

Village of Salado, Texas  
**Board of Aldermen**  
**Minutes**  
**Regular Meeting**  
6:30 p.m. Thursday, February 18, 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; Dottie Palumbo, Village Attorney; Mary Ann Ray, Village Secretary.

**I. Call to Order.**

1. Mayor Blancett opened the meeting with prayer.
2. The Mayor led the Pledge of Allegiance and the Texas Pledge of Allegiance.

**II. Reports.**

Aldermen gave their committee reports. Mayor Pro Tempore Fred Brown reported that the Village has applied to the Texas Parks and Wildlife Department for a grant that would be used to build a 10-foot trail parallel to Main Street. Alderman McDougal announced the crack seal program will start earlier this year than last. In 2015, the Village completed 20 lane-miles of crack seal last year, and plans are to exceed that number this year. He also reported that no I-35 main lane closures are expected in the next two weeks in the Village. Divider panels are being installed.

**III. Proclamations / Special Recognition.**

None.

**IV. Public Comments.**

3. King Copeland, P.O. Box 192165, Dallas, Texas 75219, expressed outrage over open meetings violations and the decision to annex the Sanctuary development and provided a written statement for the record (see attached). He also provided a copy of the 2014 Open Meetings Act and copies of two Texas Ethics Commission forms for all members of the Board of Aldermen: Local Government Officer Conflict Disclosure Statement and Personal Financial Statement.

Maurice Striegler, 901 Salado Oaks Drive, asked why he has yet to receive a response to an open records request that was forwarded to the Attorney General for a decision.

Larry Sands, 2300 Indian Trail, commented about Billie Hanks, Jr.'s foresight in envisioning the Sanctuary development.

Debbie Harrison, 231 College Hill, said she believes the Sanctuary development will be good for Salado.

Darlene Walsh, 1110 Mill Creek Drive, commented about spot zoning and preferential treatment and distributed a handout to the BOA members (see attached).

Linda Reynolds, 507 Santa Rosa, pointed out that none of the Aldermen live near the proposed zoning changes. She also addressed the possibility of the Village taking Main Street back from TxDOT and issues that would arise from such a move.

Terry Crowell, 1501 Elizabeth Circle, spoke about an open letter to the BOA he sent and asked it to be entered into the record (see attached).

Randi Bingham, 3306 Chisholm Trail, asked everyone to be the vision for Salado and welcome the growth and economic possibilities the Sanctuary will bring.

## **V. Consent Agenda.**

### 4. Consider approving the Consent Agenda items:

- a. Minutes, January 30, 2016, Special Called Meeting and Retreat
- b. Minutes, February 4, 2016, Regular Meeting
- c. 1) an amendment to the wastewater treatment plant Operations and Services Agreement with Lawson Water & Wastewater Solutions, Inc., and 2) purchase of testing equipment in an amount not to exceed \$2,000.
- d. A first amendment to an Interlocal Contract between Dallas County Schools d/b/a/ Texuserve and the Village of Salado to Enforce and Administer the School Bus Safety/Stop Arm Enforcement Program effective January 4, 2016, increasing the Village's share of monies collected from 12.5 % to 20 %.

*Alderman McDougal made a motion to approve the Consent Agenda as presented. Mayor Pro Tempore Brown seconded. The motion carried unanimously.*

## **VI. Regular Session.**

5. Presentation, discussion, and possible action on an ordinance creating PDD No. 2, authorizing zoning of 57.985 +/- acres to PDD-C (Planned Development District

Commercial), generally located at the southeast corner of FM 2268 and I-35 frontage road (Area C).

Administrator Foutz gave a brief recap of the annexation and zoning applications process, including the difference between concept plans, construction plans, final plats and developmental site plans.

Mayor Blancett listed several developments that will be built in the area surrounding Salado over the next five years and the need for the Village to protect itself from the encroachment of other communities. He added that Billie Hanks, Jr., agreed to take the 3.12 acres in the Historic District that had been proposed for rezoning to Commercial out of the rezoning proposal. He opened the floor for citizen comments:

Jill Shipman, 711 College Hill, said that Salado has the opportunity to develop a wonderful partnership with the Sanctuary.

Maggie McGraw, 2175 Staghorn Lane, said that she does not want to see the Village pay for infrastructure for new growth and not get anything out of it.

Mark McGraw, 2175 Staghorn Lane, said that he believes development is inevitable and that the Village should have the means in place to control it.

Danney McCort, 406 Royal View, expressed concern about the negative aspects to growth.

James Haney, 501 Santa Rosa, said he realizes Salado needs to grow but wants to see the Village retain its historic identity.

Mayor Blancett closed the floor for citizen comments.

*Alderman Coachman made a motion to approve Ordinance 2016.04, PDD No.2, as presented. Alderman McDougal seconded. The motion carried unanimously.*

Village Attorney Palumbo pointed out two technical corrections, saying that technical corrections that don't affect the substance of the ordinance can be made at this point. A staff directive in red ink on Page 8 will be removed from Section 4.7(g), and "or residential" will be added to Section 4.4 on Page 7.

*Alderman Coachman made motion to strike the red directive from Section 4.7(g) on Page 8 and add "or residential" to Section 4.4 on Page 7. Alderman McDougal seconded. The motion carried unanimously.*

6. Presentation, discussion, and possible action on an ordinance creating PDD No. 3, authorizing zoning and rezoning of: 1) 53.922 +/- acres to PDD-MU (Planned Development Mixed Use), generally located at the northeast corner of FM 2268 and I-35 frontage road and identified as Area A, and 2) 197.265 +/- acres to PDD-MU (Planned Development Mixed Use), 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 and identified as Area B.

