

May 2014

OUTREACH Village of Salado Newsletter

THANK YOU!!!

A big **THANK YOU** to our citizens who have asked for better communication from your Village government. The Village of Salado's very first newsletter, the **OUTREACH**, is an attempt at meeting that request. We hope to keep you informed about the issues and events that are presented to the Village Mayor and Board of Aldermen. Each month, the **OUTREACH** will be distributed with the assistance of the Salado Village Voice, and will feature articles written by members of the BOA, Mayor, City Administrator, Police Chief, and Tourism.

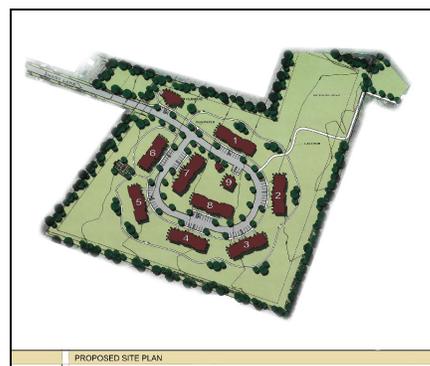
Again, THANK YOU, and enjoy!

Mayor Danney McCort

- Continue working on preparation for a possible sewer system for the downtown and west side. This includes determining costs, feasibility, obtaining more citizen input, etc. Four major studies have been completed. A committee representing chamber members, other business owners, Village officials, and residential property owners is being formed.
- Continue recruiting new businesses for the west side of I-35. An overlay is in progress to maintain the ambiance of Salado and this will be part of the Economic Development Plan which is for 5 and 10 year periods.
- Continue revising city ordinances. Zoning ordinances have been revised. Subdivision ordinances along with full revision of the sign ordinances is in the review process at this time.
- Expansion of enforcement duties have been completed and streamlined for efficiency and financial savings.
- We are still in the process of annexing property into the Village. We are negotiating with Belton for a land exchange in the ETJ of Belton and Salado (Land swaps north and south of Amity Roads).
- Continue utilizing the skills and expertise of the City Administrator, Jim Reed, and his assistant, Jim Martin.

Proposed Hidden Glenn Senior Residential Development

- Provides excellent opportunity for local residents, age 62 and over, to down size to a maintenance free apartment.
- Property will be properly maintained and property will have long-term ownership.
- Property will have on-site management and maintenance during the day, with 24 hour on call service.
- Property will add approximately \$5,500 in tax revenue for the Village and will add approximately \$55,000 in tax revenue to the school district with no student impact to enrollment.
- The development would be funded by tax credits awarded to JES Development by Texas Department of Housing and Community Affairs, which are sold to businesses such as banks and other investors for as much as 80-90 cents on the dollar.
- Development will have 50 units consisting of 1 and 2 bedroom, with rents from \$530 to \$695.
- Total development cost will be approximately \$6,400,000.
- Clubhouse/leasing office will feature meeting room with kitchen, exercise room, computer room and laundry services. Programs and activities will be offered to residents.
- JES Development and its sister companies have been in business for over 20 years. They currently manage directly over 6500 units of housing and have an ownership interest in over 15,000. They operate mainly in Missouri, Texas, Georgia, South Carolina and New Mexico.



City Administrator Jim Reed of CTCOG



This newsletter is an outstanding opportunity for the Village to reach out to the citizens of Salado. The challenge of working for a governmental entity is that many times the pace of getting work products ready for consideration by the Board of Aldermen can sometimes move so fast that there isn't a lot of additional time for meeting with citizens. With that in mind, here are the top projects we are working on for you, our citizens:

Stagecoach Sewer Acquisition - We are close to the final stages on the agreements with Mr. Foster. The wheels of government can move slowly, but be assured that the commitment of the Village is still focused on getting this deal done. This acquisition will be the first step in the ultimate goal of providing a sewer system to the Village on a phased basis.

Sewer Bond Proposal - The next step toward our sewer system is a bond proposal to be voted on in November. It is our goal to have a firm proposal, complete with cost estimates to the voters for public discussion no later than August 1st. That will leave over three months for public meetings and informational sessions.

Ordinance Reviews - We want to systematically review the various ordinances that are intended to guide growth and development for the Village. Each of these reviews will culminate with two public hearings to give ample opportunity for public input.

It is CTCOG's pleasure to serve this wonderful community. Thank you for the trust and confidence you have placed in us.

Alderman Michael McDougal

Two of my board assignments are serving on the West I-35 Overlay committee and the Sewer Development Committee. Both of these committees are most functional as we strive to improve our Village planning and operations.

The West I-35 Overlay Committee works directly toward the established concept of providing sensible attractive and doable ordinances for the properties west of I-35. We strive to insure that new businesses are attracted to the Village and that they provide an attractive landscape for their customers to shop and visit. Each property must "fit" into the ambiance, culture and well-known hospitality of the Village.

The Sewer Committee has made significant strides in placing a bond proposal on the November ballot for you to decide on. Our first of several town hall was on April 21, there will be more to come. This is an excellent opportunity for your good ideas to be surfaced and for your BOA to answer your questions about the bond proposal. Many citizens have already expressed good ideas for the BOA to consider and we have done so. However, my view is that we need "a lot more" community input as we move forward.

Thanks for reading

Alderman Fred Brown



We each have our story. Some of us were born here. Some of us visited one time and knew this was the place we wanted to move to. No matter what the story, we live in one of the most unique places in all of Texas. We live here because it is a relaxed way of life. We are here because we have the best schools in the country. We have a world class golf course. We live here because people wave at each other when they pass and people know your name. When one of us is hurt, or Mother Nature surprises us, the community comes to our aid. It is a place all Texans know of, but a place that only a few get to enjoy on a daily basis. It's our Home! It's our Salado.

As the state continues to grow and more and more people move into our community, we need to be ready to welcome them as our neighbors, but as we do we need to plan for orderly growth without losing the charm and the history that is Salado.

As things change, we need to have input and help from our citizens as we deal with critical issues that come with growth. Let's all strive to work together for a better tomorrow as we protect the past and plan for the future.