

**Village of Salado
Salado Municipal Building
301 N. Stagecoach
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
September 21, 2017**

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Skip Blancett.

Mayor Blancett gave the Invocation and the Aldermen led the Pledge of Allegiance to the United States and Texas flags.

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

Staff Present: Village Administrator Don Ferguson and City Secretary Cara McPartland

Citizens Communications

No citizen comments were heard.

1. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of September 7, 2017.
- B. Approval of August 2017 Financial Statements for the Village of Salado.
- C. Approval of the Quarterly Investment Reports for Fiscal Year 2016-2017 for the Village of Salado.

Village Administrator Ferguson requested continuance of Consent Agenda Item 1C until the Board's next meeting. Mayor Pro-tem Brown moved to approve all Consent Agenda items, as presented, with the exception of pulled Consent Agenda Item 1C. Alderman Dankert seconded. Motion carried on a 5-0 vote.

Proclamation

Mayor Blancett spoke on the importance of the U.S. Constitution and presented a proclamation to Dorothy Wooten and Jerrie Harrison, representatives of the Betty Martin Chapter of the National Society of the Daughters of the American Revolution (NSDAR), who spoke on their organization's history.

Alderman McDougal introduced Salado ISD student and National Merit semi-finalist Kayla Manning, who has achieved an extremely high degree of academic success.

Harker Heights Rotary Club President Richard Bean presented a challenge to the Board to participate in his organization's annual dodgeball tournament charity event, which was accepted by Mayor Blancett.

2. Status Reports

- Status report on wastewater issues (*existing Stagecoach plant and improvements, proposed wastewater system permit, rates and impact fees*).

Village Administrator Ferguson reported the agreement with HDR for development of impact fees is being finalized and anticipated the Board's appointment of an impact fee advisory committee at its next meeting. He advised that interviews for project manager candidates are scheduled and easements are being reviewed by legal counsel.

- Status report on Main Street Improvement Project

Village Administrator Ferguson reported on a recent Texas Department of Transportation (TxDOT) meeting to review public comments on improvements such as sidewalks and lighting. He anticipated posting of review responses within two weeks and felt that most of the requested changes will be met. Projected start of construction is Spring 2019 and the design process is ongoing, with no final decisions yet on signage or type of lighting. Mayor Blancett spoke on the meeting's efficiency, responsiveness, and organization, as well as TxDOT's willingness to help the Village complete the project and assist in securing necessary funding for ADA-accessible features.

- Status report on Salado Art and Cultural District

Village Administrator Ferguson reported on a recent meeting with the Texas Commission on the Arts (TCA) to help secure funding for special events. Program requirements were discussed, including moving forward with the Village of Salado and Public Arts League of Salado (PALS) working together to best meet those requirements. He noted that the TCA is extremely complimentary and supportive of Salado.

- Status report on Village of Salado Technology Improvement Plan

Village Administrator Ferguson reported on efforts to provide a more cost-effective solution to the Village's current software/hardware/networking/internet/phone services that will improve security and efficiency.

- Status report on 2017 Salado National Night Out

Salado Police Chief Rick Ashe reported on events scheduled to date and asked the public to let him know if they would like to organize a neighborhood party.

In addition, Village Administrator Ferguson advised that an ordinance amendment will be brought before the Board in the near future relating to allowed construction times.

Citizens on Patrol (COP) representative Larry Nathanson spoke on upcoming October meetings, including the Mill Creek Community Association picnic. Mayor Blancett spoke of a school lockdown and asked that everyone be vigilant about reporting any suspicious behavior. Mayor

Pro tem Brown clarified a recent letter to the editor about the Village's EDA grant and stressed that the Village received \$1,000,000 in grant funding, not \$1,500,000. He provided details on the Village's use of Hotel Occupancy Tax (HOT) funds and explained that there was no inappropriate use of HOT money.

3. Discussion and Possible Action Regarding Fiscal Year 2017-2018 Budget Matters

- A. Hold a public hearing and consider action regarding the Proposed Fiscal Year 2017-2018 Budget for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson highlighted specific funds, including the General Fund, and funds related to wastewater, hotel occupancy tax, municipal court, police vehicle replacement, and noted certain revenues/expenditures and associated projections and trends. He reviewed the proposed tax rate, which is lower than the current tax rate.

Mayor Blancett opened the public hearing and announced the first and second call for speakers.

Tim Fleischer of 912 Cedar Park Circle stated that the Village of Salado has the most generous homestead/exemption and tax freeze policy. He said those exemptions can be addressed in 2019. He provided scenarios of typical tax bills for those receiving certain types of exemptions or a tax freeze.

After announcing the third and final call for speakers and hearing none, Mayor Blancett closed the public hearing.

