

Village of Salado, Texas
Regularly Scheduled Board of Aldermen
Meeting Minutes
Municipal Building, 301 N. Stagecoach Drive
6:30 p.m., Thursday, July 16, 2015

I. Call to Order.

Mayor Skip Blancett called the meeting to order at 6:33 p.m.

Present: Mayor Pro Tempore Fred Brown, Alderman Amber Preston Dankert, Alderman David Williams, Alderman Frank Coachman, Alderman Michael McDougal.

Others present: Kim Foutz, Village Administrator; Chris Hale, bond advisor; Jerry Kyle, bond attorney; Mary Ann Ray, Village Secretary.

Absent: Morgan Bird, high school representative.

1. Travis Burleson, senior pastor at First Baptist Church, Salado, led the invocation.
2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Reports

The Mayor read the news release regarding the award of \$1 million from the Economic Development Commission for the Main Street collection line for the wastewater treatment plant. He reported that the Ordinance Committee was working to create an ordinance delineating how committees will be structured and how members will be selected. He invited all to attend the Town Hall scheduled for 6:30 p.m. Thursday, July 23, at Salado High School, during which TxDOT will provide a construction update on Interstate 35. He invited everyone to see "Salado Legends" at Tablerock and to visit the Mill Creek golf course.

Mayor Pro Tempore Brown reported that the Main Street Committee has raised \$3,100 for the purchase of park benches to be placed along Main Street, including a \$500 matching donation from Victor and Modene Marek of Schwertner.

Alderman McDougal reported that street improvements continue with Wheeler APAC coming in to mill the top of streets. Work to repair potholes and seal cracks is ongoing.

III. Proclamation

Mayor Blancett presented a proclamation to Ryan Cook, who created and built a flower garden around the statue of Sirena in Salado Creek as part of his requirements for Eagle Scout.

IV. Public Comments.

3. Linda Reynolds, 507 Santa Rosa, spoke about the catfish sculpture stolen from the Sirena statue and offered to start a fund-raiser to replace it. She expressed her confusion regarding the size of pipes for the sewer and how she wishes to maintain the peace and quiet of her neighborhood.

King Copeland, P.O. Box 192165, Dallas, spoke about the need for transparency with respect to a municipality's involvement in economic development.

Ted Williamson, 608 DeGrummond Way, addressed the proposed deer management ordinance. He recommended the Village not take on the liability of qualifying hunters and instead use Fort Hood for this task.

Hans Fields, 818 Blaylock Circle, spoke in opposition to the deer management ordinance. He handed in a petition and various Facebook posts in opposition.

V. Consent Agenda.

4. Consider approving the Consent Agenda item:

- a) Minutes, Regular Meeting, July 2, 2015

Alderman Coachman made the motion to approve the Consent Agenda as presented. Mayor Pro Tempore Brown seconded. The motion passed unanimously.

VI. Regular Agenda.

Resolutions.

5. Consider Resolution R-2015-121, a resolution authorizing various actions to prepare for the issuance of the Village of Salado, Texas Permanent Improvement Bonds, Series 2015; and containing other matters related thereto.

Administrator Foutz explained that this resolution will allow the Village to move forward with the issuance of the bonds for the wastewater treatment plant that were approved by voters in November. She said the resolution does not specify the amount in bonds that will be sold but allows for all necessary preparation. Chris Lane, the Village's financial advisor, and Jerry Kyle, the Village's bond attorney, addressed the Board. Ms. Lane handed out a draft service schedule and explained that banks currently have a strong supply of money to lend on bonds. There are several different repayment/interest schedules to consider. She said the fact that citizens voted to sell these general obligation bonds sends a strong message to potential bond bidders that the Village wants this wastewater system. Mr. Kyle explained that he will prepare the bond ordinance based on the terms offered by the winning bidder and file it with the Attorney General's office.

Mayor Pro Tempore Brown made the motion to approve the resolution as presented. Alderman McDougal seconded. The motion passed unanimously.

Public Hearings/Ordinances

6. PUBLIC HEARING – Hold a public hearing and consider adopting an ordinance authorizing amendment to Ordinance 2014.9A, amending the Rules of Procedure for Board of Aldermen meetings.

Administrator Foutz explained that this amendment: a) allows the Board of Aldermen to conduct a workshop when needed as long as posting laws are met; b) specifies that the Mayor, Village Administrator, and Village Secretary can participate in creating the agenda; c) requires at least two Board members to place an item on the agenda; d) requires a workshop prior to placing any ordinance on the agenda; e) specifies that the agenda can be delivered to Board members electronically; f) requires Board members to provide all background and research materials prior to placing an item on the agenda; g) outlines rules for public comment; h) specifies that workshops are open to the public but are not participatory; i) specifies that the Mayor and Village Administrator are the first points of contact but that other members of the Board can provide feedback (however, the Mayor and/or Village Administrator must be so informed so they will be aware of the interest and media coverage); and j) establishes that the Village Secretary is the point of contact for persons requiring accommodations for disabilities.

Public Hearing:

Two citizens asked about posting guidelines.

Alderman McDougal made the motion to approve the ordinance as presented. Alderman Dankert seconded. The motion passed unanimously.

7. PUBLIC HEARING – Hold a public hearing and consider adopting an ordinance establishing a program for the Intentional Feeding and Management of Deer.

Alderman Dankert explained what the ordinance does and does not do. The ordinance would give the Village better oversight as to who and where people are hunting. She outlined the reasons that residents should stop feeding deer and provided statistics regarding hunting-related injuries and deaths.

Public hearing:

Several citizens spoke in opposition to the ordinance.

Alderman Dankert made the motion to approve the ordinance as presented. Alderman Williams seconded.

Discussion:

Alderman Dankert clarified that the planned cull, not addressed in this ordinance, would take place after fawns are weaned and that the ordinance contains no mention of hunting on public lands. There was discussion about the Village's liability.

The ordinance failed by a vote of 2 to 3 (Aldermen McDougal, Coachman, and Brown).

8. Presentation, discussion and possible action on: 1) a Master Development Agreement with 4T-LFT Ventures, LP for redevelopment of Stagecoach Inn and Restaurant; and 2) a Tourism Marketing Agreement with 4T-LFT Ventures, LP.

Administrator Foutz explained that this company has changed its name to Stagecoach 1943 Limited Partnership since the agenda packet was sent out. She outlined the terms for the Master Development Agreement, which includes a 10-year tax abatement on all improvements done on the site. Projected completion date for the restaurant and meeting space is July 2016 and the hotel July 2017 at a projected total cost of \$7.5 million.

Mayor Pro Tempore Brown made the motion to approve motion as presented. Alderman McDougal seconded.

Discussion:

Alderman Coachman made the motion to amend the original motion to reflect the change of name. Mayor Pro Tempore Brown seconded. The vote on the amendment was unanimous.

Mayor Pro Tempore Brown then restated the original motion to include the amendment. Alderman McDougal seconded. The motion passed unanimously.

VII. Adjourn

Prior to adjournment, the Mayor praised the democratic process that allowed citizens to express their opinions and have their voices heard. ‘

Alderman Coachman made the motion to adjourn. Alderman McDougal seconded. The Mayor asked the Board to stand as a vote. The meeting was adjourned at 8:27 p.m.


Mary Ann Ray, Village Secretary


Skip Blancett, Mayor