

Village of Salado, Texas  
**Board of Aldermen**  
**Special Called Meeting and Workshop**  
**Meeting Minutes**  
6:30 p.m. Thursday, January 14, 2016  
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; Chrissy Lee, Planning & Development; Dottie Palumbo, Village Attorney.

**I. Call to Order.**

Mayor Blancett called the meeting to order at 6:31 p.m. He opened the meeting with prayer.

He described the public hearing format and announced that proper decorum would be followed.

**II. Public Hearings.**

1. Hold a public hearing for the purpose of receiving public comments on the proposed initiation of annexation proceedings for the tracts of generally described below:
  - a. 31.745 +/- acres generally located at the northeast corner of FM 2268 and I-35 frontage road.
  - b. 196.945 +/- acres generally located at the corner of Salado Oaks Drive and FM 2268, and the 700 block of Royal Street Drive, just east of Rose Way Circle.
  - c. 58.132 +/- acres generally located at the southeast corner of FM 2268 and I-35 frontage road.

Administrator Foutz said the voluntary petition for annexation was filed November 25, 2015, by Billie Hanks, Jr., and accepted by the village of December 20, 2015. She reviewed the Annexation Service Plan for the three tracts. She said the annexation plan, by law, cannot provide any fewer services nor a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. She described the municipal services and capital improvements that will be offered to the annexed property.

Mayor Blancett opened the public hearing at 6:51 p.m.

- Sheryl Russell, 1710 Old Mill Road, #12, discussed the impact that annexation would have on drainage and road use, particularly in her neighborhood near Baines and Royal streets.
- Maurice Striegler, 901 Salado Oaks Drive, offered a demographic comparison between his neighborhood currently and projections once the Sanctuary has been developed.
- Linda Reynolds, 507 Santa Rosa, expressed concern about water drainage.
- Darlene Walsh, 1110 Mill Creek Drive, said she had concerns about the impact of annexation on the Salado Salamander and other aspects of the Salado Creel environment.

The Mayor made the second call for speakers at 7:04 p.m. and the third call for speakers at 7:05 p.m.

There being no other speakers, he closed the public hearing at 7:05 p.m.

2. Hold a public hearing for the purpose of receiving public comments on the proposed initiation of annexation proceedings for the tracts generally described below:

18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, Bell County, Texas, located at 251 Mary Lane, locally known as Hidden Glen Senior Living.

Administrator Foutz said the voluntary petition for annexation was filed December 4, 2015, by Jim Markel and was accepted by the Village December 10, 2015. She reviewed the Annexation Service Plan for the three tracts. She said the annexation plan, by law, cannot provide any fewer services nor a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process. She described the municipal services and capital improvements that will be offered to the annexed property. She said the developer paid the park fee in lieu of parkland dedication.

Mayor Blancett opened the public hearing at 7:14 p.m. He made the three calls for speakers; none emerged. He closed the public hearing at 7:16 p.m.

Mayor Blancett said the BOA will conduct public hearings on both annexation and zoning at the January 21, 2016, meeting; no action will be taken at that time. He also said the Village will host a Town Hall Meeting at 6:30 p.m. Tuesday, January 26, 2016, in the Board of Aldermen Chambers, and the BOA will conduct a Strategic Planning retreat at 8:30 a.m. Saturday, January 30, 2016, at Central Texas Council of Governments building, 2180 N. Main St. in Belton.

### III. Workshop

The Mayor opened the Workshop session at 7:30 p.m.

#### 3. Code Enforcement.

Administrator Foutz reviewed the Village's approach to Code Enforcement, particularly in the areas of accessory buildings and wire fences. A consensus was reached that the Village must be consistent when considering variances. In addition, it was recommended that wire fences be acceptable if the gauge is a certain width. There also was discussion about grandfathering. Administrator Foutz said the issue would go back to the Ordinance Committee to refine specifications.

#### 4. Tree Trimming.

Administrator Foutz reported that she received call from Eagle Disposal, one of the franchised solid waste removal companies operating within the Village. The proprietor has offered to cut tree limbs that overhang streets if he can use the Village's chipper. There was discussion about this offer; hangtags would be placed on doors to alert residents in case they wish to make their own arrangements to trim the overhanging trees.

