



**MEETING OF THE**

**SALADO BOARD OF ALDERMEN**

**MUNICIPAL BUILDING - 301 NORTH STAGECOACH**

**BOARD OF ALDERMAN CHAMBERS**

**THURSDAY, FEBRUARY 5, 2015**

**WORKSHOP AGENDA – IMMEDIATELY FOLLOWING REGULAR AGENDA**

1. Discuss a proposed Outdoor Events Ordinance.
2. Discuss amending the Parks Ordinance to allow alcohol with special events.
3. Discuss Development Fees.

**REGULAR MEETING AGENDA  
SALADO BOARD OF ALDERMAN**

**THURSDAY, FEBRUARY 5, 2015 6:30 P.M.  
MUNICIPAL BUILDING  
301 NORTH STAGECOACH, SALADO TX  
BOARD OF ALDERMAN CHAMBERS**

**I. CALL TO ORDER**

1. Invocation / Moment of Silence
2. Pledge of Allegiance, Texas Pledge of Allegiance

("Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.")

**II. REPORTS**

Announcements concerning items of community interest. No action will be taken or discussed.

Mayor's Report:

Aldermen Updates:

- Environmental Report – Alderwoman Dankert
- Ordinance Committee Report – Aldermen Fields & Coachman
- Main Street Report – Mayor Pro Tem Brown
- Street Improvement Committee – Alderman McDougal

**III. PROCLAMATIONS** – n/a

**IV. PUBLIC COMMENTS**

3. Citizens who desire to address the Board of Alderman on any matter may sign up to do so prior to this meeting. Public comments on issues not listed on the agenda will be received during this portion of the meeting. Comments related to items on the agenda will be received during consideration of the individual agenda item. Please limit comments to 3 minutes. No discussion or final action will be taken by the Board of Alderman.

**V. CONSENT AGENDA**

All items listed under this section, Consent Agenda, are considered to be routine by the Board of Alderman and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda at the request of any Alderman and will be considered separately.

4. Consider approving the Consent Agenda items:

**Minutes**

- (A) January 15, 2015 Regular Meeting.
- (B) January 22, 2015 Special Called Meeting.

**VI. REGULAR AGENDA**

**Resolutions** – n/a

**Public Hearings / Ordinances**

5. Hold a public hearing and consider adopting an ordinance amending ordinance 2012.03, Building Permits and Building Codes as follows:
  - (A) Adopting the 2009 International Existing Building Code with local amendments; and
  - (B) Adopting the 2009 International Fire Code with local amendments; and
  - (C) Adopting the 2009 International Fuel Gas Code; and
  - (D) Repealing the 2009 International Electrical Code;
  - (E) Adopting the 2011 National Electric Code;
  - (F) Adopting the 2009 International Residential Building Code with local amendments; and
  - (G) Adopting the 2009 International Mechanical Code with local amendments; and
  - (H) Adopting the 2009 International Energy Conservation Code with local amendments; and
  - (I) Amending the Plan Review and Inspections and Permit Application Sections providing authority to the Village Administrator
6. Hold a public hearing and consider adopting an ordinance establishing the duties and supervisory role of the Village Administrator

**Miscellaneous**

7. Presentation by Tim Brown, Bell County Commissioner, requesting a resolution of support by the Village of Salado for a Bell County Hotel Occupancy Tax
8. Consider and take action on a Concept Plan of Amity Estates, a ±177.473 acre, Five Phase, 197 lot, residential subdivision, located at the southwest corner of West Amity Road FM 1670 located in the Extraterritorial Jurisdiction of Salado
9. Presentation by the US Department of Agriculture regarding controlling the buzzard population in Salado

**VII. EXECUTIVE SESSION**

10. Discuss the Sanctuary project.

11. Discuss the Robertson Tract project.
12. Discuss a possible appointment to the position of Assistant to the Village Administrator.

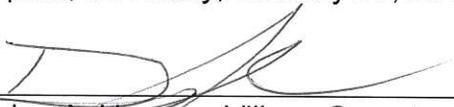
**VIII. REGULAR SESSION**

13. Ratify an appointment to the position of Assistant to the Village Administrator.

The Village of Salado reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m., on Friday, January 30, 2015.

