

Village of Salado, Texas
Regular Meeting Board of Aldermen
Meeting Minutes
6:30 p.m. Thursday, September 17, 2015
Municipal Building, 301 N. Stagecoach Road

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

Others Present: Kim Foutz, Village Administrator; Lyndsey Barrett, Municipal Court Clerk; Jack Hensley, Chief of Police; Chrissy Lee, Code Enforcement Clerk; Mary Ann Ray, Village Secretary.

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. Mayor Blancett led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Reports.

Mayor's Report – Mayor Blancett reported on a fire off Blackberry and commended the Salado Volunteer Fire Department. He also stated that he will conduct a Town Hall meeting on the issues facing the Village at 6:30 p.m. Monday, September 21, 2015, in Board of Alderman Chambers in the Municipal Building. Everyone is welcome to attend.

Alderman Reports.

Environmental Committee -- Alderman Dankert reported a Town Hall meeting on managing the deer population is tentatively set for 6:30 p.m. Thursday, October 22, 2015, in the Board of Alderman chambers. Subject-matter experts will be invited to speak so citizens can ask for help and suggestions.

ETJ/Annexation Committee – Administrator Foutz said that the village attorney is working with the Salado Independent School District to finalize the annexation agreement that will bring the schools into the city limits.

Ordinance Committee – Alderman Williams reported that the Stagecoach Wastewater Ordinance is under review.

Main Street Committee – Mayor Pro Tempore Fred Brown reported that the next big event for Main Street is the annual Christmas Stroll and asked for volunteers to help put up the lights and remove them post-Christmas.

Street Improvements Committee – Alderman McDougal reported on the crack-seal and pothole programs. He presented a plaque of appreciation to community volunteer Curt Strong for his service in the crack seal program.

Stagecoach Sewer Plant report – Administrator Foutz reported that the plant remains in compliance. She said there are issues with the clarifier, and the Village will pursue the most economical approach to making the necessary repairs.

Financial report – See attached.

III. Proclamation.

Mayor Blancett invited members of the Betty Martin Chapter of the Daughters of the American Revolution to come forward and presented a proclamation declaring the week of September 17-26 “Constitution Week” in the Village of Salado.

IV. Public Comments.

3. King Copeland, P.O. Box 192165, Dallas, Texas, expressed concern about the proposed agreements with Sanctuary.

Linda Reynolds, 507 Santa Rosa, spoke about the costs to the Village for the operation of the Stagecoach Wastewater Treatment plant.

Madison Inselmann, 4203 Speedway, Austin, Texas, 78751, spoke on behalf of Sanctuary and addressed communication concerns between the Village and Sanctuary.

V. Consent Agenda.

4. Consider approving the Consent Agenda items:

- a. Minutes, September 3, 2015, Regular Meeting
- b. Minutes, September 10, 2015, Called Public Hearing/Workshop meeting
- c. Consider a professional services agreement with Kasberg, Patrick & Associates, LP, to prepare an application for wastewater Certificate of Convenience and Necessity (CCN) through the Public Utility Commission of Texas in the amount of \$36,800.
- d. Consider a resolution (R-2015-122) of the Board of Aldermen designating an official newspaper and an alternate newspaper for the Village of Salado for Fiscal Year 2015-16.
- e. Consider a resolution (R-2015-124) by the Board of Aldermen designating persons with signing authority on Village bank accounts.

Alderman McDougal made the motion to approve the Consent Agenda as presented. Alderman Coachman seconded. The motion passed unanimously.

VI. Regular Session.

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.

Mayor Blancett opened the floor to public comments.

Comments:

King Copeland commented that the Board of Alderman should not agree to a contract with Sanctuary without proper notice or public hearing.

Cathy Carlson, 3400 Chisholm Trail, said she has grave concerns about the economic incentives available for Sanctuary and fears such incentives will devalue Salado.

Larry Sands, 2300 Indian Trail, said he believes the agreement with Sanctuary is the fastest way to get a sewer line down Main Street, which will benefit businesses and tourism.

There was discussion between Mayor Blancett and Mr. Copeland regarding the proper procedure for voting on agreements such as the proposed agreements with Sanctuary.

Alderman Williams made a motion to postpone indefinitely the three items relating to Sanctuary. The motion died for lack of a second.

Alderman Coachman made a motion to open discussions on the three items relating to the Sanctuary. Alderman McDougal seconded.

Discussion:

There was lengthy discussion about the Wastewater Service agreement that has gone back and forth between the Village and Sanctuary representatives. Specifically, there were changes agreed to by the Sanctuary CEO were not made in the most recent version of the agreement, and items were inserted into the agreement by Sanctuary that were not agreed to by the Village.

Mayor Blancett allowed citizen participation; several citizens spoke from the floor both in favor and opposed to the proposed agreements with Sanctuary.

There was discussion among the Board of Aldermen members about the proposed location of the treatment plant, lift stations and fall-out lines.

Mayor Pro Tempore Brown made a motion to amend the current motion, postponing discussion on the three items relating to the Sanctuary until the Board's Workshop meeting Thursday, September 24, 2015. Alderman Coachman seconded.

There was brief discussion. Robert Sulaski, CEO of Sanctuary, will be invited to attend.

The motion passed by a vote of 4-1 (Alderman Dankert dissenting).

Mayor Pro Tem Brown made a motion to instruct Sanctuary to address the Village's concerns about the Wastewater Service Agreement by close of business Tuesday, September 22, 2015. Alderman McDougal seconded. The motion passed by a vote of 4-1 (Alderman Dankert dissenting).

Mayor Pro Tempore Brown made a motion to postpone Item 5: a, b and c, until the regular workshop session September 24 and will have a regular session to vote on that issue. At that time, (the Village) will have the answers back from Sanctuary on the contract by close of business on September 22, 2015. Alderman McDougal seconded. The motion passed by a 4-1 vote (Alderman Dankert dissenting).

6. Consider authorizing Change Order #3 to the street improvement contract with APAC-Texas, Inc., DBA Wheeler, from Belton, Texas, for the 2015 Street Rehabilitation Program, increasing the scope and contract in an amount not to exceed \$11,798.95.

John Simcik of Kasberg, Patrick and Associates, the Village's engineering firm, reported that this change order will be paid for with funds left over in the Street Rehabilitation Program contract. Mill Creek Drive from Main Street to Salado Plaza Drive will be chip-sealed with fog-seal over it.

Motion to approve Change Order #3 to the street improvement contract with APAC-Texas, Inc. DBA Wheeler as presented. Alderman Williams seconded.

There was discussion about warranty and the need for improvements already on Salado Plaza Drive, which was just repaired.

The motion passed unanimously.

VII. Executive Session.

No executive session was conducted.

VI. Adjourn.

Alderman Dankert made the motion to adjourn. Mayor Pro Tempore Brown seconded. The motion to adjourn passed unanimously.

The Mayor adjourned the meeting at 9:03 p.m.


Skip Blance, Mayor


Mary Ann Ray, Village Secretary