



**REGULAR MEETING OF THE  
SALADO BOARD OF ALDERMEN**

**REGULAR MEETING AGENDA**

**6:30 P.M., THURSDAY, JULY 21, 2016  
MUNICIPAL BUILDING  
301 NORTH STAGECOACH, SALADO, TX  
BOARD OF ALDERMEN CHAMBERS**

**I. CALL TO ORDER**

1. Invocation/Moment of Silence
2. Pledge of Allegiance, Texas Pledge of Allegiance

("Honor the Texas flag: I pledge allegiance to thee, Texas, one state under God, one and indivisible.")

**II. PROCLAMATIONS / SPECIAL RECOGNITION**

3. Victor and Modene Marek presentation for Main Street renovations.
4. Proclamation for singer/songwriter Alex Harvey.

**III. PUBLIC COMMENTS**

5. Citizens who desire to address the Board of Aldermen on any matter may sign up to do so prior to this meeting. Public comments on issues not listed on the agenda will be received during this portion of the meeting. Comments related to items on the agenda will be received during consideration of the individual agenda item. Please limit comments to 3 minutes. No discussion or final action will be taken by the Board of Aldermen.

**IV. REPORTS**

Mayor's Report

Alderman Reports:

- Environmental/Deer Committee: Alderman Dankert
- ETJ/Annexation Committee: Alderman McDougal and Alderman Dankert
- Ordinance Committee: Alderman Williams and Alderman Coachman
- Main Street Committee: Mayor Pro Tempore Brown and Alderman Coachman

- Street Improvements Committee: Alderman McDougal
- Economic Development Committee: Alderman Coachman and Mayor Pro Tempore Brown
- Trails and Parks Committee: Alderman Dankert
- Public Safety/Emergency Management Committee: Alderman Dankert and Alderman McDougal
- Stagecoach/Wastewater Status Report: Mayor Pro Tempore Brown, Alderman Williams, and Administrator Foutz

Financial Report

**V. CONSENT AGENDA**

All items listed under this section, Consent Agenda, are considered to be routine by the Board of Aldermen and may be enacted by one motion. If discussion is desired by the Board of Aldermen, any item may be removed from the Consent Agenda at the request of an Alderman and will be considered separately.

6. Consider approving the Consent Agenda item:
  - a. Minutes, July 7, 2016, Regular Meeting.
  - b. Minutes, July 14, 2016, Regular and Workshop Meeting
  - c. Resolution (R-2016-143) of the Board of Aldermen of the Village of Salado, Texas, to provide preference to local bidders of Village contracts in accordance with Chapter 271 of the Local Government Code; establishing a Severability Provision and an Effective Date.

**VI. WORKSHOP AGENDA**

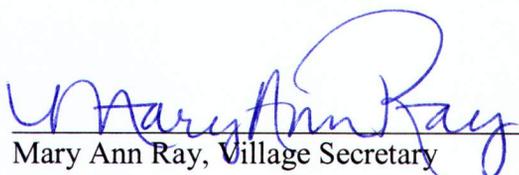
7. Discussion on water quality and usage of Salado Creek and springs within the Village limits.

**VII. ADJOURN**

The Village of Salado reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m. on **Monday, July 18, 2016**.

  
 Mary Ann Ray, Village Secretary

Removed from display: \_\_\_\_\_

Village of Salado, Texas  
**Board of Aldermen**  
**Minutes**  
**Regular Meeting**  
6:30 p.m. Thursday, July 7, 2016  
Municipal Building, 301 N. Stagecoach Road  
Salado, Texas

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

**Others Present:** Chrissy Lee, Planning & Development/acting Village Secretary; Jack Hensley, Chief of Police; Mary Poché, Executive Director, Chamber of Commerce/Tourism Bureau; Mary Ann Ray, Village Secretary.

**I. Call to Order.**

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

1. The Mayor opened the meeting with a moment of silence.
2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**II. Proclamations/Special Recognition.**

3. Susan Terry, Keep Salado Beautiful, Inc., announced that the organization received two awards at the Keep Texas Beautiful State Conference: the Governor's Community Achievement Award of Excellence and the Gold Star Affiliate. She outlined the accomplishments by the organization that led to the awards.

**III. Public Comments.**

4. Linda Reynolds, 507 Santa Rosa, thanked Chrissy Lee, Chief Jack Hensley, and Mayor Blancett for their efforts to rid her neighborhood of an eyesore, asked about missing exhibits that are referenced in the Village's Economic Development Policy, and asked about a rumor that all economic development efforts are focused on the south and east portions of town.

**IV. Reports.**

The Mayor asked to hold his report until last.

**Police Department Report.**

Chief Hensley reported that the General Orders are still under review by the Public Safety Committee. The Village will move forward with the Emergency Management Agreement

tonight. He said the replacement vehicle and equipment have been ordered; expect about 60 to 90 days for delivery. See attached report.