  
\_\_\_\_\_  
Douglas A. Hansen, Village Secretary

Removed from display: \_\_\_\_\_

Village Board of Aldermen  
**Regularly Scheduled Board of Aldermen**  
**Meeting Minutes**  
Municipal Building, 301 N. Stagecoach Rd.  
Thursday, January 15, 2015 6:30pm

**Members present:** Skip Blancett, Fred Brown, Michael McDougal, Amber Preston Dankert, Frank Coachman, Hans Fields

**Members Absent:** None.

**Others Present:** Kim Foutz - Village Administrator, Douglas Hansen – Village Secretary, Jack Hensley - Chief of Police, Debbie Charbonneau – Executive Director

**I. Call To Order :** Mayor Blancett called the meeting to order at 6:30pm, quorum present.

1. Larry Wolfe lead the invocation.
2. Pledge of Allegiance and Texas Pledge of Allegiance were recited.

**II. Reports:**

**Mayor's Report:** The Mayor announced that negotiations were ongoing for the Sanctuary project, the largest development Salado has contemplated. The Village is establishing three committees to lay the foundations for this and other development projects. Everyone in the Village should be able to have a say in how the Village moves forward; the committees will communicate with citizens as frequently as possible. These projects will set precedents for how Village development will proceed and how the Village protects its historic and cultural importance.

The Development / Economic Development Agreement Committee will examine the technical specifications of projects, including details like streets, parks, and landscaping. It will describe the details of the deal including timing, roles, costs, and funding incentives. The members of the Development / Economic Development Agreement Committee are Frank Coachman, Fred Brown, Dave Broecker, and Steve Irving.

The Wastewater Committee will examine the details of the wastewater treatment and sewer project, to include financial contributions, land right of use, permits, timing, and ownership of the project. This committee will have a long life. The members of the Wastewater Committee are David Olson, Hans Fields, Travis Quicksall, and Fred Brown.

The Extra-Territorial Jurisdiction (ETJ) and Annexation Committee was originally the Zoning Committee. It will examine how other cities handle ETJ and annexation, voluntary annexation, ETJ agreements, and development agreements. The ETJ / Annexation Committee members are Amber Dankert, Michael McDougal, a representative of Bartlett Realty, Larry Sands, and Claire Hartman.

Next Monday at 3:00 p.m., the Mayor will have a meeting with Roger, the CEO of Sanctuary. There will be no negotiations at this meeting; it will be a question and answer session.

**Aldermen Updates:**

Alderman Dankert announced that she is looking into complaints about buzzards at the creek. She and Alderman McDougal had a meeting with Parks and Wildlife earlier on January 15<sup>th</sup>. There is a six week process to work with Bell County to remove the birds. Aldermen Dankert and McDougal also discussed addressing the problem of excessive deer in the city by getting permits from Parks & Wildlife to remove them. Alderman Dankert said that the Village had provided incorrect documents to the Salado Village Voice previously and that she would provide the correct documents in the future.

Mayor Pro Tem Brown reported that Main Street had an excellent feel during Christmas and that a contract with Texas A&M would aim to give Main Street that feel year-round.

Alderman McDougal reported that there will be ads placed for bids for the construction on Mill Creek Dr, Thomas Arnold, and Salado Plaza. The ads will be placed on Sunday February 1<sup>st</sup> and Sunday February 8<sup>th</sup>. Pre-bids will be

Tuesday February 10<sup>th</sup> and Open bids will be February 17<sup>th</sup>. The bids will be considered by the board at the first board meeting in March. Construction should begin approximately April 1<sup>st</sup>. Alderman McDougal asked citizens for patience with the construction and said that the budget for the construction was approximately \$400,000 which would help cover two or possibly all three of the streets, depending on the bids.

The Mayor thanked the Aldermen for their reports.

**III. Proclamations:** none

**IV. Public Comments:**

No public comments were made.

**V. Consent Agenda**

5. Alderman Fields pointed out that there were spelling errors in the minutes for the December 11<sup>th</sup> meeting and moved that they be removed from the consent agenda. Alderman McDougal moved that the minutes of the December 16<sup>th</sup> meeting be approved as given and the minutes of the December 11<sup>th</sup> meeting be considered separately. Alderman Coachman seconded and the motion passed unanimously. Alderman Fields pointed out the spelling errors. Alderman McDougal made a motion to accept the minutes of December 11<sup>th</sup> with the changes noted. Alderman Fields seconded and the motion passed unanimously.

**VI. Regular Agenda:**

**Resolutions – none**

**Public Hearings / Ordinances:**

6. The Mayor opened the public hearing. Village Administrator Kim Foutz made a presentation regarding an ordinance authorizing amendment to the budget beginning October 1, 2014. She noted that the budget establishes two new funds. It alters the chart of accounts, adds line items in the general fund for park fees, police forfeitures, and vehicle registration fees from the county. It establishes reserve funds. The street funds will use carryover funds from last year. It includes expenses for accounting, records management, and information technology. The last BOA meeting authorized \$25,000 for building renovations. The budget also eliminates \$20,000 in advertising expenditures.

