

Village of Salado, Texas
Board of Aldermen
Regular Meeting and Workshop Meeting
Meeting Minutes
6:30 p.m. Thursday, November 5, 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; Mary Ann Ray, Village Secretary; Mary Poche', Executive Director, Salado Chamber of Commerce and Tourism Bureau; Rick Kasberg, John Simcik and Jake Blair, Kasberg, Patrick and Associates, Village Engineers; Jim Reed, consultant.

I. Call to Order.

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

1. Larry Sands delivered the invocation.
2. Mayor Blancett led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Proclamations / Special Recognition.

None.

III. Public Comments.

3. Maurice Striegler, 901 Salado Oaks Drive, expressed concern about the proposed Sanctuary development and questioned why the Village did not pursue tying in to the Belton wastewater treatment system.

Linda Reynolds, 507 Santa Rosa, spoke on behalf of King Copeland of Dallas and read a point of order submitted by Mr. Copeland relating to the recording of minutes.

Darlene Walsh, 1110 Mill Creek Drive, expressed concern about which properties actually will be served by the sewer.

Jim Reed, 4 and 8 Rock Creek, thanked the BOA for the opportunity to serve as a consultant through the sewer process.

IV. Reports.

Mary Poche', new executive director of the Salado Chamber of Commerce and Tourism Bureau, was introduced by the Mayor. She gave a brief overview of her qualifications and reported on the Chamber's action plan.

Mayor's Report: Mayor Blancett reported that Greg Malatek of TxDOT and Mike Killgore, president of James Construction Co. will be present at the Town Hall on I-35 construction on November 10. The Town Hall will be at 6:30 p.m. in the auditorium at Salado Intermediate School.

Police/Fire Department Reports: Mayor Blancett reported that Salado Chief of Police Jack Hensley was in a car accident and cannot be at the meeting tonight. Chief Shane Berrier of the Salado Volunteer Fire Department is working the accident. There will be no Police Department or Fire Department report tonight.

Village Administrator's Report: Administrator Foutz reported on staff members who have completed training this year. She also reported that the TAPS grant for trails is looking favorable for the Village, and that surveying for the sewer is underway and could be completed by the first week of December. Services letters for the Stagecoach Wastewater Treatment Plant will go out next week. Several policies are in the development stages: a purchasing policy, a policy for the appointment of committees and boards, and a policy for naming Village buildings, roads, bridges, etc.

V. Consent Agenda.

4. a. Minutes, October 15, 2015 Regular Meeting
- b. Interlocal Agreement with Clearwater Underground Water Conservation District, Bell County, and Salado Water Supply Corporation for continued studies to evaluate Salado Creek, Salado Springs Shed, and Edwards BFZ water quality and management related to threatened species and a contribution of \$8,000.
- c. Engagement Letter with Donald L. Allman, CPA, PC for the Annual Audit for the year ending September 30, 2015 for an amount not to exceed \$7,000.00.
- d. Resolution (R-2015-126) supporting the Keep Salado Beautiful application for the Governor's Community Achievement Award.
- e. Resolution (R-2015-127) approving the Adopt-a-Spot Program coordinated through Keep Salado Beautiful.

Alderman McDougal made the motion to approve the Consent Agenda as presented. Alderman Dankert seconded. The motion carried unanimously.

VI. Regular Session.

5. Discussion and possible action on authorizing Change Order #4 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 \$3,113.36.

Alderman McDougal said this is the last change order for the 2015 Street Improvement Program and in actuality is in the amount of \$2,849.96 for striping and reflectors on Salado Plaza Drive going toward the low-water bridge on Mill Creek.

Mayor Pro Tem Brown made the motion to approve Change Order #4 as presented. Alderman McDougal seconded. The motion carried unanimously.

6. Presentation, discussion and possible action approving a proposed wastewater service territory and an application for a Certificate of Convenience and Necessity (CCN) through the Public Utility Commission of Texas.

Rick Kasberg, city engineer, said that a CCN is not legally required, but it can protect the Village's interests by preventing other entities from establishing sewer service to areas that are potentially to be annexed by the Village. He said the CCN application will take from 30 to 60 days and possibly longer.

Alderman Coachman made the motion to approve a proposed wastewater service territory and an application for a Certificate of Convenience and Necessity through the PUC as presented. Alderman Dankert seconded. The motion carried unanimously.

