

Village of Salado, Texas  
**Regularly Scheduled Board of Aldermen**  
**Meeting Minutes**  
6:30 p.m. Thursday, September 3, 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; Mary Ann Ray, Village Secretary; Jack Hensley, Chief of Police; Morgan Bird, Salado High School representative.

**I. Call to Order.**

Mayor Blancett called the meeting to order at 6:31 p.m.

1. Citizen Cathy Sands opened the meeting with prayer.
2. Mayor Blancett led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**II. Reports.**

**Mayor's Report** – Mayor Blancett reported on meeting the new Garrison Commander at Fort Hood and getting his positive impressions of Salado. He discussed the possibility of a golf tournament at Mill Creek Golf Club with the goal of raising funds specifically for cleaning out the low-water bridge.

**Police Report** – Chief Hensley reported positive feedback from Salado Independent School District regarding school traffic control. He said the Police Department is looking into participating in National Takeback Day, sponsored by the Drug Enforcement Agency. This program allows citizens who have expired medicines to turn them in for disposal by the DEA. He said that a ceremony to honor police will take place at 11 a.m. Friday, September 4, 2015, in Temple; officers are asked to run lights for one minute as a salute to fallen officers. See attached report for statistics.

Alderman Dankert commended the Police Department for outstanding public service after seeing an officer help change a tire for a citizen.

**Fire Department Report** – Chief Berrier reported that the Department's annual fish fry will be from 5 p.m. to 8 p.m. September 12, 2015. The annual Family Fun Day will be on October 10, 2015, and is open to the public. The grand opening of Station No. 2 will coincide. Department members built the new station without incurring any debt. Both fire engines are more than 20 years old; he will investigate the possibility of grants to help pay for upgrades. See attached report for statistics.

**Chamber of Commerce/Tourism Report** – Administrator Foutz reported that staff is working on fiduciaries and hotel/motel accounts for the budget and meeting with individual event chairmen to determine expenses and revenues. Applications have been received for the Executive Director position; interviews will start soon and the position will remain open until filled. A second position at the Chamber has come open, as another employee gave notice recently.

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

Rick Ashe, 524 Santa Rosa, suggested the Village honor its first mayor, Charlotte Douglas, as the 15th anniversary of incorporation nears by naming the Municipal Building for her.

Linda Reynolds, 507 Santa Rosa, addressed the Village's negotiations with The Sanctuary and questioned that a piece of property in the Historical District was zoned Commercial.

Charles Vickers, 713 Arrowhead, said that his neighborhood shows all the signs of overpopulation of white-tailed deer: ruined ground cover and landscaping plants, browse lines on trees, etc.

William Griffin, 600 Willow Creek, suggested that the Board of Aldermen visit with other communities that have had deer overpopulation to find a workable solution.

David Carter, 69 Runway Lane, Temple, invited the members of the Board of Aldermen to a law enforcement appreciation event October 13, 2015, in Temple.

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

Consider approving the Consent Agenda items:

- a. Minutes, Called Meeting, August 17, 2015
- b. Minutes, Regular Meeting, August 20, 2015
- c. Minutes, Called Meeting, August 27, 2015

*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 6 up on the agenda. Mayor Pro Tempore Brown introduced Bill Doss, former Killeen city manager.

6. Discuss the Intentional Feeding and Management of Deer proposed ordinance

Bill Doss, 601 Arrowhead Drive, addressed the growing problem with white-tailed deer in Salado. He estimated there are about 400 to 500 deer in the Village, and he understands that there are people who feed the deer, just as there are people who are opposed to feeding. He voiced opposition to bow-hunting as a solution. He suggested a town hall meeting, during which all sides of the issue can be heard. He said that no one wants to rid Salado of a deer population; people just want a manageable deer population. He offered the community of Lakeway -- 15 years into a deer management program -- as an example. He distributed "Please Don't Feed the Deer" brochures to the Board members.

**Comments:**

Dr. Paul Cromwell, 342 O.W. Lowery Road, said he loves seeing the deer but recognizes there are too many. He said it is not sporting to kill tame deer and is opposed to bow-hunting as a solution. He urged the Board not to make any decisions without getting input from citizens.

Hans Fields, 818 Blaylock Circle, expressed confusion as to why this issue was brought back up after the Board of Aldermen voted down the proposed ordinance about feeding the deer.

Jon McDermott, 2105 Chisholm Trail, said Salado is a beautiful place to live and visit, and that one of the things that visitors enjoy most is seeing the deer, but that the overpopulation is a problem. The Village needs careful management of the deer population.

Joyce Pennington, 339 Van Bibber, said she is an avid feeder of the deer. She stressed the importance of managing the deer population without endangering children and other citizens. She said her yard and lawn are in excellent condition despite about 40 to 50 deer that regularly feed at her home, and she offered to assist other citizens as to what to plant that deer will not eat. She said the deer are part of the charm and beauty of Salado.

Kate Darnell, 2200 Indian Trail, said that nutrition is the big issue about feeding the deer and compared corn -- a popular food that people give deer -- to candy bars. She expressed concern that these animals have become dependent on humans for food as the humans have taken their habitat.