#### 5. Internship Program.

Administrator Foutz reported that Texas State University has an internship program through which graduate students in Public Administration can complete a 15-week internship consisting of 20 hours/week to work on ordinances, do research, etc. These students are available in the Spring and Summer semesters. They are compensated \$10/hour, with \$5/hour paid by the Village and \$5/hour by the university. The BOA directed Administrator Foutz to pursue this program.

#### 6. Main Street Update.

Administrator Foutz showed a drawing of the proposed plans. Three subcommittees have been working to determine best placement for crosswalks, sidewalks, lighting, etc.

#### 7. Grant Administrator.

Administrator Foutz reviewed a list of potential grants for the Village. Some grants have no matching requirements, and others have a low matching requirement. One grant in particular, from Texas Parks and Wildlife, is for \$200,000 with a 20-percent matching requirement. She said there is enough money in the tourism account to cover the match. The grant would be used for trails along Main Street. The BOA directed Administrator Foutz to pursue this grant.

### IV. Adjourn.

*Alderman Dankert made the motion to adjourn. Alderman Coachman seconded.*

Mayor Blancett adjourned the meeting at 9:01 p.m.

*Skip Blancett* Mayor Pro Tem

Skip Blancett, Mayor

*Mary Ann Ray*  
Mary Ann Ray, Village Secretary

*[Faint handwritten marks]*



Kent L. and Janet Bass  
1615 Mill Creek Dr.  
Salado, TX 76571  
214/957-2402

We come before the Board tonight to express our displeasure and concern about the enormous increase in our city property taxes over the past two years. Our 2013 city property taxes totaled \$232.78 (based on an assessed value of \$332,609) with a tax rate of \$0.1200 per \$100.00 of valuation. For the 2015 tax year, our city property taxes have escalated to \$1,440.08 with a tax rate of \$0.3395 per \$100 of valuation. **While the assessed value of our property increased by 27.5 % for the two years, the dollar amount of our taxes increased by a staggering 518 % and the tax rate by 183 %.** Further, in the past five tax years from 2010 to 2015, the assessed value of our property has increased a modest 21.5% while the city tax rate has increased by 590% and the dollar amount of our taxes have increased by 738%. A copy of our property tax history from the Tax Appraisal District of Bell County is attached for reference.

Obviously, we are concerned not only by the actual amount of increase in the tax rate and dollar amount of our taxes, but by projecting even much smaller increases in taxes into the future, owning property in the Village of Salado will become prohibitive ( especially to seniors on fixed incomes).

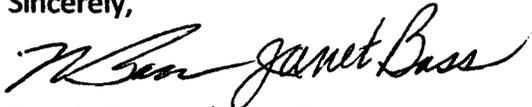
We are aware that the citizens voted for a sewer system that precipitated some of this increase in taxes. This sewer system was sold to the voters on the premise that providing sewer to commercial property would increase sales tax revenues and thereby reduce the need to increase property taxes. We felt at the time that this was an argument that could not be substantiated. In our opinion, it convinced voters to vote for something that was not in their best interest. Furthermore, we have not recognized any increase in city services that would justify any increase in city property taxes, much less the enormous amount that we have experienced in the past two years. Now it appears that this Board is determined to expand the sewer bond approval beyond its original stated purpose.

Also, as a part of the sewer bond package, this Board eliminated non-homestead residential property owners from the benefit of the 20% property tax exemption that all city residential property owners are afforded. In our opinion, this was a very short-sighted and punitive tax increase on non-homestead property owners. One of the things Salado has to offer is a resort type community that has the potential to attract second home/non-homestead type residential property owners like ourselves. This punitive tax on non-homestead property owners will discourage these type owners (many of which are seniors that are very tax conscious). This short-sighted punitive action against non-homestead property owners was taken while most cities are looking for ways to attract second-home/non-homestead owners. The reason cities want non-homestead property owners is simple: second home owners are typically financially viable (they spend more money) and they typically don't have children to educate which

lessens the burden on the public school system. It seems incomprehensible that this Board would want to discourage these type homeowners.

Finally, this Board has recently taken action regarding the Sanctuary residential development that has the potential to significantly increase residential taxes in the coming years. It is our request that the Board be mindful of the negative effects that property taxes have on citizens and the economy of a community. As many municipalities in this country are beginning to discover, bad fiscal management does have negative consequences that are ultimately borne by their taxpayers.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent L. Bass and Janet Bass". The signature is written in a cursive, flowing style.