The Mayor called for public comment. Tim Fleischer, Board of Directors of the Chamber of Commerce, noted that the Chamber of Commerce reviewed the budget with Kim Foutz and voted unanimously to approve it. He expressed appreciation of Kim's hard work with the budget.

The Mayor called for further public comment. No further comments were made. Alderman Coachman made a motion to accept the budget, and Alderman Dankert seconded.

Alderman Coachman asked what the Village was getting for the money spent on the Salamander project. Alderman Dankert explained that two or three studies would be done at the Creek with goal of making sure that the Salamander remains only at the "threatened" level and does not become endangered. Alderman Fields asked if the payroll costs on the budget were yearly or monthly charges and Kim Foutz clarified that they are yearly charges.

Alderman Coachman called the question for vote and the motion passed four to one with Alderman Fields voting against.

7. The Mayor opened the public hearing. Village Administrator Kim Foutz gave a presentation on the proposed Itinerant Vendors ordinance. The Mayor called for questions or comments. Tim Fleischer, address on file, said that he has researched Itinerant Vendor fees for other Bell County cities, and said that the proposed fees would be the highest in the county with the exception of Belton. He said that the fees seem excessive even considering that itinerant vendors do not pay property taxes, and that the fee schedule could drive away businesses the Village would otherwise wish to have.

Merle Stalcup, address on file, commented that he agreed that the Village needed an ordinance but also felt the fee for food truck vendors in particular was excessive.

Mayor Pro Tem Brown proposed that the fee for food trucks be changed to \$250 per year. Alderman McDougal and Alderman Fields agreed that \$250 a year was better for the City and for Vendors. Mayor Pro Tem Brown made a motion to adopt the ordinance with the modified Food Truck fee as discussed. Alderman McDougal seconded and the motion passed unanimously.

**Miscellaneous**

8. Merle Stalcup presented details regarding a proposed canopy worth approximately \$7,000 for the Pace Park playground to be donated to the city by the Rotary Club of Salado. Alderman Dankert commented that the donation would be excellent for children and asked about maintenance. Mr. Stalcup stated that maintenance would be minimal. Alderman Dankert made a motion to accept the donation, Alderman McDougal seconded, and the motion passed unanimously.

9. Village Administrator Kim Foutz gave a presentation on a proposed contract with Texas A&M University. Alderman McDougal made a motion to continue to examine the contract, Alderman Coachman seconded, and the motion passed unanimously.

10. Village Administrator Kim Foutz commented that this item was budget housekeeping, as the fund for Leadership Salado had already been approved previously in the budget. Alderman McDougal made a motion to approve the agreement with Leadership Salado as given, Alderman Coachman seconded, and the motion passed unanimously.

**VII. Executive Session:**

11. Mayor Blancett closed the regular meeting at 7:55 pm. The building was cleared and the Mayor opened an Executive Session from 7:55 p.m. to 8:10 p.m. to discuss personnel matters as provided for in Texas Government Code Section 551.074.

**VII. Regular Session**

12. The Mayor re-opened the Regular Meeting at 8:13 p.m. Village Administrator Kim Foutz introduced Douglas Hansen. Alderman Coachman made a motion to ratify the appointment of Douglas Hansen as Village Secretary. Alderman Dankert seconded and the motion passed unanimously.

**Announcements:**

Next Scheduled Board of Aldermen meeting is Thursday, January 22, 2015 at 6:30 p.m.

*There being no further business, the meeting was adjourned at 8:17 p.m.*

APPROVED:

\_\_\_\_\_  
SKIP BLANCETT, Mayor of the Village of Salado, Texas

ATTEST:

\_\_\_\_\_  
DOUGLAS A. HANSEN, Village Secretary

For copies of all handouts, please contact the Village office at 947-5060.