The Mayor closed the Comments and thanked the speakers for their good comments. He explained that the Board of Aldermen struggles with this issue and that he is considering a town hall meeting with a representative from Texas Parks and Wildlife present. He expressed that there is no easy answer for this dilemma facing the Village.

5. Discuss and consider action on the following proposed agreements related to the Sanctuary Community development project:
  - a. Donation Agreement between the Village of Salado and Billie Hanks Jr., and Salado Utility Company, Inc. for the donation of 6 acres of land and Water Quality Permit No. WQ0014898001;
  - b. Wastewater Service Agreement between the Village of Salado and Sanctuary Development Company, LLC. for the funding and constructing of improvements to the Village's wastewater collection , pumping, treatment, and disposal system, and the terms and conditions for retail wastewater services to the proposed 297 acre development to be constructed by Sanctuary Development Co.; and
  - c. Development Agreement between the Village of Salado and Sanctuary Development Company, LLC. for the terms and conditions of economic development incentives related to the proposed 297 acre development to be constructed by Sanctuary Development Co.

*Alderman Coachman made the following motion: the Village Administrator shall contact a professional to pursue a contract for property within the specifications by the Village's wastewater engineering firm for the purpose of acquiring a wastewater treatment plant site, such recommendations for acquisition of a specific site to be brought forth to the BOA as soon as practically possible. The property should be no less than 8 acres. Alderman McDougal seconded. The motion was approved unanimously.*

*Alderman Coachman made the following motion: to instruct Village staff to negotiate and prepare an engineer's contract for consideration at the next meeting for services to establish the Village's Certificate of Convenience and Necessity Service Area for a wastewater system. Alderman McDougal seconded. The motion was approved unanimously.*

*Alderman Coachman made a motion to amend the Sanctuary Wastewater Agreement and Donation Agreement submitted on September 2, 2015 in the appropriate location or locations within the documents to reflect the following terms and conditions:*

- 1) *The land donation location and bounds for the purpose of building the Salado Wastewater Treatment Plant must meet the required stipulations of the current and non-amended TPDES Permit No. WQ0014898001 which states "north of the intersection of Shepard Drive and Farm-to-Market Road 2268, approximately 2,000 feet north from the end of Shepard Drive in Bell County Texas 76571.*
- 2) *The discharge point must meet the required stipulations of the current and non-amended TPDES Permit No. WQ0014898001 which states "north of the intersection of Shepard Drive and Farm-to-Market Road 2268, approximately 2,000 feet north from the end of Shepard Drive in Bell County Texas 76571.*
- 3) *Sanctuary, LLC shall make notification to the Commission and apply for permit transfer to the Application Review and Processing Team of the Water Quality Division of TCEQ within 48 hours of the execution of all related documents to these agreement.*

- 4) *Sanctuary, LLC will bear all expense related to extending or connecting to the Wastewater treatment plant and/or the discharge line.*
- 5) *All references to eminent domain requirements of the Village are to be removed from the documents*
- 6) *Section 4.8 Wastewater Effluent Matters; Subsection (a) shall be amended to at no cost, for a period no longer than the length of the Public Improvement District taxing period.*
- 7) *“Service Availability Date” shall be set at 2 calendar years (730 days) from the execution date of all related documents*
- 8) *Edit all references of Sanctuary, LP to Sanctuary, LLC*
- 9) *Edit all document numbering and lettering to be consecutive.*
- 10) *The Village reserves the right to choose the design and engineering firms for the construction of the Village System, including the wastewater plant and system funded by the bonds secured for this purpose.*
- 11) *Sanctuary will provide the amended Wastewater Agreement, amended Donation Agreement, the Public Improvement District Agreement and an Economic Development Agreement, along with all supporting exhibits by 4 PM, September 8<sup>th</sup>, 2015.*
- 12) *On September 10, 2015, a Salado Village BOA workshop session will be held with Sanctuary officials present or in attendance via video conference to negotiate the final version of all documents.*
- 13) *On September 17<sup>th</sup>, during the regularly scheduled BOA meeting, the Village will conduct a public hearing regarding all agreements with Sanctuary, LLC. All signatories from Sanctuary, LLC must be present to finalize the agreements with the Village of Salado.*

*Alderman McDougal seconded.*

**Discussion:**

Alderman Williams asked what was being amended since the Village has not approved the contract. Alderman Coachman explained that the Village is asking the Sanctuary representatives to amend what they have signed and submitted. Alderman Dankert praised the motion but said she has doubts it will make a difference. There was additional discussion about the dates and deadlines involved in the motion. Mayor Pro Tempore Fred Brown called for the question.

*The motion was approved by a 4-1 vote (Alderman Dankert voting against).*

**VI. Executive Session.**

Mayor Blancett and Village Administrator Foutz determined that no executive session was necessary.

**VI. Adjourn.**

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

The Mayor adjourned the meeting at 8:02 p.m.



Skip Blancett, Mayor



Mary Ann Ray, Village Secretary