

Village of Salado, Texas  
**Regularly Scheduled Board of Aldermen**  
**Meeting Minutes**  
6:30 p.m. Thursday, August 20, 2015  
Municipal Building, 301 N. Stagecoach Road

**Members present:** Mayor Skip Blancett, Mayor Pro Tempore Fred Brown, Alderman Frank Coachman, Alderman Amber Preston Dankert, Alderman Michael McDougal, Alderman David Williams.

**Others present:** Kim Foutz, Village Administrator; Chrissy Lee, Record Keeper; Jack Hensley, Chief of Police.

**I. Call to Order.**

Mayor Blancett called the meeting to order at 6:30 p.m.

1. Citizen Larry Sands opened the meeting with prayer.
2. Boy Scout Ian Deakins led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**II. Reports.**

**Mayor's Report** -- The Mayor invited all to come for free snow cones from 10 a.m. to noon Saturday at the Civic Center. He also invited everyone who has lived in Salado for three or fewer years to come to the final "Evening with the Mayor" at 6 p.m. Monday, August 27, at City Hall. He announced that starting on August 31, representatives from James Construction will assemble a group each week to drive around to look at progress on the reconstruction of Interstate 35. He also will be meeting with Keep Salado Beautiful in the coming weeks. He also read a letter from General Joe Weber, executive director of the Texas Department of Transportation, regarding school traffic flow with respect to the construction. He discussed the importance of customer service.

**Environmental Report** – Alderman Dankert reported that the Georgetown Salamander final ruling was issued August 7, Section 4.D of the Endangered Species Act. She said Salado would not receive the same considerations from U.S. Fish and Wildlife Service as Georgetown because Georgetown was very proactive in protecting its salamander. Also, she said that the habitat for the Georgetown Salamander is almost all on city property, whereas the Salado Salamander habitat is almost all on private property.

**ETJ/Annexation Report** – Alderman McDougal asked Administrator Foutz to give the report. She reported that the Village is working with the Salado Independent School District to finish up the development agreement for the wastewater system. She reported there have been several inquiries and ongoing meetings with private businesses that are interested in coming into the city because want city services including wastewater.

**Ordinance Committee Report** – Alderman Coachman reported that the Landscape Ordinance would be discussed later in the meeting.

**Main Street Report** – Mayor Pro Tempore Brown reported that the first public showing of the Texas A&M University plans would take place at 5:30 p.m. Monday, August 31 and Tuesday, September 1, at City Hall. He also reported that the committee has met with the new owner and developer of Stagecoach Inn. Renovations will start with the main restaurant and meeting spaces in May 2016, then about six months later start renovating the hotel.

**Street Improvement Report** – Alderman McDougal reported that 22 streets have been crack-sealed, totaling 10.6 miles (21.2 lane miles) using 550 gallons of product. This work has been done by city employees and dedicated volunteers. Salado Plaza overlay and ribbon curb are complete. TxDOT should finish Thomas Arnold Road by the start of school. Mayor Blancett publicly acknowledged Village Maintenance Director Dwaine Barton and his assistant Franklin Smith for their hard work in the heat of the summer. Administrator Foutz reported that Chisholm Trail, Baines, and Royal streets have been chip-sealed by Bell County.

**Financial Report** – Administrator Foutz reviewed the financial reports; see attached. Alderman Coachman addressed the numerous Open Records Requests that have been filed recently with the Village and the legal fees and staff costs associated with those requests.

### **III. Public Comments.**

Dr. Lewis Raney, 800 DeGrummond Way, reported that Dr. Robert Dunlap, a longtime Salado citizen, recently passed away. He then spoke about the overpopulation of deer in the Village and the hazards, both financial and health-related, caused by too many deer. He said he supports bow-hunting to cull the deer population.

### **IV. Consent Agenda.**

Consider approving the Consent Agenda items:

- a. Minutes, Regular Meeting, August 6, 2015
- b. Minutes, Called Workshop August 15, 2015
- c. Interlocal contract with the Central Texas Council of Governments for administration of the \$1 million EDA grant (\$2.1 million project) for Main Street sewer improvements in the amount of \$40,000.

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

## V. Regular Agenda.

The Mayor asked to move Item 7 up on the agenda.

7. PUBLIC HEARING – Consider the adoption of an ordinance authorizing and ordering the issuance of Village of Salado, TX, Permanent Improvement Bonds, Series 2015; prescribing the terms and form thereof; levying a continuing direct annual Ad Valorem Tax for the payment of said bonds; and resolving other matters incident and related to the issuance, security, sale, payment, and delivery of said bonds.

Administrator Foutz reported that three bids were received: The American National Bank, Regions Bank, and “TIB”, The Independent Bankers Bank. She recommended American National, which offered a 2.94 fixed interest rate. The bid includes 19 principle payments, from 2016 to 2035. Year 1 includes an interest-only payment of \$231,704. Years 2 through 19 range anywhere from \$560,000 to \$575,000. She explained that the proposed tax rate is .1999, with a debt tax rate of just less than .14, producing a proposed tax rate of .3395.

Chris Lane of SAMCO Capital Markets, Inc., Village financial advisor, offered some comparisons: the City of Bellaire sold \$7.7 million in general obligation bonds Monday, receiving a rate of 3.0367. The City of Ponder sold slightly less than \$5 million in bonds last week; Ponder bought bond insurance and received a rate of 2.98.