Village Board of Aldermen  
**Special Called Board of Aldermen Meeting**  
**Meeting Minutes**  
Municipal Building, 301 N. Stagecoach Rd.  
Thursday, January 22, 2015 6:30pm

**Members present:** Skip Blancett, Fred Brown, Michael McDougal, Amber Preston Dankert, Frank Coachman, Hans Fields

**Members Absent:**

**Others Present:** Kim Foutz - Village Administrator, Lyndsey Barrett – Acting Village Secretary, Jack Hensley - Chief of Police, Debbie Charbonneau – Executive Director

**I. Call To Order :** Mayor Blancett called the meeting to order at 6:30pm, quorum present.

1. Kevin Allen lead the invocation.
2. Pledge of Allegiance and Texas Pledge of Allegiance were recited.

**II. Reports:**

- **Salado Fire Chief, Shane Berrier:** Mr. Berrier announced that for year 2014 there were a total of 754 calls with case numbers; 166 EMS calls inside the Village limits, 48 fire calls, and 56 motor vehicle accidents. Alderman McDougal asked Mr. Berrier how many active firefighters they currently have on the roster and Mr. Berrier responded with a total of 31 active firefighters.

**Mayor's Report:** The Mayor announced that the event, Salado on the Rocks, will be held February 7, 2015 from 5:00pm to 9:00pm, the Village of Salado Board of Aldermen will hold a workshop, Saturday, January 24, 2015 at 8:00 am at the Visitor Center, preliminary discussions will start in the next few days and letters will go out regarding the Sanctuary Development.

**Aldermen Updates:** N/A

**III. Proclamations:** N/A

**IV. Public Comments:**

3. K.D. Hill – 1221 Baines Street: Mrs. Hill announced that some of Salado’s popular attractions, Salado Sculpture Garden and College Hill, are now being used as major alien portals. A popular mobile game, Ingress, is bringing visitors to these attractions. The gameplay consists of establishing "portals" at places of public art, landmarks, monuments, etc., and linking them to create virtual triangular fields over geographic areas. Mrs. Hill stated that the game currently has over five million downloads. Mrs. Hill also thanked the Board of Aldermen for their continued support of the Public Art League of Salado.

**V. Regular Agenda:**

4. **Resolutions** - Resolution 2015-110, Authorizing the Village to enroll in and participate in the purchasing program known as Cooperative Interlocal Procurement Exchange (CILPEX); Alderman McDougal moved to approve Resolution authorizing the Village of Salado to enroll in and participate in the purchasing program known as the Cooperative Interlocal Procurement Exchange (CILPEX). Motion was seconded by Alderman Coachman. A vote was taken and passed 4 to 1, Mayor Pro Tem Brown abstained.

**Miscellaneous**

5. Mayor Pro Tem Brown moved to approve an agreement with the Public Arts League of Salado to provide programs and services for Fiscal Year 2014-15 in an amount of \$ 6,500.00 to be funded by Salado Tourism. Motion was seconded by Alderman Fields. A vote was taken and the motion passed unanimously.

6. Mayor Pro Tem Brown moved to approve a professional service agreement for financial and bookkeeping services with Kristi Stegall for \$ 35.00 per hour. Motion was seconded by Alderman McDougal. A vote was taken and the motion passed unanimously.

7. Agenda item tabled until further study is done.

**VI. Executive Session:** 8. Mayor Blancett closed the regular meeting at 7:05pm. The building was cleared and the Mayor opened an executive Session from 7:05 p.m. to 7:45 p.m. to discuss personnel matters as provided for in Texas Government Code Section 551.074. The Mayor re-opened the Regular Meeting at 7:45 p.m., no action taken.

**Announcements:**

Next Scheduled Board of Aldermen meeting is February 5, 2015 at 6:30 p.m.

*There being no further business, the meeting was adjourned at 7:50 p.m.*

APPROVED:

\_\_\_\_\_  
SKIP BLANCETT, Mayor of the Village of Salado, Texas

ATTEST:

\_\_\_\_\_  
LYNDSEY BARRETT, Acting Village Secretary

For copies of all handouts, please contact the Village office at 947-5060.

# BOARD OF ALDERMAN AGENDA ITEM MEMORANDUM

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02/05/15  
Item # 5  
Regular Agenda  
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**DEPT/DIVISION REVIEW:** Kim Foutz, Village Administrator

**ITEM DESCRIPTION:** Hold a public hearing and consider adopting an ordinance amending ordinance 2012.03, Building Permits and Building Codes as follows:

- (A) Adopting the 2009 International Existing Building Code with local amendments; and
- (B) Adopting the 2009 International Fire Code with local amendments; and
- (C) Adopting the 2009 International Fuel Gas Code; and
- (D) Repealing the 2009 International Electrical Code;
- (E) Adopting the 2011 National Electric Code;
- (F) Adopting the 2009 International Residential Building Code with local amendments; and
- (G) Adopting the 2009 International Mechanical Code with local amendments; and
- (H) Adopting the 2009 International Energy Conservation Code with local amendments; and
- (I) Amending the Plan Review and Inspections and Permit Application Sections providing authority to the Village Administrator

**STAFF RECOMMENDATION:** Conduct a public hearing and adopt ordinance as presented in the item.

**ORDINANCE COMMITTEE RECOMMENDATION** The Ordinance Committee recommends approval.

**ITEM SUMMARY AND ANALYSIS:** The Ordinance Committee has reviewed the attached draft ordinances. In addition, the committee reviewed surrounding city ordinances to ensure that the recommended amendments and new codes were consistent with the area market.

