

**Village of Salado**  
**Salado Municipal Building**  
**301 N. Stagecoach**  
**Salado, Texas**  
**Minutes of Special Meeting of Board of Aldermen**  
**April 8, 2019 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:31 p.m. by Mayor Skip Blancett.

Board Members Present: Mayor Skip Blancett, Mayor Pro-tem Frank Coachman, Aldermen Andy Jackson, Michael Coggin, and Michael McDougal.

Staff Present: Village Administrator Don Ferguson, City Secretary Cara McPartland, and City Attorney Bertha Ontiveros (via phone conference)

### **1. Executive Session**

Discuss issues relating to a proposed amendment to the Master Development Agreement between the Village of Salado and Stagecoach 1943, LP, executed July 14, 2016, including related documents and deeds for the 2.092 acre site and payments related to the decommissioning of the wastewater treatment plant, pursuant to Chapter 551.071 (Legal Matters), Chapter 551.087 (Economic Development Matters), and Chapter 551.072 (Real Estate Matters) of the Texas Government Code. (*Village Administrator*)

Mayor Blancett adjourned Open Session and convened into Executive Session at 6:32 p.m., pursuant to Chapter 551.071 of the Texas Government Code to discuss legal matters, Chapter 551.087 to discuss economic development matters, and Chapter 551.072 to discuss real estate matters related to a proposed amendment to the Master Development Agreement between the Village of Salado and Stagecoach 1943, LP.

Mayor Blancett adjourned Executive Session and reconvened Open Session at 7:18 p.m.

No action was taken in Executive Session.

### **2. Discussion and Possible Action**

Discuss and consider possible action approving a proposed amendment to the Master Development Agreement between the Village of Salado and Stagecoach 1943, LP, executed July 14, 2016, including related documents and deeds for the 2.092 acre site and payments related to the decommissioning of the wastewater treatment plant. (*Village Administrator*)

Village Administrator Ferguson explained the proposed amendment would result in potential expedited removal of the old Stagecoach treatment plant. Stagecoach owners requested an amendment that would allow them to acquire the plant property and assume responsibility for decommissioning the plant. He stated the current agreement calls for transfer of the property after decommissioning, but the owners have indicated they can have the plant decommissioned faster and

at less cost. Village Administrator Ferguson advised under the proposed amendment, the Village would have no liability for any action related to decommissioning of the plant. He noted that Stagecoach owners would be responsible for any and all liabilities associated with decommissioning, the removal process, or any enforcement actions that might occur. He stressed that Stagecoach owners could not begin any decommissioning work on the plant until Texas Commission on Environmental Quality (TCEQ) has signed off on the transfer of ownership, which would be executed upon approval of the amended agreement. He noted there is a companion ordinance that accompanies the amended agreement, which will be considered as part of the motion on this item. He advised the second and final reading is scheduled for Thursday, April 11, 2019. He summarized key provisions of the amendments to the agreement and stated the Village still has an obligation to pay an amount not to exceed \$100,000 in decommissioning costs and the Stagecoach property is still required to connect to the new Salado Wastewater System.

Discussion addressed anticipated legal fees.

Mayor Pro-tem Coachman moved to postpone action on this item until such time that a representative of Stagecoach 1943, LP can be present for discussion and to answer any questions. Alderman McDougal seconded. Motion carried on a vote of 4-0.

Village Administrator Ferguson advised a second and final reading has been posted on a special meeting agenda for Thursday, April 11, 2019. Discussion followed on procedural matters related to ordinance readings, agenda postings, and possible special meeting dates. Consensus was reached to schedule the second and final reading on the Board's next regular meeting date of Thursday, April 18, 2019.

### Adjournment

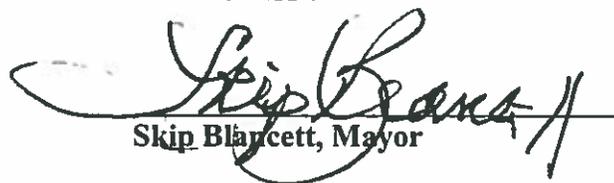
Alderman Jackson moved to adjourn. Alderman McDougal seconded. Mayor Blancett called the meeting adjourned at 7:30 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 18<sup>th</sup> of April, 2019.

APPROVED:

  
Skip Blancett, Mayor

ATTEST:

  
Cara McPartland, City Secretary

