



**SPECIAL CALLED MEETING OF THE
SALADO BOARD OF ALDERMEN**

AGENDA

**RECEPTION HONORING OUTGOING VILLAGE
EMPLOYEES, 6:00 P.M.**

**6:30 P.M., THURSDAY, SEPTEMBER 29, 2016
MUNICIPAL BUILDING
301 NORTH STAGECOACH, SALADO, TX
BOARD OF ALDERMEN CHAMBERS**

I. CALL TO ORDER

II. REGULAR AGENDA

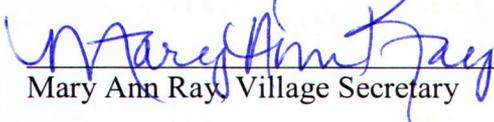
1. Presentation, discussion, and possible action on a resolution (Resolution R-2016-147) authorizing the submission of an application for funding through the Texas Parks and Wildlife Local Grants for Small Communities for a natural playscape at Pace Park.
2. Presentation, discussion, and possible action on a Resolution (R-2016-151) of the Board of Alderman of the Village of Salado, Texas, approving an Interlocal Agreement between the Village of Salado and JES Development Co. to allow use of the \$10,000 Park Dedication Fee paid by JES Development Co. as part of the matching funds for a grant for improvements at Pace Park.

III. 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, September 26, 2016.**


Mary Ann Ray, Village Secretary

Removed from display: _____

BOARD OF ALDERMEN

AGENDA ITEM MEMORANDUM

9/29/16
Item #1
Regular Agenda
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DEPT/DIVISION REVIEW: Amber Dankert, Parks and Trails Committee

ITEM DESCRIPTION: Grant Application to the Texas Parks and Wildlife Local Grants for Small Communities for a natural playscape at Pace Park

STAFF RECOMMENDATION: Staff recommends approval. The Parks and Trails Committee and the Citizens of Salado during a public meeting reviewed the plans, and recommend approval to submit the grant application.

ITEM SUMMARY AND ANALYSIS: Our Goal: To Build and create a natural playscape area to promote healthy childhood development through exploratory play

A natural playscape area allows free play in a stimulating earth-focused context– reaping many of the benefits of children unleashed in the great outdoors. The Pace Park playscape area will be constructed in a way that will provide control and security for parents so they can have more confidence in letting their children play freely.

Design goals.

- Provide a free, unstructured, creative environment that will build on nature’s stimulating play
- Provide space and opportunity for physical exploration and to accommodate varying abilities
- Manage risks reasonably to provide a safe environment
- Reduce costs for maintenance
- Introduces youth to the outdoors exercise to encourage lifestyle changes and to improve both physically and mentally health
- Will enhance the current beauty of Salado Creek and not be intrusive to the scenic landscape.

Example for attachments: Archaeology Dig – a sand pit for discovery of Salado artist-created “fossils”.

According to the grant application, the Board of Aldermen with public approval must agree:

1. That at no time will mining or drilling take place on proposed parkland; and
2. The Village of Salado is the rightful owner of the parkland.

FISCAL IMPACT: \$10,000 from Park Fee Fund and in-kind contributions not to exceed \$27,500.

ATTACHMENTS:

- Resolution R-2016-147, Resolution approving grant Application
- Preliminary Cost Estimates
- Design Options, Phase 1, 2 and 3
- Photographic examples of various natural playscapes



RESOLUTION R-2016-147

A RESOLUTION OF THE VILLAGE OF SALADO AS HERINAFTER REFERRED TO AS “APPLICANT”, DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HERINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HERINAFTER REFERRED TO AS THE “PROGRAM”, CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT (OR FOR THE TERM OF THE LEASE FOR LEASED PROPERTY) PUBLIC PARK AND RECREATIONAL USES.

WHEREAS, the Applicant is fully eligible to receive assistance under the Program; and

WHEREAS, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

THEREFORE, BE IT RESOLVED BY THE VILLAGE OF SALADO:

Section 1.

That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

Section 2.

That the Applicant hereby certifies that the matching share for this application is readily available at this time.

Section 3.

That the Applicant hereby authorizes and directs the Mayor to act for the Applicant in dealing with the Department for the purposes of the Program, and that the Mayor is hereby officially designated as the representative in this regard.

Section 4.

The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as the Natural PlayScape at Pace Park in the Village of Salado or

use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Section 5.

The Applicant hereby certifies that no mining or drilling will be allowed in Pace Park at this time or in the future.