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

Redlined Copy of Ordinance

**BUILDING PERMITS AND BUILDING CODES**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING AN ORDINANCE REQUIRING AMONG OTHER THINGS, BUILDING PERMITS FOR RESIDENTIAL, NON-RESIDENTIAL AND CERTAIN CONSTRUCTION ACTIVITIES (20102.1203) WHICH IN TURN AMENDED ORDINANCES 2001.07, 2001.22, 2004.07, ~~and~~ 2008.10, and 2010.12; ADOPTING THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS WITH LOCAL AMENDMENTS, THE 2009 INTERNATIONAL BUILDING CODE, THE 2009 INTERNATIONAL EXISTING BUILDING CODE WITH LOCAL AMENDMENTS, THE 2011 NATIONAL AND THE INTERNATIONAL ELECTRICAL CODE, THE 2009 INTERNATIONAL PLUMBING CODE, THE 2009 INTERNATIONAL MECHANICAL CODE WITH LOCAL AMENDMENTS, THE 2009 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS, THE 2009 INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS, AND THE 2009 INTERNATIONAL FUEL GAS CODE, REPEALING THE INTERNATIONAL ELECTRICAL CODE; REGULATING AND CONTROLLING THE DESIGN, CONSTRUCTION, QUALITY OF MATERIALS, ERECTION, INSTALLATION, ALTERATION, REPAIR, LOCATION RELOCATION, REPLACEMENT, ADDITION TO, USE OR MAINTENANCE OF ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES IN THE VILLAGE; PROVIDING FOR REVISIONS TO CODE; ISSUANCE OF PERMITS AND COLLECTION OF FEES; ENFORCEMENT, INCLUDING FINES AND PENALTIES NOT TO EXCEED \$500; A REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.**

- WHEREAS**, the Board of Aldermen of the Village of Salado seeks to provide for the safe and orderly development of property within its corporate limits and extraterritorial jurisdiction; and
- WHEREAS**, the Board of Aldermen seeks to deter shabby craftsmanship, minimize water loss and damage, prevent fires, reduce storm damage to neighboring properties, preserve property values, and conserve vital fuel and natural resources; and
- WHEREAS**, the Board of Aldermen finds that poorly constructed buildings constitute a nuisance and a threat to the public health, safety and general welfare; and
- WHEREAS**, the Board of Aldermen finds it to be in the best interest of the public to provide for the uniform regulation of the construction, design, repair, and maintenance of residential and non-residential buildings within the Village; and

**WHEREAS**, the Board of Aldermen is authorized to regulate construction and prohibit nuisances pursuant to the Village's general police powers and Texas Local Government Code Chapters 51, 54, and 217; and

**WHEREAS**, pursuant to Texas Local Government Code Chapter 214 the Board of Aldermen is expressly authorized to establish procedures to adopt certain building codes, establish local amendments to such codes, and provide for the administration and enforcement of the codes; and

**WHEREAS**, the Board of Aldermen previously enacted Ordinances No. 2001.07, 2001.22, 2004.07, 2008.10, 2010.12, and 2012.03; and

**WHEREAS**, the Board of Aldermen of the Village of Salado deems it in the best interest of the Village of Salado to amend said Ordinance No. 2010.12 in its entirety and for said Ordinance No. 2010.12, to be replaced in its entirety as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:**

**SECTION 1.** The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**SECTION 2.** Ordinance No. 2010.12 is amended in its entirety and shall read as provided in Attachment "A" attached hereto and incorporated herein as if fully set forth for all purposes.

