

**Village of Salado, Texas**  
**Special Called Meeting**  
**Board of Aldermen**  
Meeting Minutes  
Municipal Building, 301 N. Stagecoach Drive  
6:30 p.m., Thursday, August 27, 2015

**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; Leah Hayes, Village Attorney; Mary Ann Ray, Village Secretary.

**I. Call to Order.**

Mayor Blancett called the meeting to order at 6:33 p.m. and led the invocation.

**II. Regular Agenda.**

1. Discussion on the FY 2015-2016 budget.

The Mayor Blancett deferred discussion on the budget to a workshop session following the action items.

2. Discussion and possible action on amending the Wastewater Service Agreement, Donation Agreement, and Deed Agreement with the Sanctuary Development Company.

The Mayor asked Village Attorney Leah Hayes to recount the Village's history with Sanctuary and Administrator Kim Foutz to discuss the differences.

Ms. Hayes explained that the Board of Aldermen considered a Wastewater Service Agreement and Donation Agreement with Sanctuary at its August 17 meeting, contingent on specific language that had been agreed upon in negotiations earlier that day, with the intention of signing the agreement at the August 20 meeting. However, the Mayor could not sign the agreement because the language changes were not made. In addition, no exhibits were submitted, and without the exhibits, no agreement could be signed. Sanctuary now wants to provide the first amendment September 30.

Administrator Foutz noted that it is Sanctuary's responsibility to provide the exhibits, including a survey and appraisal of the land to be donated. The major discrepancies in language revolve around 1) the proportional share on the discharge line and how the costs will be handled, and 2) the gravity line on Royal; this language was completely omitted. She said there were other minor discrepancies as well.

There was discussion about how long it takes to get an appraisal and to do a survey; the consensus was that it would not be likely these actions could be completed in three weeks. Administrator Foutz said that it was possible to remove the appraisal from the agreement, since the land in question is to be a gift and the Village not will be selling it. Administrator Foutz said the appraisal could be done after the fact for Sanctuary's tax write-off purposes.

There was discussion about "good faith" negotiations. Administrator Foutz said Sanctuary has indicated that no more negotiations on language will occur.

*Alderman Coachman made the motion to postpone action regarding the Wastewater Service Agreement, the Donation Agreement, the Deed Agreement, and the Development Agreement with Sanctuary Development Company until September 3, 2015. Alderman McDougal seconded. The motion passed unanimously.*

The Mayor called a recess at 7:14 p.m. with intention of starting workshop in 10 minutes.

The Mayor opened the workshop at 7:24 p.m.

Administrator Foutz explained that all required publishings have been secured and the budget is available for viewing on the Village website and in the City Secretary's office. Alderman Dankert asked the Board to reconsider the donation to the Clearwater Partnership. Cutting the donation from \$15,000 to \$8,000 would have a detrimental effect on the project and could negatively impact any grant funds available to the Village for removing gravel from Salado Creek. It was suggested that the developer of Stagecoach Inn and Restaurant might be interested in making a donation, as the creek area in question in on his property.

There was general discussion about various programs and funds budgeted for each.

The Mayor closed the workshop at 7:47 p.m.

### **III. Adjourn.**

*Alderman McDougal made the motion to adjourn. Alderman Dankert seconded. The Mayor asked everyone to stand to signal adjournment at 7:47 p.m.*

  
Skip Blancett, Mayor

  
Mary Ann Ray, Village Secretary