Kent L. Bass and Janet Bass

Comparison of Tax History

Year	Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax amount	% Change in Tax
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2015	BELL COUNTY ROAD	9841	424,178	0.421200	1,786.63	1.62
	BELL COUNTY ROAD	9841	424,178	0.029900	126.83	1.63
	CLEARWATER U.W.C.D.	9841	424,178	0.003950	16.76	0.37
	SALADO ISD	9841	424,178	1.275500	5,410.39	0.37
	SALADO ISD	9841	424,178	1.275500	5,390.79	66.51
	VILLAGE OF SALADO	9841	424,178	0.181000	755.51	224.56
2014	BELL COUNTY ROAD	173945	417,407	0.421200	1,758.12	48.88
	BELL COUNTY ROAD	173945	417,407	0.029900	124.80	44.78
	CLEARWATER U.W.C.D.	173945	417,407	0.004000	16.70	27.48
	SALADO ISD	173945	417,407	1.291400	5,390.39	66.51
	SALADO ISD	173945	417,407	1.291400	5,390.79	66.51
	VILLAGE OF SALADO	173945	417,407	0.181000	755.51	224.56
2013	BELL COUNTY ROAD	9618	332,609	0.421200	1,380.92	0.00
	BELL COUNTY ROAD	9618	332,609	0.029900	98.50	0.91
	CLEARWATER U.W.C.D.	9618	332,609	0.004000	13.10	0.18
	SALADO ISD	9618	332,609	1.300000	4,237.33	10.18
	SALADO ISD	9618	332,609	1.300000	4,237.33	0.00
	VILLAGE OF SALADO	9618	332,609	0.120000	399.28	1.09
2012	BELL COUNTY ROAD	9445	302,372	0.421200	1,269.92	0.00
	BELL COUNTY ROAD	9445	302,372	0.029900	89.62	0.00
	CLEARWATER U.W.C.D.	9445	302,372	0.004000	11.86	0.90
	SALADO ISD	9445	302,372	1.300000	3,937.33	-0.92
	SALADO ISD	9445	302,372	1.300000	3,937.33	0.00
	VILLAGE OF SALADO	9445	302,372	0.120000	359.28	-1.07
2011	BELL COUNTY ROAD	9373	304,980	0.409600	1,249.60	-11.43
	BELL COUNTY ROAD	9373	304,980	0.029900	90.20	-17.41
	CLEARWATER U.W.C.D.	9373	304,980	0.004000	12.00	-14.04
	SALADO ISD	9373	304,980	1.300000	3,937.33	-29.63
	SALADO ISD	9373	304,980	1.300000	3,937.33	35.55
	VILLAGE OF SALADO	9373	304,980	0.120000	359.28	35.55
2010	BELL COUNTY ROAD	9324	349,048	0.382000	1,333.37	N/A
	BELL COUNTY ROAD	9324	349,048	0.029900	104.37	N/A
	CLEARWATER U.W.C.D.	9324	349,048	0.004000	13.96	N/A
	SALADO ISD	9324	349,048	1.318000	4,600.45	N/A
	SALADO ISD	9324	349,048	1.318000	4,600.45	N/A
	VILLAGE OF SALADO	9324	349,048	0.049200	171.73	N/A

% Change 5th Year Comparison (Compare 2015 to 2010)

Taxing Unit	Assessed Value	Taxable Value	Rate per \$100	Tax Amount
BELL COUNTY ROAD	21.52%	21.52%	10.26%	33.99%
BELL COUNTY ROAD	21.52%	21.52%	0.00%	21.52%
CLEARWATER U.W.C.D.	21.52%	21.52%	-1.25%	20.06%
SALADO ISD	21.52%	21.52%	-3.22%	17.61%
VILLAGE OF SALADO	21.52%	21.52%	590.04%	738.57%

Year	M & O Rate	I & S Rate	Total Rate
2016	1.040000	0.235500	1.275500
2014	1.040000	0.251400	1.291400

THIS IS A PROVISIONAL TAX BILL: If the amount of the exemption from ad valorem taxation by a school district of a residence homestead had not been increased by the Texas Legislature, your tax bill would have been \$8,848.13. Because of action by the Texas Legislature increasing the amount of the residence homestead exemption, your tax bill has been lowered by \$67.44, resulting in a lower tax bill of \$8,780.69, contingent on the approval by the voters at an election to be held November 3, 2015, of a constitutional amendment authorizing the residence homestead exemption increase. If the constitutional amendment is not approved by the voters at the election, a supplemental school district tax bill in the amount of \$67.44 will be mailed to you.