**SECTION 3.** That this Ordinance shall become effective after its passage.

**SECTION 4.** This Ordinance, upon its enactment and effective date, shall repeal all conflicting provisions that may be contained in other Village ordinances or regulations. Except to the extent they apply to obligations and violations arising prior to the enactment of this Ordinance. This Ordinance expressly repeals Ordinances No. 2004.07, 2001.07, 2001.22, 2008.10, ~~and~~ 2010.12, and 2012.03 which shall remain in effect only in regards to permits that were issued and actions that were taken when 2004.07, 2001.07, 2001.22, 2008.10 and 2010.12, and 2012.03 were applicable.

**SECTION 5.** All rights and remedies of the Village are expressly saved as to any and all violations of the provisions of any previous ordinances which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 6.** In the event that any one or more of the provisions, clauses, or words of this ordinance or the application thereof to any situation or circumstance shall for any reason be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect any other

provisions, clauses, or words of this ordinance or the application thereof to any other situations or circumstance and it is intended that this ordinance shall be severable and that it shall be construed and applied as if such invalid or unconstitutional clause, section, provision, or word had not been included herein.

**SECTION 7.** That the meeting at which this Ordinance was enacted, was open to the public as required by the Texas Open Meetings Act, and that notice of the time, place, and subject matter of the meeting was given as required by the Texas Open Meetings Act.

**AMENDED, PASSED AND APPROVED** this, the \_\_\_\_\_ day \_\_\_\_\_, **2015** by a \_\_\_\_ (ayes) to \_\_\_\_ (nays) and \_\_\_\_ (abstentions) vote of the Board of Aldermen of Salado, Texas.

**VILLAGE OF SALADO**

\_\_\_\_\_  
Skip Blancett, Mayor

**ATTEST**

\_\_\_\_\_  
Douglas Hansen, Village Secretary

## 1. ENACTMENT CLAUSES

### **A. Popular Name**

This Ordinance may be referred to as the "Building Code Ordinance."

### **B. Purpose**

This Ordinance is adopted so that the Board of Aldermen may promote the public health, safety, general welfare within the Village through the regulation of certain construction activities.

### **C. Compliance Required**

- (1) It shall be unlawful for any person to alter, build, construct, demolish, erect, extend, install, modify, move, relocate, remodel, or remove a building, site place, or structure in a manner not in compliance with this Ordinance.
- (2) It shall be unlawful for any person to grade or fill in a manner not in compliance with this Ordinance.
- (3) It shall be unlawful for any person to construct a swimming pool or septic system in a manner not in compliance with this Ordinance.

### **D. Scope of Jurisdiction**

The provisions of this Ordinance shall apply within the Village Limits (i.e., incorporated municipal boundary) of the Village.

### **E. Applicability**

This Ordinance shall not apply to properties upon which construction lawfully commenced prior to the adoption of this Ordinance. Construction initiated prior to the adoption of this Ordinance shall remain subject to previously adopted building codes unless the owner opts to comply with this Ordinance through written notification to the Village.

### **F. Permit Fees**

No permit required by the Building Code shall be issued until the fees prescribed in this section have been paid; nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. Fees for building permits will be based on the valuation of the project as depicted in appendix A attached.

### **G. Variance**

The Board of Aldermen is hereby authorized to approve variances from this Ordinance and the Codes adopted herein.

All variance requests must go before the Zoning Board of Adjustments prior to being heard by the Board of Aldermen.

- (1) No variance shall be granted without first having given public notice and having held a public hearing on the written variance request in accordance with this Ordinance. In order to grant a variance, the Board of Aldermen must first find:
  - (a) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
  - (b) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
  - (c) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
  - (d) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.
- (2) Such findings of the Board, together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Board meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this Ordinance so that the public health, safety and welfare may be secured and that substantial justice may be done.

## 2. DEFINITIONS

### A. General

Words and phrases used in this Ordinance shall have the meanings set forth in this section. Words and phrases that are not defined in this Ordinance but are defined in other ordinances of the Village shall be given the meanings set forth in those ordinances. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only, and shall not be used in the interpretation of this Ordinance.

### **B. Specific**

- (1) **Alter** means to make a physical change in or to a building, object, site or structure.
- (2) **Build** means to form by ordering and uniting materials by gradual means into a composite whole. The term includes the acts of developing or expanding upon buildings or structures. The term also includes the installation or placement upon land of a pre-fabricated building including a HUD-Code Manufactured Home. A building permit is required for HUD-Code Manufactured Homes in order to ensure compliance with Zoning, setbacks and septic rules. HUD-Code Manufactured Homes are not subject to building code standards for construction unless post-factory additions are made to the structure (including but not limited to porches, garages, and additional rooms).
- (3) **Building** means an improvement or change to the property which substantially reduces the permeability of the natural ground underneath the building or structure to absorb rainfall. This

term also includes a dwelling, such as a house, barn, church, hotel, or similar structure created to shelter any form of human activity.