*Alderman McDougal made a motion to approve Ordinance 2016.05, PPD No. 3, as presented. Alderman Coachman seconded.*

Discussion:

There was discussion about deed restrictions; subsequent purchases of land from the current developer and potential land uses; and excluding certain types of businesses in Mixed Use zoning. Mayor Pro Tempore asked Alderman McDougal's permission to amend the motion on the floor; Alderman McDougal gave permission to amend the motion.

*Mayor Pro Tempore Brown made a motion that the entrance to Salado Oaks Drive on the east end shall be gated for emergency access only. Alderman McDougal seconded.*

Village Attorney Palumbo pointed out that this language will be added to Section 4.10, Transportation. She also said to remove a similar staff directive technical error on Section 4.8(g) on Page 9 and add "or residential" to Section 4.4 on Page 7.

*Alderman Coachman made a motion to strike the staff directive from (g) Page 9 of 25 and add "or residential" to Section 4.4 on Page 7 or 25. Mayor Pro Tempore Brown seconded.*

Discussion:

Administrator Foutz explained that all design standards must come before the BOA for approval and will be enforced by the BOA and the property owners' association.

*The amendments to the motion carried unanimously.*

Alderwoman Dankert expressed her reservations about this zoning request and explained why she will vote against it.

*Alderman McDougal made a motion to approve the ordinance with all amendments. Alderman Coachman seconded.*

Mayor Blancett said that because the Planning and Zoning Commission voted to recommend denial of this request, the BOA vote must be a supermajority (either 5-0 or 4-1).

*The measure was approved by a 4-1 vote. Voting for the measure were Mayor Pro Tempore Brown, Alderman Coachman, Alderman McDougal, and Alderman Williams. Voting against the measure was Alderman Dankert.*

**VII. Adjourn.**

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

Mayor Blancett adjourned the meeting at 8:12 p.m.

  
Skip Blancett, Mayor

  
Mary Ann Ray, Village Secretary





## OPEN LETTER TO THE BOARD OF ALDERMEN AND MAYOR, VILLAGE OF SALADO

Thank you for reading this letter. And the citizens of Salado thank you.

Lady and Gentlemen of the Board of Aldermen and Mr. Mayor. I told the Board at an open meeting about a month ago that Billy Hanks and the Sanctuary Development Corporation had "pulled the wool over the Boards eyes" and this is the reason why. The threat of building a MUD for the Sanctuary to operate under would have cost them many millions of dollars, up front, which they didn't have. They needed Salado's sewer system so they would have the affluent water to service their subdivision. Even if they had the money to build their sewer plant they wouldn't have had the people to draw their black water from that could furnish enough affluent water to operate their subdivision. This would only be after they had completed all of their construction and sold the units and had people living on the property. I am sure that they would have to purchase additional water to do what they

Are planning on doing. It is my opinion that the Board should have called Mr. Hanks bluff. As everyone knows, the Board and it's negotiating member did not and worse they gave the Sanctuary tax credits and other benefits.

Then even worse still, they got nothing in return. Most important , the Village did not get a construction schedule for any part of the project. The Village will be going to a lot of expense and get no tax income from any part of the Sanctuary for many years to come.

I am sure that the location planned for the site of the sewer plant is NOT the correct location for plant of this nature. The location for the plant is/or will require a lift of sewage approximately 96 feet from the area of Royal and Main streets.

There will be a need for expensive equipment to start out. A heavy duty pump/pumps will be required for the first drop of fluid to be pushed towards the sewer plant that is now projected to be on Sanctuary property.... It has been estimated to require 45 pounds of pressure. There will be the need for pipe size reduction and extra pumps to keep the sewage traveling at a

Good rate of flow. With that being said, let's plan on an initial pipe line measuring 24 inch and then a reduction to 12 inch pipe. To make sure that the

Equipment is working properly AT ALL TIMES will require personnel ( high price) to be constantly monitoring the pumping stations.

### **THIS WILL BE THE START OF A DISASTER.**

If the pumps fail or are stopped due to a power failure, I.e. A lightning strike during a thunderstorm, guess what is going to happen. Not only will the pumps will shut down,

POSSIBLY, the back flow preventers, if installed, will fail as well, allowing the backward flow of raw sewage. As this raw sewage comes back down the hill it will start spewing out of very open drain, be it a sink in bathrooms, or kitchens, any bathtubs, showers, toilets, etc. In every business that has been hooked up to the line at an extremely high rate. This will flood every business, bed and breakfasts or any residential home, restaurant or anything or anyone hooked up to the line. There will be no place to hide. The spillage could run as far back as Hidden Springs, maybe The Holiday Inn before settling down to destroying everything up to possibly the Post Office.

After this catastrophic happening the entire sewer system would be rendered out of service and no one would be able to flush any toilet or drain any water from any faucet. The Salado business district as well as the Village of Salado would become another "Love Canal".

For your info a 24 inch pipe will carry 2,350 gallons per 100 feet and a 12 inch will carry 588 gallons per 100 feet. You can figure the distance between Royal and Main and the location of the sewer plant then divide the distance by 100 then multiply that number by either 2,350 or 588 to come up with the number of gallons that will be flooding into all of the businesses and other buildings rendering buildings useless forever. I am guessing that maybe 140,000 gallons of raw sewage, being gravity fed, would meet up with maybe another 100,000 gallons already in the line heading for Royal and Main. Should the two come crashing together... I wouldn't want to be close by Main Street or anywhere the sewer line was. I am not able to compute the pressure this raw sewage would have as it came down hill but I would guess it to be pretty high. You never would be able to get the stink out of the buildings. Sewage is computed at approximate 10 pounds per gallon.

Therefore, after talking to numerous engineers their comment was , **"You don't build sewer plants on top of mountains/hills and you don't put a lightning rod in your basement."**

**Terry Crowell**