Taxpayers who were 65 YEARS OF AGE or older, DISABLED, A DISABLED VETERAN OR UNMARRIED SURVIVING SPOUSE OF A DISABLED VETERAN on January 1 and have filed an APPLICATION for exemption may pay the taxes on their HOMESTEAD in four equal installments. I certify that I have filed an application for exemption and wish to pay these taxes in quarterly installments. I further acknowledge that this is the only notification that I will receive and that failure to make payments as stated will deem this agreement null and void, thereby resulting in possible accrual of penalties, interest, and collection fees. SIGNATURE

OWNER'S NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE & ZIP \_\_\_\_\_ SIGNATURE \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_ CONTACT NUMBERS \_\_\_\_\_

CHANGE OF ADDRESS OR OWNERSHIP CORRECTION

If the address shown on the tax bill is incorrect, PLEASE print the correct information below. If you recently purchased the property and our records do not show you as the current owner, complete this coupon and return it with a copy of proof of ownership Real Estate Contract, Warranty Deed, etc.). If you no longer own this property please indicate new owner's name and date of sale. Please date, sign and return this change immediately.

**The Salado Historical Society  
Salado, Texas**

Judy Fields

**GUIDELINES**

**FOR THE PRESERVATION, REHABILITATION AND CONSTRUCTION  
OF PROPERTY WITHIN THE SALADO HISTORIC DISTRICT**

The 71st Legislature of the State of Texas acknowledged the need to safeguard the special historical qualities of Salado by the creation of a Historic District, and further by the establishment of appropriate guidelines through which the Board of Directors of the Salado Historical Society could maintain those safeguards (H.C.R. 197). To that end the Salado Historical Society has created a Historic District Committee.

**I. HISTORIC DISTRICT COMMITTEE**

- A. APPOINTMENT AND COMPOSITION:** The Committee shall be composed of seven (7) members. The Historical Society Board of Directors shall appoint all members of the Committee. Four members shall represent the Historical Society, one member shall be recommended for appointment by the Bell County Historical Commission, one member shall be recommended for appointment by the Salado Chamber of Commerce for liaison purposes, and one member shall be appointed from the citizenry of the Village who has expertise in the architectural, building construction and realty fields. The Committee shall elect its own Chairman.
- B. TERM:** All members of the committee shall be appointed for staggered terms in order to maintain continuity of effort. Of the members representing the Society, each shall serve a three year term, The member from the Bell County Historical Commission shall also be appointed for a three year term, as shall the representative of the architectural, building and realty field. The liaison member from the Chamber of Commerce shall serve a one year term. All members may be reappointed for another term. No member may serve for longer than six consecutive years.
- C. PREREQUISITES FOR COMMITTEE MEMBERSHIP:** All members shall be residents of the Village of Salado, except that this may not be a requisite of the representative of the Bell County Historical commission. The majority of the members must own or rent property within the Historic District. All members shall have a demonstrated interest, competence and/or knowledge in historic preservation.