- (4) **Building Inspector** means the person appointed by the Board of Aldermen to inspect building activities to ensure compliance with applicable codes, permits and ordinances. The Village's building inspector can be a volunteer, employee, agent of another political subdivision, company, corporation, or independent contractor retained by the Village.
- (5) **Building Official** means the person appointed by the Board of Aldermen to receive and review applications for permits and ensure compliance with applicable codes, permits and ordinances. The Village's building official can be a volunteer, employee, agent of another political subdivision, company, corporation, or independent contractor retained by the Village.
- (6) **Clear** means to make a material change in the character of the land, including but not limited to the extraction of vegetation, removal of brush, cutting of trees, or modification of the natural grade or slope of the land.
- (7) **Construct** means to excavate or grade property in connection with construction of a foundation for any improvement to be located on the land. The term also means to form a building or structure by combining materials or parts.
- (8) **Demolish** means to remove all or part of a building or structure.
- (9) **Develop** means to make a material change in the use or character of the land, including but not limited to the placement of any building or other structure on the land.
- (10) **Emergency Repairs** means work necessary to prevent further damage caused by occurrences such as natural disasters necessary to preserve the integrity of the structure and will provide for general welfare of the Village.
- (11) **Expand** means to add any square footage of impervious cover on the building or property, regardless of whether such addition will be covered or uncovered.
- (12) **Fill** means to deposit or stockpile dirt, stone, construction debris or other material in order to modify land or alter current drainage patterns.
- (13) **Grade** means to clear, strip, cut, fill or stockpile dirt, including land in its cut and filled condition, to create new grades or alter current drainage patterns.
- (14) **Ordinary Maintenance** means activities relating to a property that would be considered ordinary or common for maintaining the property, including but not limited to repairs, or the replacement of materials with identical or in-kind materials. The term expressly omits activities involving the expansion, modification, enlargement, reduction, renovation or

remodeling of buildings or structures. The term also omits the cutting away of walls or partitions, cutting or removal of a structural beam or load bearing support; removal or change of means of egress.

- (15) **Person** means any human individual or corporation, organization, government or governmental subdivision or agency, business trust, estate, trust, partnership, association, and any other legal entity.
- (16) **Remodel** means to construct an addition or alter the design or layout of a building or make substantial repairs or alterations so that a change or modification of the entrance facilities, toilet facilities, or vertical access facilities is achieved.
- (17) **Repair** means the maintenance of or the return to a state of utility of a building, object, site or structure.
- (18) **Structure** means a combination of materials to form a construction for use, occupancy, or ornamentation installed on, above, or below the surface of land or water. The term refers to something arranged in a definite pattern of organization. The term includes those functional constructions made usually for purposes other than creating shelter. The term includes but is not limited to roads, streets, sidewalks, porches towers, tanks.  
The term also includes additions to or expansions of mobile homes, HUD-Code Manufactured Homes, manufactured homes, modular homes, and industrialized housing.
- (19) **Temporary Structures & Use** mean the creation of structures or use of land that are limited as to time of service, but shall not be permitted for more than 180 days.
- (20) **Temporary Construction Signage** means a printed notice displaying the builder name, the financier, owner's name and/or company, Department of Labor Standards and Occupation Safety and Health Administration and other Government Publications are required to be posted.
- (21) **Vacant Lot** means land that is undeveloped and unused. The term also includes any area with significant amounts of land not covered by impervious surfaces that is suitable for development or infill.
- (22) **Village** means the Village of Salado, an incorporated municipality located in Bell County, Texas, its agents and employees.

### 3. RESIDENTIAL BUILDING CODE

#### A. Code Adopted

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the "International Residential Code for One- and Two- Family Dwellings," published by the International Code Council, Inc., as may be amended. Such document, as may be amended, is hereby adopted as the "Residential Building Code" of the Village for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the Village, and providing for the issuance of permits and collection of fees therefore; and each and all regulations, provisions, conditions and terms of such International Residential Code, which is adopted and made a part hereof as if fully set out in this Ordinance. The Residential Building Code shall also include the certain Appendix Chapters as may be designated by the Board of Aldermen.

