

VILLAGE OF SALADO
SALADO MUNICIPAL BUILDING, 301 N. STAGECOACH - SALADO, TEXAS
SPECIAL BOARD OF ALDERMEN MEETING
JULY 31, 2017
MINUTES

The Board of Aldermen meeting was called to order at 6:05 p.m. by Mayor Skip Blancett.

Board Members Present: Mayor Skip Blancett, Aldermen Andy Jackson, Frank Coachman, Michael McDougal and Mayor Pro-tem Fred Brown. Alderman Amber Dankert was absent.

Staff Present: Village Administrator Don Ferguson

WORKSHOP

WORKSHOP WITH MEMBERS OF THE SALADO CHAMBER OF COMMERCE BOARD OF DIRECTORS TO DISCUSS ISSUES RELATING TO THE EXISTING CONTRACT BETWEEN THE SALADO CHAMBER OF COMMERCE AND THE VILLAGE OF SALADO, TEXAS. *(MAYOR SKIP BLANCETT)*

Mayor Blancett welcomed members of the Chamber of Commerce Board of Directors who were in attendance and indicated the purpose of the meeting was to determine a path forward for the relationship between the Chamber of Commerce and the Village.

Mayor Blancett said discussions have been underway with representatives of the Salado Chamber of Commerce regarding the proposed termination of the Village's Funding and Operating Agreement with the Chamber. Recognizing the Chamber's financial resources are somewhat limited, Mayor Blancett said the Village recently presented the Chamber with three (3) scenarios that were developed to assist the Chamber with the transition out of its current agreement with the Village.

At the request of the Mayor, Village Administrator Don Ferguson provided the following details on the referenced scenarios.

Scenario #1 The Village would terminate the current agreement with the Chamber and would lease a small amount of space from the Chamber for use as the Visitors Center. Under this scenario, the Chamber would be responsible for operating costs (phone, internet, etc.) associated with the space leased by the Village.

Scenario #2 The Village would terminate the current agreement with the Chamber and assume the Chamber's current leasehold for use as a Visitor's Center and allow the Chamber to have an office in the Visitors Center. Under this scenario, the Village would be responsible for operating

costs (phone, internet, etc.) associated the space leased by the Village.

Scenario #3 The Village would terminate the current agreement with the Chamber and would lease a small amount of space from the Chamber for use as the Visitor's Center. In addition, the Village would allocate approximately \$9,000 a month from the Village's General Fund to the Chamber for services. Under this scenario, the Chamber would be responsible for operating costs (phone, internet, etc.) associated with the space leased by the Village.

Ferguson said Scenario #2 would help rebuild the Chamber's fund balance while at the same time allowing for the operation of a Visitor's Center.

He said the Village's legal counsel reviewed Scenario #2 and indicated there would be no problem with the Chamber subleasing its current leasehold to the Village for use as a Visitor's Center, provided the Chamber's landlord is comfortable with a subleasing arrangement. In addition, Ferguson said the Village could allow the Chamber to have office space in the Visitor's Center, at no cost, if the Chamber agreed to help answer phones and staff the Center in times of need. He said such an office arrangement would need to be in writing.

Chamber President Dave Swarthout indicated support for Scenario #2 and the office option with the understanding that the Village would lease the Visitor's Center Space from the Chamber for a three (3) year period. Rather than the Village paying separately for utilities, Swarthout said these costs could be included in the monthly lease payment.

Members of the Chamber Board, present at the meeting, echoed Swarthout's support for Scenario #2 with the office space option.

Swarthout said the Chamber is currently making debt service payments on a recently secured loan to fund finish out of the Chamber's leasehold.

Mayor Pro-tem Fred Brown suggested the Chamber roll the amount of its debt service payment, along with utilities, into the lease payment that would be charged the Village.

The Mayor and Aldermen stated their support for moving forward with Scenario #2 with the Chamber office option, as discussed, and requested the Village staff draft the necessary document to formally consider at a meeting in the near future.

With there being no further business, the Mayor Adjourned the workshop at 6:45 p.m.



Skip Blancett, Mayor



Don Ferguson, Village Administrator
Acting City Secretary