## About the Salado Historic District and these Historic District Guidelines

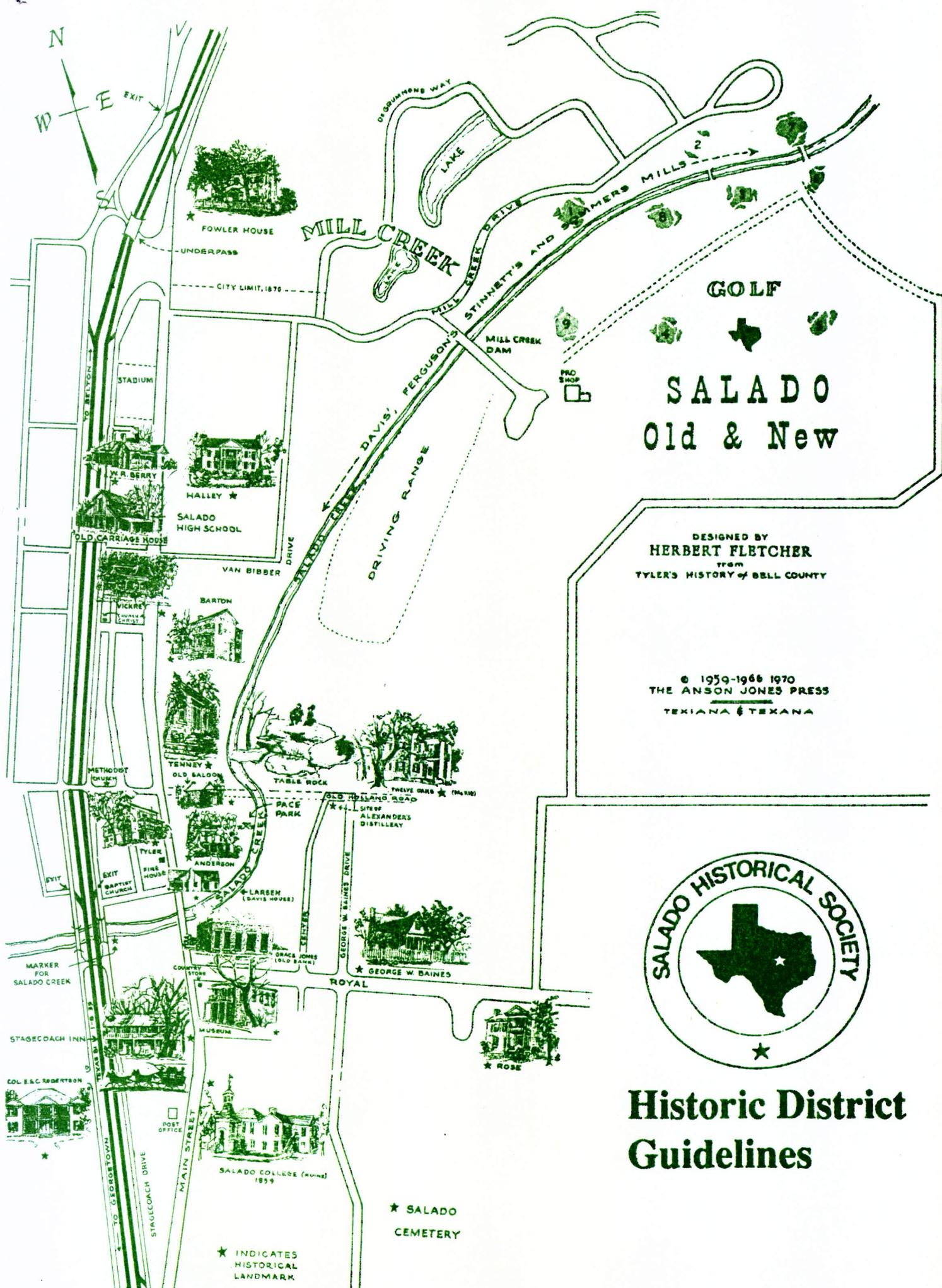
For those of us fortunate enough to live here, and for the thousands of visitors who travel through here every year, Salado is a very special place. The spirit of the village, the small town quality combined with a certain urban sophistication, the great old buildings from Salado's past, and the beauty and tranquility of Salado Creek all combine to make our village unique and lovely.

Because the preservation of the heritage of Salado is the most important project with which many of us can be involved, the establishment and maintenance of a historic district has become the highest priority of the Salado Historical Society. It is this preservation of our history, our constant struggle to save and protect our village and our steadfast effort to maintain the cleanliness of Salado Creek that brings visitors, and new residents to our village. Only through determined community effort have we been successful in maintaining our historic ambiance and environment.

In 1988 the concept of a Historic District in Salado was encouraged and supported by a Special Act of the Texas Legislature. At that time a 'historic district' was outlined on a community map, and those living and working within that area gave overwhelming approval for the establishment of the district. Guidelines written in conventional but easily understandable terms to describe those conditions necessary to perpetuate our heritage have been developed.

Our Guidelines are unique because Salado is the only unincorporated village in Texas attempting to preserve its historic qualities through such a document. The historic district guidelines of other small communities were of great assistance in the preparation of our Guidelines, but because the situation in Salado is unique, a large portion of this work is original.

