privately-owned pedestrian bridge.

Alderman Cox made a motion to approve the recommendation as presented. Motion was seconded by Mayor Pro Tem Bell. Motion carried by a vote of 4-0.

Alderman Howard returned at 7:57 p.m.

- (B) Discuss And Consider Possible Action Regarding the Construction Plans for Phase I of The Mustang Springs Development Located off Fm 2843 In the Corporate Limits of The Village of Salado.

This item was pulled from the agenda for consideration at a future date.

- (C) Discuss And Consider Possible Action Regarding a Proposal to Modify the Village of Salado Development Codes Relating To Water Conservation.

Village Administrator Ferguson reported that following two (2) public workshops, the Planning and Zoning Commission unanimously voted to recommend the following water conservation measures be added to the Village's development codes: Require the use of native and drought-resistant grasses and plant materials in all new commercial and residential development. Acceptable grasses and plants are those identified on the following Texas A&M AgriLife Extension website; Require rain shutoff devices in irrigation systems installed in new commercial and residential development; Prohibit operation of any existing or new irrigation system with a broken head; a head that is out of adjustment and the arc of the spray head is over a street, parking area, or other impervious surface; or a head that is misting because of high water pressure; Require water conservation plumbing fixtures in new residential and commercial structures. Should the Board desire to pursue these changes, an ordinance containing the changes will be drafted for public hearing and consideration by both the Planning and Zoning Commission and Board.

Alderman Graham made a motion to direct staff to draft an ordinance regarding water conservation in the Village. Seconded by Alderman Henry. The motion was approved by a vote of 4-1 with Mayor Pro Tem Bell casting the opposing vote.

- (D) Discuss And Consider Possible Action Regarding a Proposed Ordinance Enhancing The Public Disclosure Requirements Relating To The Sale Of Properties In Public Improvement Districts.

Village Administrator Ferguson reported that the Board of Alderman recently declared its intent to enhance the statutory disclosure obligations by requiring signage at the entrance to a PID development providing notice to prospective buyers of the existence of and certain details about the PID. Additionally, the Board voted to require a similar notice on all printed and digital materials used to market properties located within a PIO. A sample of such signage was presented. Several suggestions were made by aldermen regarding the placement, size, wording, and colors of the signs.

Alderman Graham made a motion to adopt the ordinance with signage to be approved by the village administrator. Second made by Alderman Howard. The motion was approved by a vote of 5-0.

- (E) Discuss And Consider Possible Action Regarding a Proposal To Rent Scooters For Use On Public Streets Within The Corporate Limits Of The Village Of Salado.

Assistant Village Administrator Howard presented this item. Salado residents Melanie Ringstaff and Lee Pointer came seeking permission to rent electric scooters for use on Village streets. As part of their presentation, they presented a petition signed by 57 citizens in favor of their request. Assistant Village Administrator Howard stated that currently, the Village does not have a vehicle-for-hire ordinance to regulate such use of the public right of way.

Mayor Pro Tem Bell made a motion to approve the request on a 1-year probationary basis. Second was made by Alderman Henry. The motion was approved by a 5-0 vote.

- (F) Discuss And Consider Possible Action Authorizing MRB Group to Provide Design Services Relating To The New Municipal Building Project.

Administrator Ferguson stated that as the new Municipal Building will be a public building, the Village is required by State law to engage an architect and engineers to provide sealed plans for the project. After checking with architects and engineers in the area, the Village staff proposed to contract with MRB Group to provide design services for the project. MRB Group will perform the architectural, civil, and structural engineering services with in-house staff while using Gen- Tex Engineering for MEP engineering. The total cost for all design services will be \$59,000. The preliminary estimated construction cost for the building is \$1,500,000. MRG Group provided design services for the recently completed Bell County Precinct 2 Annex. The new Municipal Building will be located adjacent to the new annex.

Alderman Graham made a motion to authorize MRB Group to provide design services relating to the new Municipal Building Project. The motion was seconded

by Alderman Cox. The motion carried by a vote of 4-1 with Alderman Howard casting the opposing vote.

The Board entered Closed Session at 8:43 p.m.

- (G) Discuss And Consider Possible Action on Issues Regarding The Search For A New Village Administrator (Workshop; No action to be taken).

The Board came out of Close Session at 9:10 p.m. Mayor Coggin announced no action was taken in Executive Session

Adjournment

With there being no further business, Mayor Coggin adjourned the meeting at 9:11 p.m.

Minutes recorded and prepared by Debbie Bean, City Secretary.

ATTEST:

APPROVED:



Michael Coggin, Mayor



Debbie Bean, City Secretary