

Village of Salado, Texas
Meeting Minutes
Regular Meeting of the Board of Aldermen
6:30 p.m. Thursday, November 19, 2015
Municipal Building, 301 N. Stagecoach Road

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; Morgan Bird, Salado High School representative; Mary Poche', Executive Director of the Salado Chamber of Commerce/Tourism Bureau; Mary Ann Ray, Village Secretary.

I. Call to Order.

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

1. The Mayor opened the meeting with prayer.
2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

II. Proclamations / Special Recognition.

None.

III. Public Comments.

3. King Copeland, P.O. Box 192165, Dallas, Texas 75219, read a statement about the First Amendment to the U.S. Constitution and voiced concern about Executive Sessions and violations of the Open Meetings Act. See attached.

Linda Reynolds, 507 Santa Rosa, issued appreciation to Jodi Wheatley of TxDOT and Janice Means, and she also questioned why tying into a regional sewer with Belton was not explored further.

IV. Reports.

Mayor's Report:

Mayor Blancett asked Attorney Hayes to review the Government Code section that allows municipal Bodies to adjourn to Executive Session.

He reported that the town hall meeting with TxDOT and James Construction was productive. He said that concerned citizens can sign letters to elected officials and TxDOT at the Chamber of Commerce.

The Salado Christmas Parade will be at 5 p.m. Thursday, December 3. The Board of Aldermen will meet at 6:30 p.m. Thursday, December 10, so that BOA members can enjoy holiday festivities following the parade. .

He thanked Keep Salado Beautiful for the work done on the flowerbeds around the Municipal Building. He also thanked Aldermen Coachman and McDougal and George and Laura Kocian for putting up Christmas trees along Main Street.

Alderman Reports:

Environmental Committee: Alderman Dankert reported on the Combat on the Creek event to clean out the brush and trash along Salado Creek in the area of the Sirena statue. She also reported on the Clearwater Symposium she attended along with Administrator Foutz. Also, she discussed the need to perform tests on dead deer found within the Village.

ETJ/Annexation Committee: Alderman McDougal deferred to Administrator Foutz. She reported that discussions are ongoing with the school district.

Ordinance Committee: Alderman Coachman reported that the committee is working on the Sign Ordinance.

Street Improvement Committee: Alderman McDougal reported on the striping and placing of reflectors on Salado Plaza Drive as it approaches the low-water crossing. He also reported on the progress made by TxDOT and James Construction Co. on the reconstruction of Interstate 35. He said Tx DOT has placed the electronic signs to direct visits to Main Street for the Christmas Stroll and will pay for a billboard for the Village.

Main Street Committee: Mayor Pro Tempore Brown reported that all maps have been received and that white lights are being put up all along Main Street in preparation for the holiday season and Christmas Stroll.

Stagecoach Wastewater Status: Administrator Foutz reported that the wastewater treatment plant requires major repairs; this item will be placed on the BOA's December 10 agenda.

Financial Report:

Administrator Foutz said there is not much to report this early in the fiscal year; see attached.

V. Consent Agenda.

4. a. Minutes, November 5, 2015, Regular Meeting.
- b. Minutes, November 12, 2015, Regular Workshop Meeting.
- c. Amend Resolution R-2015-124, adding additional signatory.
- d. Resolution (R-2015-130) adopting a policy for naming and renaming Village Facilities, Public Lands, Public Streets, and other Village-owned properties.

Alderman Williams made a motion to remove Item 4d from the Consent Agenda. Mayor Pro Tempore Brown seconded. The motion carried unanimously.

Alderman McDougal made a motion to approve the Consent Agenda (Items 4a, 4b and 4c). Alderman Coachman seconded. The motion carried unanimously.

- d. Resolution (R-2015-130) adopting a policy for naming and renaming Village Facilities, Public Lands, Public Streets, and other Village-owned properties.

Administrator Foutz explained that there were changes to the policy as a result of the Workshop conducted November 12, 2015. Language pertaining to deed restrictions was clarified and an application fee structure was added.

Mayor Pro Tempore Brown made a motion to approve Item 4d. Alderman McDougal seconded. The motion carried unanimously.

VI. Regular Agenda.

Mayor Blancett elected to consider items in the order below.

5. Discussion and possible action on the appointment of a Municipal Court Judge.
 - a. Appointment of Donald Engleking as Municipal Court Judge.
 - b. Administration of Oath of Office.(This was Item 6 on the Regular Agenda.)