**Chamber of Commerce/Tourism Bureau Report.**

Chamber/Bureau Executive Director Mary Poché introduced Rebecca O/Connell, new administrative assistant who started at the end of May. She reported there will be a ribbon-cutting at Susan Marie's at 5:30 p.m. on July 19, 2016. She recapped recent events and announced upcoming events of the Chamber of Commerce. See attached report.

**Fire Department Report.**

Chief Shane Berrier reported that Salado Glassworks will do a benefit for the Fire Department from 10 a.m. to 4 p.m. on July 23, 2016. Other shops may join the effort as well. See attached report.

**Mayor's Report.**

The Mayor expressed concern about unfounded rumors that circulate around the Village. He gave an update on the construction of Interstate 35. He also reported that TxDOT has plans to make improvements to Main Street.

**V. Consent Agenda.**

5. Consider approving the Consent Agenda item:
  - a. Minutes, June 16, 2016, Regular Meeting.
  - b. Minutes, June 23, 2016, Workshop Meeting.
  - c. Amendments to the Economic Development Policy (Chapter 380 Policy).
  - d. Approval of an agreement with Bell County for Emergency Management Director/Coordinator

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

**VI. Regular Agenda.**

6. Presentation, discussion, and possible action on amendments to the Master Development Agreement (and associated Exhibit D – Tourism Marketing Agreement) with Stagecoach 1943, Limited Partnership, for redevelopment to the Stagecoach Inn and Restaurant.

Alderman Coachman outlined the amendments that are proposed by the developer. There was discussion about mineral rights and vacant buildings adjacent to the property.

*Alderman Coachman made a motion to accept the amendments to the Master Development Agreement (and associated Exhibit D – Tourism Marketing Agreement) with Stagecoach 1943, Limited Partnership, for redevelopment to the Stagecoach Inn and Restaurant, as presented, and return the agreements as amended to the developer. Mayor Pro Tempore Brown seconded. The motion carried unanimously.*

7. PUBLIC HEARING – Presentation, public hearing, discussion, and possible action on an ordinance (Ordinance 2016.10) implementing Industrial Waste Provisions on dischargers in the city limits; and providing for the following: Findings Of Fact; Enactment; Provisions, Including: Definitions; Purpose; Scope; Prohibitions; Chemical Discharges; Hazardous Metals; Maximum Particle Size; Stormwater and Unpolluted Drainage; Temperature; Radioactive Waste; Impairment of Facilities; Compliance; City Requirements; Review and Approval; Traps; Building Sewers; Sampling; User Surcharge; Power To Enter; Disconnect; Notice; Continued Prohibited Discharges; and Enforcement, including Criminal Fines not to exceed \$2,000.00 and Civil Penalties not to exceed \$2,000.00 per violation; Repealer; Severability; Effective Date; and Proper Notice & Meeting.

Mayor Pro Tempore Brown explained that this ordinance has been extensively reviewed by the Ordinance Committee with the safety for the Village and adaptability as highest priorities.

**Public hearing.**

The Mayor opened the public hearing with the gavel at 7:39 p.m. He called for speakers three times; none emerged. He closed the public hearing with the gavel at 7:39 p.m.

*Mayor Pro Tempore Brown made the motion to approve Ordinance 2016.10 as presented; Alderman McDougal seconded. The motion carried unanimously.*

**VII. Adjourn.**

*Mayor Pro Tempore Brown made the motion to adjourn; Alderman Coachman seconded.*

The Mayor adjourned the meeting at 7:40 p.m.

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Skip Blancett, Mayor

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Mary Ann Ray, Village Secretary

Village of Salado, Texas  
**Board of Aldermen**  
**Minutes**  
**Regular and Workshop Meeting**  
6:30 p.m. Thursday, July 14, 2016  
Municipal Building, 301 N. Stagecoach Road  
Salado, Texas

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

**Absent:** Alderman Amber Preston-Dankert.

**Others Present:** Kim Foutz, Village Administrator; Rick Kasberg, Kasberg, Patrick & Associates; Jake Blair, Kasberg, Patrick & Associates; Mary Ann Ray, Village Secretary.

**I. Call to Order.**

Mayor Blancett called the meeting to order at 6:30 p.m. and opened the meeting with prayer.

**II. Regular Agenda.**

1. Presentation, discussion, and possible action on the Master Development Agreement (and associated Exhibit D – Tourism Marketing Agreement) with Stagecoach 1943, Limited Partnership, for redevelopment to the Stagecoach Inn and Restaurant.

Clark Lyda of Stagecoach 1943, LP, gave an overview of the plans to renovate the Stagecoach Inn, and Restaurant, including the process review by the Texas Historical Commission.

*Alderman Coachman made a motion to authorize the Mayor to execute the Chapter 380 agreement with Stagecoach 1943, LP. Mayor Pro Tempore Brown seconded. The motion carried unanimously (4-0).*

The Mayor closed the Regular Session at 7 p.m. and called the Workshop Session to order.

**III. Workshop Agenda.**

2. Keep Salado Beautiful and Village of Salado long-range planning -- Susan Terry, Keep Salado Beautiful.

Ms. Terry provided a Return on Investment report (see attached). She explained that tracking volunteer hours is an important facet in determining grant recipients in the state, and she suggested that the Village designate an individual on staff to capture that data and to work with grants.