- B. Discuss and consider action regarding an ordinance of the Village of Salado adopting the Fiscal Year 2017-2018 Budget; declaring findings of fact; providing an effective date; providing a severability clause; and providing an open meetings clause. (*Village Administrator*)

Alderman McDougal moved to approve the Fiscal Year 2017-2018 Budget, as presented. Mayor Pro-tem Brown seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider approval of an ordinance of the Village of Salado, Texas, setting a property (ad valorem) tax rate; approving the Fiscal Year 2017-2018 ad valorem tax rate and levy of \$0.536200 per one hundred dollars (\$100) of assessed valuation of all taxable property within the corporate limits of the Village; providing for an exemption on residence homesteads; providing for exemptions for individuals who are disabled or 65 years of age or older; providing for penalties and interest; providing for severability; providing for repealing conflict; providing for proper notice and meeting; providing for engrossment and enrollment; providing for notification to assessor; and providing for publication and effective date. (*Village Administrator*)

Village Administrator Ferguson requested to continue this item until the Board's Special meeting on September 28, 2017.

Mayor Pro-tem Brown moved to continue this item until the Board's Special meeting on September 28, 2017 at 5:30 p.m. Alderman Coachman seconded. Motion carried on a vote of 5-0.

4. Discussion and Possible Action

- A. Discuss and consider possible action approving a proposed lease agreement between the Village of Salado and the Salado Chamber of Commerce. (*Village Administrator*)

Village Administrator Ferguson noted two changes to the agreement regarding the effective date (October 1, 2017) and a rent reduction to take place in 2019 when the Chamber makes its final loan payment.

Alderman Coachman moved to approve the agreement, as presented. Mayor Pro-tem Brown seconded.

Discussion addressed lease agreement provisions relating to the Chamber's loan payments; pro-ration of space utilized by the parties; in-kind arrangement for use of Chamber staff; payment of utilities from the Village's HOT funds; reasoning for the agreement's 3-year term; inclusion of a termination clause; price per square foot for rental space; and the Chamber's role as a non-profit that helps to promote tourism. Alderman McDougal supported the Chamber of Commerce, but said he did not favor the agreement's 3-year term and questioned the Village's HOT funds paying for all of the phone/internet costs. Mayor Pro-tem Brown felt that the agreement saves costs and wisely uses HOT funds to promote tourism. Chamber representative David Swarhout echoed Mayor Pro-tem Brown's comments and stated that the Museum and Chamber are both non-profit organizations that put money back into the community and promote Salado.

Hearing no further comments, Mayor Pro-tem Brown called the question. Motion carried on a vote of 4-1. Alderman McDougal voted against.

- B. Discuss and consider possible action relating to the recommended modification of the design plans for the proposed Salado Wastewater Project and the possible authorization to release the Wastewater Project for bid. (*Village Administrator*)

Village Administrator Ferguson reported that HDR has completed its review and found very few issues of concern, such as responsibility for costs associated with grinder pumps, decommissioning of old septic systems, future capacity questions, and sewer main sizing. He recommended approval of the modifications to design plans, as presented, and authorization to staff to release the project for bid. He noted that environmental monitoring will be contracted separately.

Alderman Jackson moved to approve the modified design plans and to authorize releasing the Wastewater Project for bid, as presented. Alderman Coachman seconded. Motion carried on a vote of 5-0.

Mayor Blancett thanked Jake Blair of Kasberg Patrick & Associates Engineering for an excellent job.

- C. Discuss and consider possible action regarding a proposed extension of the depository agreement between the Village of Salado and Horizon Bank relating to wastewater bond proceeds. (*Village Administrator*)

Village Administrator Ferguson explained the need to extend the current depository agreement in accordance with the Board's prior direction. He advised that the proposed extension provides for a one percent (1%) interest rate on the wastewater bond account, instead of the one-half percent (½%) interest rate in the current agreement.

Mayor Pro-tem Brown moved to approve the depository agreement extension, as presented. Alderman Jackson seconded. Alderman McDougal asked if this extension is a bid item. Village Administrator Ferguson explained that this is an amendment to the current agreement. Motion carried on a vote of 5-0.

- D. Discuss and consider issues regarding the creation of a Pace Park Advisory Board. (*Village Administrator; no action will be taken*)

As the Board has been named as trustees of Pace Park, Village Administrator Ferguson stated there is a need to appoint a Pace Park Advisory Board comprised of various stakeholders. He suggested a 7-member advisory board to be appointed at the Board's next meeting, composed of at least 5 or 6 members belonging to aforementioned stakeholder groups, with the remaining seat(s) designated as at-large positions.

Mayor Blancett was pleased with progress made at tonight's meeting on key issues and commended Board members.

Adjournment

Hearing no further business, Mayor Blancett called the meeting adjourned at 8:10 p.m.

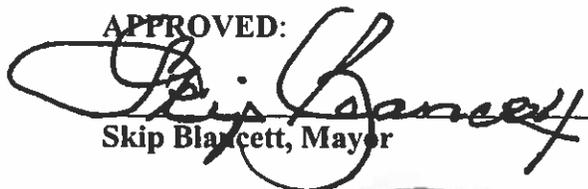
Recorded by:



Cara McPartland

These minutes approved on the 5th of October, 2017.

APPROVED:


Skip Blancett, Mayor

ATTEST:



Cara McPartland, City Secretary