Mayor Pro Tempore Brown made a motion to appoint a Municipal Judge as presented. Alderman McDougal seconded, The motion carried unanimously.

6. Discussion and possible action regarding the proposed Bureau Marketing and Event Manager position and associated salary range.
(This was Item 7 on the Regular Agenda.)

Executive Director Poche' explained that combining two positions with a greater salary will enhance the hiring process and lead to a more seasoned and better-qualified hire. She said the Chamber Board of Directors unanimously approved these changes. The changes would require adjusting the Chamber/Tourism budget with a net effect of -\$16,270.

Alderman McDougal made a motion to approve the proposed Bureau Marketing and Event Manager position and associated salary range as presented. Alderman Coachman seconded. The motion carried unanimously.

7. 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.

(This was Item 5 on the Regular Agenda.)

Alderman Coachman suggested that the BOA adjourn to Executive Session; Attorney Hayes concurred that Executive Session was appropriate in the case of economic development and real property.

The Mayor closed the Regular Session at 7:26 p.m. The Board convened in Executive Session at 7:31 p.m.

The Board adjourned from Executive Session at 9:35 p.m. The Mayor reopened Regular Session at 9:40 p.m.

Property owner King Copeland, P.O. Box 192165, Dallas, Texas, 75219, expressed his displeasure at the Board's actions.

Mayor Pro Tempore Brown made a motion to approve the 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. Alderman McDougal seconded. The motion carried by a 4-1 vote with Alderman Dankert dissenting.

Mayor Pro Tempore made a motion to approve the Wastewater Service Agreement between the Village of Salado and Sanctuary Development Company, LLC, for retail wastewater services to the proposed 297-acre development to be constructed by Sanctuary Development Company. Alderman McDougal seconded. The motion carried by a 4-1 vote with Alderman Dankert dissenting.

Alderman Coachman made a motion to approve the Development Agreement between the Village of Salado and Billie Hanks, Jr.; Hanks-Cabiness Trust; BHHC Christian Development, LLC; BHHC Christian Development I, LLC; BHHC Christian Development II, LLC; BHHC Christian Development III, LLC; Heidi Hanks Waters; Heather Hanks McGready; Old World BBD, Inc.; and Sanctuary Salado Investment II, LLC, for the terms and conditions of economic development incentives and development standards related to the proposed 297-acre development to be constructed by Sanctuary Development Company with the following agreed-upon changes:

- i. Delete the word "future" from Section 1.30;*
- ii. Add a Section 5.04 to read, "Street lights and Security Lights. The Master Association shall pay for all maintenance and electric bills associated with street lighting and guardlighting in the Property; and*
- iii. Delete the following language in Section 11.01 "No such maintenance bonds will apply to PID Project Facilities that are funded by owners and subsequently reimbursed by the PID (either from the proceeds of PID Bonds or by payment of PID assessments to the Owner).*

Alderman McDougal seconded. The motion carried by a 4-1 vote with Alderman Dankert dissenting.

Alderman Coachman made a motion to approve the Chapter 380 Economic Development Agreement between the Village of Salado and Billie Hanks, Jr.; Hanks-Cabiness Trust; BHHC Christian Development, LLC; BHHC Christian Development I, LLC; BHHC Christian Development II, LLC; BHHC Christian Development III, LLC; Heidi Hanks Waters; Heather Hanks McGready; Old World BBD, Inc.; and Sanctuary Salado Investment II, LLC, for the terms and conditions of economic development incentives and development standards related to the proposed 297-acre development to be constructed by Sanctuary Development Company. Alderman McDougal seconded. The motion carried by a 4-1 vote with Alderman Dankert dissenting.

Alderman Coachman made a motion to approve the Tourism Marketing Agreement between the Village of Salado and Billie Hanks, Jr.; Hanks-Cabiness Trust; BHHC Christian Development, LLC; BHHC Christian Development I, LLC; BHHC Christian Development II, LLC; BHHC Christian Development III, LLC; Heidi Hanks Waters; Heather Hanks McGready; Old World BBD, Inc.; and Sanctuary Salado Investment II, LLC, for the terms and conditions of economic development incentives and development standards related to the proposed 297-acre development to be constructed by Sanctuary Development Company. Mayor Pro Tempore Brown seconded. The motion carried by a 4-1 vote with Alderman Dankert dissenting.

VII. Adjournment.

Alderman Dankert made a motion to adjourn. Alderman Coachman seconded. The Mayor adjourned them meeting at 9:56 p.m.


Skip Blancett, Mayor


Mary Ann Ray, Village Secretary

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