3. Update on Wastewater Capital Projects -- Rick Kasberg, Kasberg Patrick and Associates
  - a. Project schedule
  - b. Timing of bids
  - c. Other project issues

Rick Kasberg recapped progress made in the development of the Wastewater Treatment Plant. He discussed the project schedule, the upcoming bidding process, and property acquisition. He also reported on the requirements of federal and state agencies in developing the WWTP. There was discussion on extending the sewer to the hotels on the north side and the cost of other businesses and residences tying on to the system.

4. Discuss a proposal for geophysical survey using the electrical resistivity tomography (ERT) method for characterizing the proposed Salado Creek crossing location.

Administrator Foutz explained that the study is not required but could come up on the Section 7 permit.

Jake Blair explained that the study would ensure that the Village would know what is beneath the ground and could prevent drilling into a large, open space. He added that the study would not interfere with the spring downstream from the Village. The study would be funded with bond funds.

The Mayor closed the Workshop Session at 8:25 p.m. and re-opened the Regular Session.

#### **IV. Regular Session.**

5. Consider approval of a contract with Collier Consulting Inc. for a geophysical survey using the electrical resistivity tomography (ERT) method for characterizing the proposed Salado Creek wastewater line crossing location in an amount not to exceed \$18,590.

*Alderman Williams made a motion to approve contract with Collier Consulting Inc. for a geophysical survey as presented. Mayor Pro Tempore Brown seconded. The motion carried unanimously (4-0).*

The Mayor closed the Regular Session at 8:20 p.m. The Board went into Executive Session at 8:24 p.m.

#### **V. Executive Session.**

6. Conduct an executive session as authorized by Texas Government Code Section 551.072, Deliberations about Real Property, for the purchase of a site on the west side for a Wastewater Treatment Plant.

The Board emerged from Executive Session at 9:24 p.m.

Mary Ann Ray, Village Secretary

Skip Blancett, Mayor

The meeting was adjourned at 9:24 p.m.

**VI. Adjourn.**

# BOARD OF ALDERMEN

## AGENDA ITEM MEMORANDUM

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Item #6c  
Consent Agenda  
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**DEPT/DIVISION REVIEW:** Mary Ann Ray, Village Secretary

**ITEM DESCRIPTION:** Consider approval of a resolution (R-2016-143) to provide preference to local bidders of Village contracts in accordance with Chapter 271 of the Local Government Code; establishing a Severability Provision and an Effective Date.

**ITEM SUMMARY:** The Board of Aldermen approved a Purchasing Policy at its June 16, 2016, meeting with a provision that a resolution for local preference would be brought forth. This resolution allows the Village to award contracts to local bidders if certain requirements are met.

**COMMITTEE / STAFF RECOMMENDATION:** Staff recommends approval.

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

- R-2016-143, Local Preference Resolution



## **RESOLUTION R-2016-143**

### **LOCAL PREFERENCE**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, TO PROVIDE PREFERENCE TO LOCAL BIDDERS OF VILLAGE CONTRACTS IN ACCORDANCE WITH CHAPTER 271 OF THE LOCAL GOVERNMENT CODE; ESTABLISHING A SEVERABILITY PROVISION AND AN EFFECTIVE DATE.**

**WHEREAS,** Texas state law requires competitive bidding of all contracts greater than \$50,000 that are for goods, services and construction contracts in accordance with Chapters 252 and 271 of the Local Government Code; and

**WHEREAS,** The Village of Salado wishes to have local companies compete for contracts for goods, services, and construction projects because the local bidder offers the best combination of price and additional economic development opportunities for the Village, including employment of local residents; and

**WHEREAS,** the Local Government Code allows a municipality to give local preference to a bidder who is not the low bid if the local bidder meets the conditions of Section 271.9051;

**NOW, THEREFORE BE IT RESOLVED AND ORDERED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, THAT:**

#### **Section 1.**

The Village of Salado Board of Aldermen hereby authorizes Village staff when evaluating competitive bids to give local preference if the contractor meets the following requirements of Section 271.9051:

1. The local bidder's principal place of business is in the Village limits of Salado; and

2. The solicitation for bids of proposals for goods or services states that local preference may be considered in awarding the contract; and
3. Construction contract is for less than \$100,000 and a contract for goods and services is less than \$500,000; and
4. The local bidder is within 10 percent (10%) of the lowest price received; and
5. The Board of Aldermen determines in either the Resolution awarding the contract or in the minutes of the Board of Aldermen meeting that the local bidder offers the best combination of price and additional economic development opportunities for the Village, including the employment of local residents.

**Section 2.**

The ordinance does not prohibit the Village from rejecting all bids and proposals.

**Section 3.**

This Resolution shall take place upon its passage.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by a vote of  
\_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) to \_\_\_\_\_ (abstentions).

\_\_\_\_\_  
Skip Blancett, Mayor

ATTEST:

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Mary Ann Ray, Village Secretary