**PASSED AND APPROVED by the Village of Salado by a vote of
_____ (ayes) to _____ (nays) to _____ (abstentions)
on this, the 29th day of September, 2016.**

Skip Blancett, Mayor

ATTEST:

Mary Ann Ray, Village Secretary

Pace Park Preliminary Cost Estimates

Date: September 20, 2016

Phase	Description	Unit	Quantity	Cost	Total
1	Clearing and Grading	Per Location	1	\$2,000.00	\$2,000.00
1	Perimeter Edging and Mulch	Linear Feet	400	\$10.00	\$4,000.00
1	Mulch	Cubic Yard	48	\$40.00	\$1,920.00
1	Landscape Areas	Per Location	2	\$600.00	\$1,200.00
1	Natural Scape Sand Box and Features	Per Location	1	\$5,000.00	\$5,000.00
1	Bouldering 2-5	Per Location	1	\$4,000.00	\$4,000.00
1	Bouldering Ages 5 and Up	Per Locaiton	1	\$16,000.00	\$16,000.00
1	Bouldering Pea Gravel	Tons	34.33	<u>\$30.00</u>	<u>\$1,029.90</u>
				Net Phase 1	\$35,149.90
Phase					
2	15' x 15' Pavilion with BBQ	Per Location	5	\$12,000.00	\$60,000.00
Phase					
3	Grading, Removal, Hauling, Stockpiling	Cubic Yard	2962	\$8.00	\$23,696.00

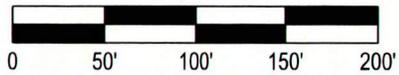
PACE PARK

TRAILS AND PARKS DESIGN OPTION 1

SEPTEMBER 2016



SCALE: 1"=100'



PHASE ONE

1. Natural Scape Sand Box
2. Bouldering Level 1
3. Bouldering Level 2
4. Playground Edging
5. Landscape Areas
6. Graded Parking Areas
7. Park Benches