These Guidelines have been endorsed by the Salado Chamber of Commerce, the Bell County Historical Commission, and the Texas Historical Commission.



GOLF

**SALADO**  
Old & New

DESIGNED BY  
**HERBERT FLETCHER**  
from  
TYLER'S HISTORY OF BELL COUNTY

© 1959-1966 1970  
THE ANSON JONES PRESS  
TEXIANA & TEXANA



**Historic District  
Guidelines**

★ SALADO  
CEMETERY

★ INDICATES  
HISTORICAL  
LANDMARK



- > Eminent domain
- >
- >
- > Major thoroughfares running through
- > neighborhoods to get to the Sanctuary,
- >
- >
- >
- > rezoning of the historic district,
- >
- >
- >
- > 15 years of tax breaks and 45 years of
- > effluent,
- >
- >
- >
- > expensive houses on postage stamp
- > lots
- >
- >
- > and much, much more.
- > All for a six acre
- > donation and \$1 million that no one's seen?
- > WHOSE SIDE ARE YOU ON? Billie Hanks or 2000 registered
- > voters?...and What's in it for you?
- >
- > Many of you have recently
- > said publicly and privately that the sanctuary is not
- > something that the people of Salado want. Yet you forced it
- > down the citizens throats and voted for it anyway. A
- > line in the sand of 10 years...somehow became
- > we got everything we wanted at 15 and 45 years.
- >
- > This morning, the price of
- > a barrel of oil was \$26.55. In August, Mr. Sulasky
- > said the price of oil had to be in the 65-70 range for the
- > development to progress, then in December, Mr. Hanks
- > exercised Sulasky's Disney magic dust and lowered
- > the trigger to \$50. That price is now 1/2 of
- > Hanks' projection. So where are the financials
- > to support this deal, the market study, the feasibility
- > study....anything that assures the people that you are
- > not potentially bankrupting the village out of promises
- > made or delivered by selfish interest rather than the
- > interest of the people of Salado???
- >
- > I ask that these written
- > comments be submitted for the record. Thank you.
- >
- >



## OPINION / SPEAKER REGISTRATION FORM

Welcome to the Village Board of Aldermen meeting. Your presence and participation are appreciated. You may make your opinion known on an issue and/or register to speak to the Mayor and Aldermen. Please turn this form in to the Village Secretary to be forwarded to the Mayor no later than five (5) minutes before the start of the meeting. Please step to the podium as soon as you are called by the Mayor. Clearly state your name and address before beginning your presentation. PLEASE LIMIT YOUR COMMENTS TO 3 MINUTES. If you have written notes or other material you wish to present to the Mayor and Aldermen, please furnish an **extra copy** for the Village files.

Name: Bonnie Smith  
Address: 717 Center Circle P.O. Box 553  
City / State / Zip: Salado TX 76571  
Telephone Number: (254) 541-1601

Board Meeting Date: 1/21/16

I wish to speak during the **Citizen Comments** portion of tonight's meeting about: (the Board will hear your comments/concerns but will not take action or vote):

I wish to speak about a specific topic on tonight's agenda. The item is (the Board will hear your concerns/comments when this item is brought to the floor):

I do not wish to address the Mayor and Board of Aldermen but do wish to register my opinion. Use the back of this sheet if necessary:

I ask the Mayor & Board to not approve  
the change in zoning for Areas A, B, D  
Preserve what we have left of  
Historic Salado



## OPINION / SPEAKER REGISTRATION FORM

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Name: LORIS WILLIAMS  
Address: 700 COLLEGE HILL DR  
City / State / Zip: SALADO, TX 78571  
Telephone Number: 254-231-6925

Board Meeting Date: \_\_\_\_\_

\_\_\_\_\_ I wish to speak during the *Citizen Comments* portion of tonight's meeting about: (the Board will hear your comments/concerns but will not take action or vote):

\_\_\_\_\_ I wish to speak about a specific topic on tonight's agenda. The item is (the Board will hear your concerns/comments when this item is brought to the floor):

\_\_\_\_\_ I do not wish to address the Mayor and Board of Aldermen but do wish to register my opinion. Use the back of this sheet if necessary:

I'm opposed to changing the zoning for all of A & D