7. Presentation, discussion, and possible action on a variance to Section 4.2b Protection of Drainage and Creek Areas of the Subdivision Ordinance in accordance with Ordinance 2008.20 Flood Damage Prevention Ordinance, Section 4D Variance Procedures.

Administrator Foutz explained that the final plat of the Creekside Meadow subdivision was filed in October. The 24-acre plat, which includes 19 plots, is located off Van Bibber north of Salado Creek and south of Mill Creek Drive. The Conditional Letter of Map Revision was granted by FEMA; the developer seeks to cut and fill properties within the subdivision in order to build in the floor plain. There was lengthy discussion about diverted water and where it would go.

Alderman Coachman made the motion to approve a variance to Section 4.2b Protection of Drainage and Creek Areas of the Subdivision Ordinance in accordance with Ordinance 2008.20 Flood Drainage Prevention Ordinance, Section 4D Variance Procedures as presented. Alderman McDougal seconded. The motion failed by a vote of 2 to 3 (Mayor Pro Tempore Brown, Alderman Dankert, Alderman Williams).

8. Presentation, discussion and possible action on a professional services agreement with Kasberg, Patrick and Associates for professional services associated with Phase I of the Wastewater Treatment Plant Design, Archeological Services, Environmental Site Assessment, and Final Design of the Royal Street Lift Station Force Main and Gravity Sewer.

Rick Kasberg reviewed the agreement, which is for creating sewer infrastructure on the south side of Salado Creek. There was discussion about the locations of lines and lift stations and the decommissioning of the Stagecoach sewer plant.

Alderman McDougal made the motion to approve the professional services agreement with Kasberg, Patrick and Associates in an amount not to exceed 267,800 as presented. Mayor Pro Tempore Brown seconded. The motion carried unanimously.

9. Discussion and possible 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 29-acre development to be constructed by Sanctuary Development Co.; and
 - c. Master Development Agreement between the Village of Salado and various property owners of the Sanctuary Development for the terms and conditions of economic development incentives, including but not limited to the Tourism Marketing Agreement and the Chapter 380 Economic Development Agreement, related to the proposed 297-acre development to be constructed by Sanctuary Development Co.

Alderman Coachman made a motion to rescind the postponement of action regarding a donation agreement, wastewater service agreement, and master development agreement with Billie Hanks and the Sanctuary Development. Mayor Pro Tempore Brown seconded. The motion carried unanimously.

Alderman Coachman made a motion to discuss agreements related to the Sanctuary development. Mayor Pro Tempore Fred Brown seconded. The motion carried unanimously.

The Mayor opened the floor to citizens to address the Board.

Maurice Streigler, 901 Salado Oaks Drive, said he is not against growth but doesn't understand why the Village did not decide to tie in to Belton's wastewater system, which is has been operational for years.

The Mayor closed the floor for citizen comments.

There was discussion about the decision to build a Salado-owned plant rather than tying in with Belton. Alderman Coachman then gave a recap of the most recent negotiations with

Sanctuary: donation of six (and up to eight) acres for a wastewater treatment plant that will be capable of handling up to 600,000 gallons per day; donation of an existing wastewater permit; and immediate annexation of all the properties within the boundaries of the planned development.

He said Sanctuary has agreed in principle to the Master Development Agreement, a Chapter 380 economic development agreement, and a Tourism Marketing Agreement, all of which provide favorable terms to the Village. He said attorneys from both the Village and Sanctuary are reviewing the agreements.

The documents are expected to be ready for review at the Board's workshop on November 12.

9. Discussion and possible action on acquisition of real property for a wastewater treatment plant.

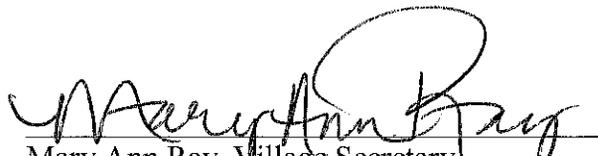
Alderman Coachman said the Village was right to continue to pursue all options.

VII. Adjourn.

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

Mayor Blancett adjourned the meeting at 8:05 p.m.


Skip Blancett, Mayor


Mary Ann Ray, Village Secretary