PHASE TWO

1. 15'x15' Covered Pavillion
2. Set in place BBQ Pits

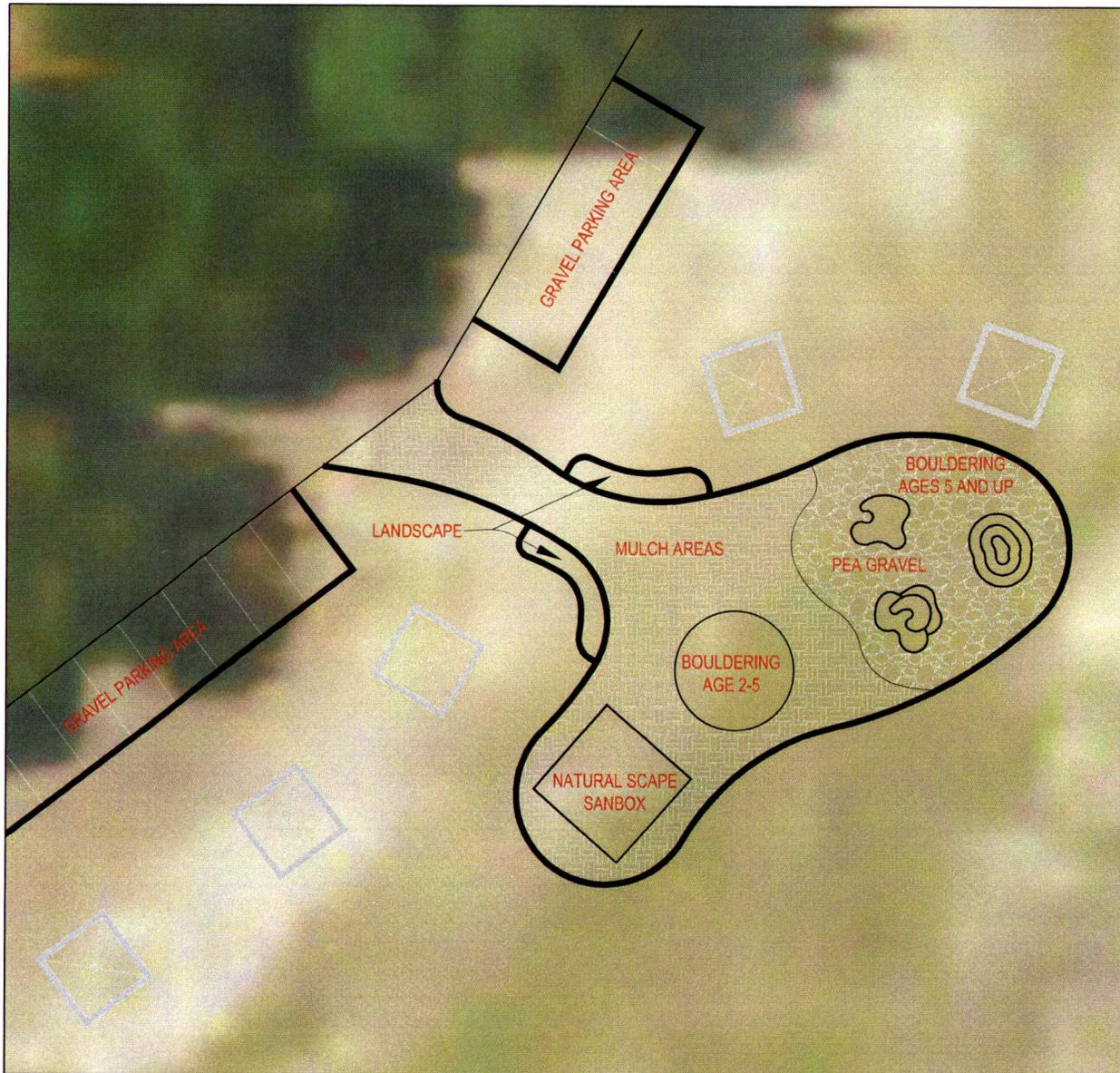
PHASE THREE

1. River rock removal.
Approximately 20,000 Sqft.
Assumed



PACE PARK

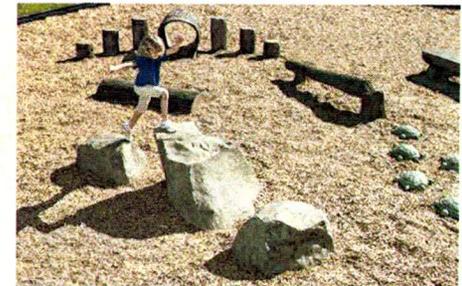
PHASE ONE



NATURAL SCAPE SAND BOX



BOULDERING AGES 2-5

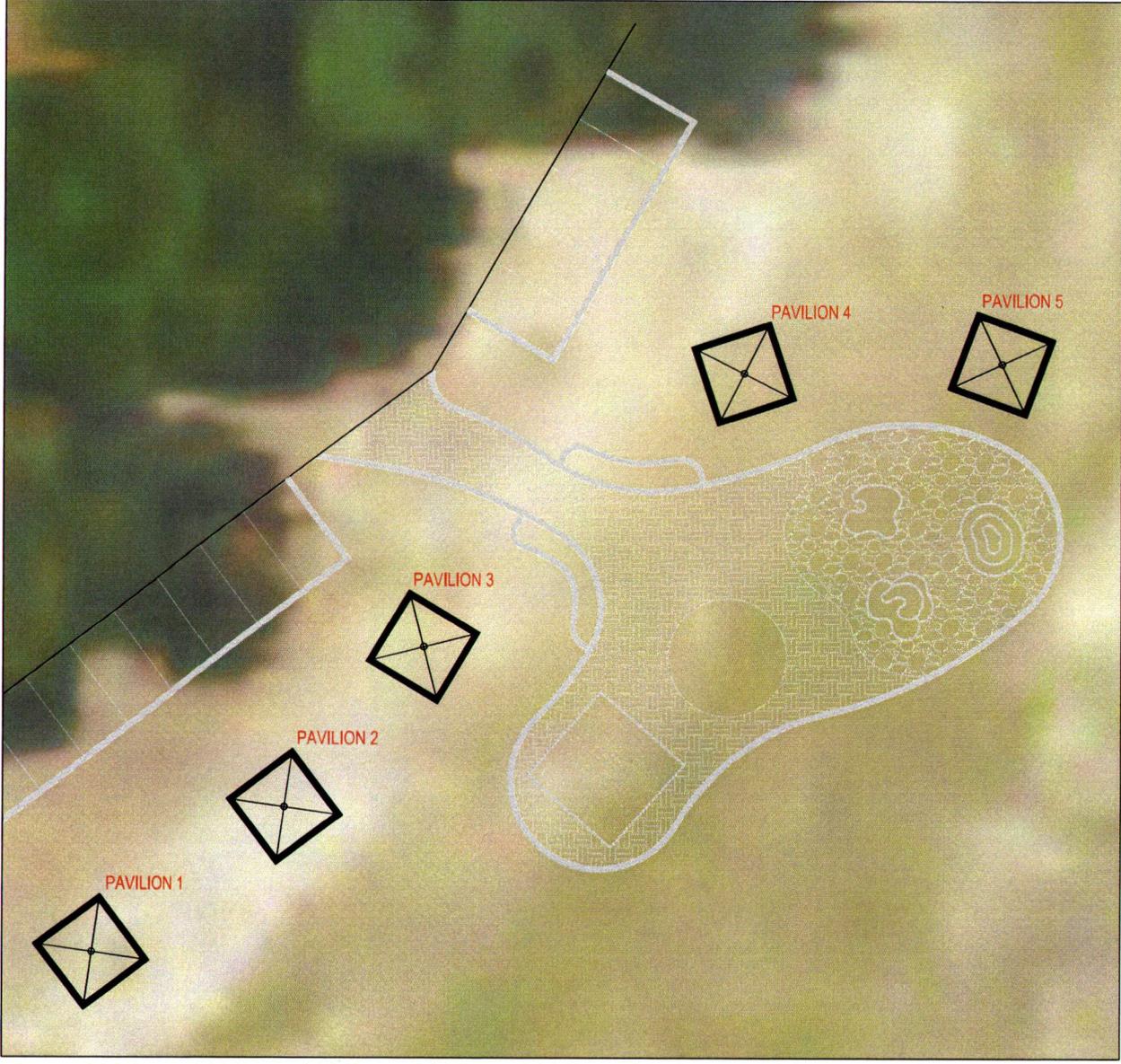


BOULDERING AGES 5 & UP



PACE PARK

PHASE TWO



SAMPLE PAVILION 1



SAMPLE PAVILION 2

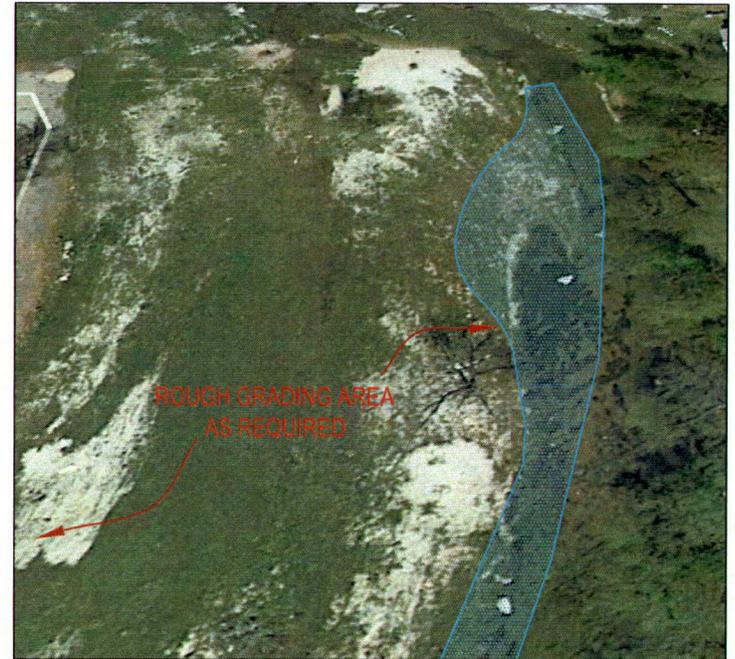


PACE PARK

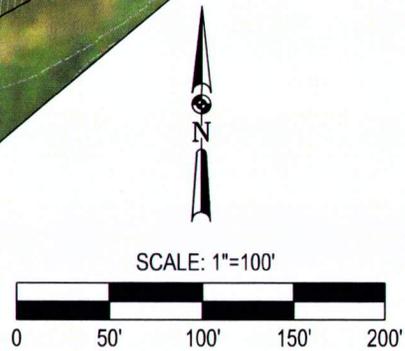
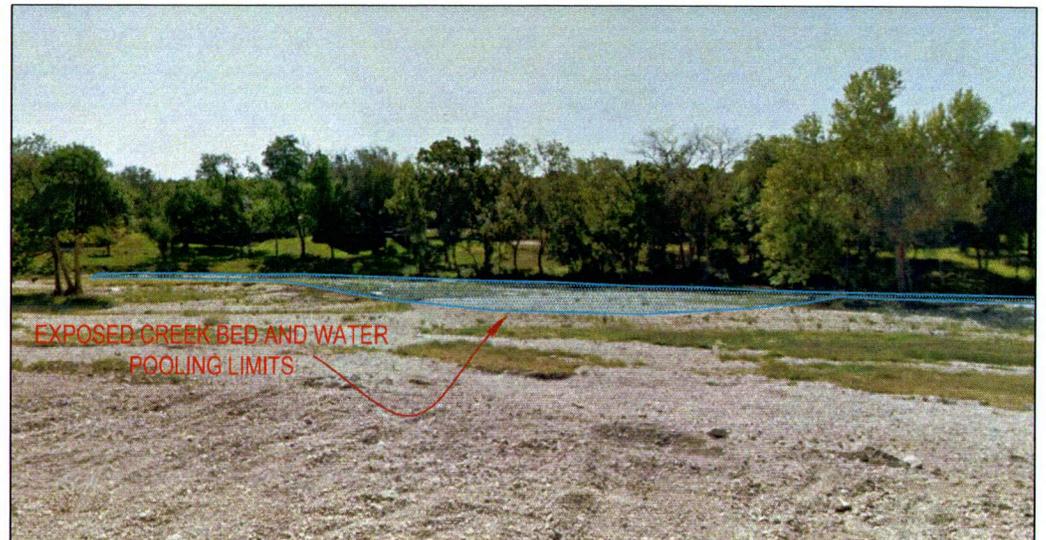
PHASE THREE



AERIAL VIEW



ROAD VIEW





















BOARD OF ALDERMEN

AGENDA ITEM MEMORANDUM

9/29/16
Item #2
Regular Agenda
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DEPT/DIVISION REVIEW: Amber Dankert, Parks and Trails Committee

ITEM DESCRIPTION: Presentation, discussion, and possible action on a Resolution (R-2016-151) of the Board of Alderman of the Village of Salado, Texas, approving an Interlocal Agreement between the Village of Salado and JES Development Co. to allow use of the \$10,000 Park Dedication Fee paid by JES Development Co. as part of the matching funds for a grant for improvements at Pace Park.

STAFF RECOMMENDATION: Staff recommends approval.

