

**Village of Salado, Texas**  
**Special Called Meeting**  
**Board of Aldermen**  
Meeting Minutes  
Municipal Building, 301 N. Stagecoach Drive  
6:30 p.m., Thursday, August 17, 2015

**I. Call to Order.**

Mayor Skip Blancett called the meeting to order at 6:32 p.m.

Present: Mayor Pro Tempore Fred Brown, Alderman Amber Preston Dankert, Alderman Frank Coachman, Alderman Michael McDougal.

Others present: Kim Foutz, Village Administrator; Jack Hensley, Chief of Police; Mary Ann Ray, Village Secretary.

Citizen David Gardner led the invocation.

The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**II. Regular Agenda.**

Mayor Blancett welcomed everyone what promised to be an historic meeting for the Village of Salado. He explained the evolution of negotiations with Sanctuary Development Company. He explained that the Board of Aldermen and Sanctuary representatives would adjourn to Executive Session for no more than 10 minutes. The Board then adjourned to Executive Session at 6:40 p.m.

**III. Executive Session.**

The Board of Aldermen met in Executive Session pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney); 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); and 551.087 (Economic Development).

**IV. Regular Session.**

The Board of Aldermen reconvened into Regular Session at 6:50 p.m. The Mayor thanked Robert Sulaski, president of Sanctuary Development Company, for coming from North Carolina to meet with citizens and turned the floor over to him.

Mr. Sulaski introduced the members of his team and outlined his plans for development of the Sanctuary, a proposed development to the south that will include residences, apartments, retail and restaurants, a boutique hotel, a parking garage, parks, and an 1,800-

seat indoor music venue. He described fixtures such as streetlights and other embellishments that will lend to the charm of both the Sanctuary and the Village.

He said that the property along the northeast boundary of the development to be donated by Billie Hanks would be large enough for a sewer station that can handle 600,000 gallons a day.

He said that while the land in question is currently in the extraterritorial jurisdiction, the entire development would be annexed into the Village. The area along FM 2268 would be the first developed and will include retail, the boutique hotel, and the music venue.

He said the development would donate 6.0 acres for the wastewater treatment plant. He also said that imminent domain would be a part of the development agreement.

Mayor Blancett announced that the Board of Aldermen would adjourn to Executive Session at 7:50 p.m.

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

The Board of Aldermen met in Executive Session pursuant to Texas Government Code Sections 551.071 (Consultation with Attorney); 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); and 551.087 (Economic Development).

#### **VI. Regular Session.**

The Board of Aldermen reconvened into Regular Session at 8:22 p.m.

*Alderman McDougal made the motion to approve the Wastewater Service Agreement and the Donation Agreement subject to the Village Attorney and staff refining and finalizing the agreement language reflecting the terms, conditions, and changes agreed upon today and authorizing the Mayor to execute the agreements no later than August 20. Mayor Pro Tempore Brown seconded.*

Discussion:

Mayor Pro Tempore Brown spoke about how the original plans for Sanctuary did not include annexation, but now the entire development will come into the Village, contributing to the tax base and helping the economy. The agreement with the Sanctuary will benefit the entire Village because of the wastewater plant.

Alderman Dankert called for the question.

*The motion passed by a vote of 3 to 1 (Alderman Dankert).*

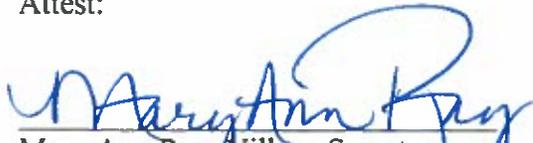
**VII. Adjourn.**

Before accepting a motion to adjourn, Mayor Blancett lauded the members of the Board of Aldermen for taking their time in negotiating an agreement that is mutually beneficial to the Village and the Sanctuary.

*Alderman Coachman made the motion to adjourn. Alderman Dankert seconded. The meeting was adjourned at 8:30 p.m.*

  
Skip Blancett, Mayor

Attest:

  
Mary Ann Ray, Village Secretary