She explained that the representative of American National was very adamant about a fixed rate. The legal fee to American National will be \$2,500. The sale will close on September 15, 2015. Interest charges will start that date. In addition, the Village will earn interest on the money while it is in the bank.

Jerry Kyle of Andrews Kurth, L.L.P., bond counsel, reviewed the final bond ordinance for the members of the Board.

Administrator Foutz explained that Village investment advisor Dan Nixon is aware that the bond funds are coming and is actively exploring investment possibilities. The Village must set up a separate account to hold the funds. Mr. Kyle explained that interest on the bonds is tax-exempt.

**Public hearing:** The Mayor opened the public hearing at 7:31 p.m.

Tim Fleischer, 912 Cedar Park Circle, asked about two conflicting figures on Page 85 of the ordinance: \$8 million and \$800 million.

Steven Ervin, 1717 Mill Creek Ct., asked about the bond rating, if local citizens can buy the bonds, and if the bonds are insured.

Chris Lane said that the bonds were a private placement; therefore the city did not have to pay for a bond rating. Large entities and banks can purchase the bonds, but the bonds are not in the open market. The bonds are not insured.

The Mayor closed the public hearing at 7:36 p.m.

*Alderman Coachman made the motion to adopt an ordinance authorizing and ordering the issuance of Village of Salado, TX, Permanent Improvement Bonds, Series 2015; prescribing the terms and form thereof; levying a continuing direct annual Ad Valorem Tax for the payment of said bonds; and resolving other matters incident and related to the issuance, security, sale, payment, and delivery of said bonds, amending Exhibit A-1 to read "\$8 million", striking the word "hundred". Alderman McDougal seconded. The motion passed unanimously.*

6. PUBLIC HEARING – Hold a public hearing and consider adopting an Ordinance authorizing amendment to Ordinance 2013.08 Zoning Ordinance, amending Section 5.2 Landscaping.

Administrator Foutz explained that the ordinance was reviewed by the Ordinance Committee and the Planning & Zoning Commission and approved by a 3-0 vote of the P&Z's meeting Tuesday with the following changes:

- Requirements apply to multifamily and apartments
- No landscape architect or professional landscaper/landscape knowledge needed
- Deviations on existing multifamily and non-residential properties are granted by P&Z approval in lieu of Administrator
- Single-family residences are exempt

The reason for the changes is to avoid having to conduct hearings and facilitate community development.

**Public hearing:** The Mayor opened the public hearing at 7:42 p.m.

Dave Broecker, 1417 Elizabeth Circle, said he opposes the ordinance and finds it insulting to be told what he can and cannot plant.

Pat Broecker, 1417 Elizabeth Circle, suggested that the Master Gardeners devise a landscaping plan that is not so dictatorial.

Linda Reynolds, 507 Santa Rosa, addressed the use of water in landscaping.

Tim Fleischer, 912 Cedar Park Circle, said the ordinance sounds like a solution in search of a problem and expressed concern that the Chamber of Commerce was not consulted. He suggested xeriscaping and use of native plants.

The Mayor closed the public hearing at 7:54 p.m.

*Alderman McDougal made a motion to postpone a decision on Item No. 6 and to put together a business committee to work on Item No. 6. Mayor Pro Tempore Brown seconded. The motion to postpone passed unanimously.*

5. Consideration and possible action on a contract with Kasberg, Patrick and Associates, L.P., for engineering services including but not limited to design, bidding, administration plan review, and on-site representation.

Administrator Foutz reported that Village staff and CTCOG representatives met with the EDA about the wastewater grant. KPA, the Village's engineer, has extensive experience all of the matters of the improvements, including final design and survey work. The project is split into three components: the EDA component, which must be kept separate from the bond component; the bidding service, construction administration and safety, which also must keep EDA and bond separate; and additional services for the collection system: easement field notes and other minor expenses. The contract also include the decommissioning of the Stagecoach plant. Planned review is also included. The total amount of the contract is \$740,500.

*Mayor Pro Tempore Brown made the motion to approve the contract with Kasberg, Patrick and Associates, L.P., for engineering services as presented in the amount of \$740,500. Alderman McDougal seconded. The motion passed unanimously.*

The Mayor asked Rick Kasberg to address the first steps of the project. First will be written permission from all property owners along the Main Street corridor to allow for surveying to identify all the constraints to moving forward. Second, all underground dry utilities must be relocated; this process can take two to three weeks.

Tim Fleischer, president of the Chamber of Commerce, offered the assistance of the Chamber of Commerce and Visitor's Center to get the survey permission forms signed by property owners.

The Mayor ended the regular agenda at 8:08 p.m.

## **VI. Workshop Agenda.**

The Mayor opened the workshop at 8:20 p.m. for the purpose of discussing the FY 2015-16 budget.

Administrator Foutz recapped changes to the Village and Chamber of Commerce budgets made at the last meeting. There was general discussion about the budgets. It was discussed to have a budget workshop August 27.

The Mayor closed the workshop at 8:48 p.m.

**VII. Adjourn.**

*Alderman Coachman made the motion to adjourn. Alderman Williams seconded. The motion to adjourn passed unanimously.*

The Mayor adjourned the meeting at 8:48 p.m.



Skip Blacett, Mayor



Mary Ann Ray, Village Secretary