ITEM SUMMARY AND ANALYSIS: When JES Development Co. applied for voluntary annexation of the Hidden Glen Development to the Village of Salado, the Company made a \$10,000 donation to the Park Fee Fund in lieu of establishing a park. The Village wishes to use those funds as part of the matching portion for the Texas Parks & Wildlife grant for a natural playscape in Pace Park. Jim Markel, the developer of Hidden Glen, has agreed to allow the Village to use that \$10,000 donation as matching funds for the grant.

FISCAL IMPACT: \$10,000 from Park Fee Fund.

ATTACHMENTS:

- Resolution R-2016-151, Resolution to use Park Fee Funds
- Interlocal Agreement with JES Development Corp.



RESOLUTION 2016-151

A RESOLUTION OF THE BOARD OF ALDERMAN OF THE VILLAGE OF SALADO, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE VILLAGE OF SALADO AND JES DEVELOPMENT CO. TO ALLOW USE OF THE \$10,000 PARK DEDICATION FEE PAID BY JES DEVELOPMENT CO. AS PART OF THE MATCHING FUNDS FOR A GRANT FOR IMPROVEMENTS AT PACE PARK.

WHEREAS, JES Development Co. paid a \$10,000 park dedication fee in lieu of dedicating a park on the property developed in the Village of Salado, commonly known as Hidden Glen; and

WHEREAS, JES Development Co. has agreed to allow the Village of Salado to use the \$10,000 to be used as part of matching funds for a grant that will provide improvements to Pace Park; and

WHEREAS, the Board of Alderman finds that it is in the best interest of the Village and its residents to enter into a Park Dedication Fund agreement, attached as "Attachment A," between the Village of Salado and JES Development Co.

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

Section 1.

The agreement attached as "Attachment A" between the Village of Salado and JES Development Co. for the use of Park Dedication Funds is hereby approved.

Section 2.

The Mayor is authorized to enter into the agreement attached as "Attachment A".

PASSED AND APPROVED by the Board of Alderman of the Village of Salado this,
the 29th day of September, 2016 by a vote of
____ (ayes) to ____ (nays) to ____ (abstentions).

Skip Blancett, Mayor

ATTEST:

Mary Ann Ray, Village Secretary

PARK DEDICATION FUND PAYMENT AGREEMENT

This Agreement is by and between the Village of Salado, a general law municipality in the State of Texas and located in Bell County, Texas, (the "Village") and JES Development Co., a limited liability company of the State of Texas ("Developer").

WHEREAS, the Village of Salado is a general law municipality in the State of Texas, and as such is authorized to regulate development and require parkland for the benefit of the Village; and

WHEREAS, the Village has entered into a development agreement with the Developer for development within the Village; and

WHEREAS, the Developer has agreed to pay the Village ten thousand dollars (\$10,000) in lieu of dedicating parkland for the benefit of the residents for the Village pursuant to Section 4.4 of the Village of Salado Subdivision Ordinance;

WHEREAS, the Board of Alderman finds that this Agreement will ensure complete implementation of the payment to the Park Dedication Fund created by the Subdivision Ordinance; and

WHEREAS, the Village of Salado finds that the following provisions are reasonable and necessary for the acceptance of Park Dedication Fund payments.

NOW THEREFORE, for and in consideration of the mutual covenants and obligations hereinafter set forth, and for other good and valuable consideration the Village and Developer herein bargains, covenants, and agrees with one another as follows:

A. Purpose

This Agreement serves as a statement or exchange of promises between the Village and Developer. It is enacted to provide clear responsibilities and duties for the payment in lieu of parkland by the Developer and acceptance thereof by the Village pursuant to Section 4.4 of the Subdivision Ordinance.

B. Definitions

1. **Agreement:** this Agreement.
2. **Payment:** the payment of money in lieu of parkland dedication pursuant to Section 4.4 of the Subdivision Ordinance.
3. **Park Project Grant:** the grant is for bouldering improvements to Pace Park.

C. Village Approval

The Payment will only be accepted upon Village Board of Alderman approval, to be evidenced by execution of this Agreement.

D. Payment Details and Use

By signing this Agreement, the Parties acknowledge and agree that:

1. Developer agrees to pay ten thousand dollars (\$10,000) to the Village in lieu of parkland dedication;
2. The Village agrees to deposit the funds in the Park Dedication Fund and to use the funds for park purposes, specifically as matching fund for the Pace Park bouldering project grant;
3. The Village will use the funds in compliance with Section 4.4 of the Village's Subdivision ordinance;
4. If any funds are not used for the Park Project described above, the Village agrees to use the funds only for park projects as allowed by Village ordinance.

E. Notice

Any notice and/or statement required by this Agreement, shall be addressed to the following addresses or at such other addresses specified by written notice in accordance with this Agreement:

If to the Village:

Village of Salado
Attn: Mayor Skip Blancett
301 N. Stagecoach Road
P.O. Box 219
Salado, TX 76571

If to the Developer:

Jim Markel
Director of Acquisitions and Development
Affordable Equity Partners, Inc.
3290 Northside Parkway NW, Suite 300
Atlanta, GA 30327
Phone: 404-841-2227
Fax: 404-816-1804

F. Transferability

Except as may otherwise be expressly provided herein, the rights and obligations created by this Agreement may not be transferred or assigned to another party without the express written consent of all Parties.

G. Governing Law

The laws of the State of Texas shall govern any disputes or conflicts that arise under the terms of this Agreement. The venue for all legal actions involving this Agreement shall be El Paso County.

H. Entire Agreement

This Agreement represents the entirety of the agreement between the Village and Developer with respect to the subject matter hereof, of the payment in lieu of parkland dedication, unless otherwise approved in writing by both parties.

I. Other Documents

The Village and Developer agree to execute such further documents, and to take such further acts, as may be necessary or required to carry out the terms of this Agreement.

J. Amendments

This Agreement may be amended only by a signed writing by the Village and Developer.

K. Severability

The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application thereof to any person or circumstance shall ever be held by any agency or court of competent jurisdiction to be unenforceable, invalid or unlawful for any reason, the remainder of this Agreement shall not be affected thereby.

L. Third Party

Except as specifically and expressly provided, the terms and provisions of this Agreement are for the sole benefit of the Village and Developer, and no third party whatsoever is intended to benefit from this Agreement.

M. Counterparts

This Agreement may be executed in any number of counterparts, and it will not be necessary that the signatures of all Parties be contained on any one counterpart. Additionally, for purposes of facilitating the execution of this Agreement: (a) the signature pages from separate, individually executed counterparts of this Agreement may be combined to form multiple fully executed counterparts; and (b) a facsimile signature will be deemed to be an original signature for all purposes. All executed counterparts of this Agreement will be deemed to be originals, but all counterparts, when taken together, will constitute one and the same instrument.

Executed to be effective as of the ____ day of _____ 2016.

Village of Salado:

by _____
Skip Blancett, Mayor

Developer:



Jim Markel, Director of Acquisitions and Development