#### B. Amendments

- (1) Automatic Fire Sprinkler Systems. Section R313, Subsection R313.2, "One- and Two-family dwellings automatic fire systems," is amended by deleting R313.2 in its entirety.
- (2) Truss design drawings. Chapter 5, "Floors," Section R502, "Wood floor framing," Subsection R502.11, "Wood Trusses," R502.11.4 "Truss design drawings," shall be amended by deleting the words "and approved," and replaced with "on request."
- (3) Plumbing generally. Chapter 29, "Plumbing," In all instances, only copper or pex-al-pex shall be used under a concrete slab.
- (4) Section P2905.3 and Tables P2905.4-6 are amended by deleting all references to Polybutylene (BP) plastic pipe and tubing, thereby prohibiting its use.
- (5) Section P3102.1 is amended to read as follows: "P3102.1 *Main vent required.* Every building shall have one main vent, a minimum of three (3) inches (76 mm) in diameter, that is a vent stack or a stack vent. Such vent stack shall run undiminished in size and as directly as possible from the building drain through to the open air above the roof."
- (6) Section 1708.2 "Retaining walls." is amended to read as follows: "Retaining walls two (2) feet and over require a permit and shall be designed by an engineer. Walls used to separate elevations between properties shall be placed on the property line or not closer than six (6) feet to the property line, allowing room to provide a drainage swale that will prevent runoff water from inundating the adjacent properties. Retaining walls shall be constructed of a material that is classified as permanent, such as concrete or concrete masonry units; the use of heavy timber is not permitted within ten (10) feet of any property line. Retaining walls shall be designed in accordance with Section 1808.2 through 1807.2.3. Retaining wall drawings and engineered plans shall be site specific."

#### C. Permit Required

It shall be unlawful for any person to build residential buildings or structures within the Village without first applying for and receiving a permit. It shall also be unlawful to build within the Village contrary to a permit that has been issued.

- (1) Signage shall be required for a specified time of the construction or emergency repairs.
- (2) Permits shall be required to be displayed during the duration of the construction.

#### **D. Exemptions**

A building permit is not required for the following:

- (1) painting, wallpapering, tiling, carpeting, installing cabinets or countertops, or similar work, emergency repairs as defined (plumbing, electrical, air conditioning, roof, window and door replacements); or
- (2) performing ordinary maintenance.

#### **E. Temporary Structures & Use**

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than the length of the project

### **4. EXISTING BUILDING CODE**

#### **A. Code Adopted**

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the "International Existing Building Code" published by the International Code Council, Inc., as may be amended. Such document, as may be amended, is hereby adopted as the "Existing Building Code" of the Village for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to and use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the Village, and providing for the issuance of permits and collection of fees therefore; and each and all regulations, provisions, conditions and terms of such International Existing Building Code, which is adopted and made a part hereof as if fully set out in this Ordinance. The Existing Building Code shall also include the certain Appendix Chapters as may be designated by the Board of Aldermen.

#### **B. Permit Required**

It shall be unlawful for any person to alter residential buildings or structures within the Village without first applying for and receiving a permit. It shall also be unlawful to alter a building within the Village contrary to a permit that has been issued.

- (3) Signage shall be required for a specified time of the construction or emergency repairs.
- (4) Permits shall be required to be displayed during the duration of the construction.

#### **C. Exemptions**

A building permit is not required for the following:

- (3) painting, wallpapering, tiling, carpeting, installing cabinets or countertops, or similar work, emergency repairs as defined (plumbing, electrical, air conditioning, roof, window and door replacements); or
- (4) performing ordinary maintenance.

#### **D. Temporary Structures & Use**

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than the length of the project

### **4.5. COMMERCIAL BUILDING CODE**

#### **A. Code Adopted**

The Village hereby adopts a certain document, a copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the “International Building Code,” published by the International Code Council, Inc., as may be amended. Such document, as may be amended, is hereby adopted as the “Commercial Building Code” of the Village for control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Commercial Building Code, which is adopted and made a part hereof as if fully set out in this Ordinance. The Commercial Building Code shall also include the certain Appendix Chapters as may be designated by the Board of Aldermen.

#### **B. Permit Required**

It shall be unlawful for any person to build non-residential buildings or structures within the Village without first applying for and receiving a permit. It shall also be unlawful to build within the Village contrary to a permit that has been issued.

- (1) Signage shall be required for a specified time of the construction or emergency repairs.
- (2) Permits must be displayed during the duration of the construction.
- (3) Temporary construction signage must meet all state and federal laws.
- (4) Signage shall not be more than two (2) forty-eight (48) square feet each.

#### **C. Exemptions**

A building permit is not required for the following:

- (1) painting, wallpapering, tiling, carpeting, installing cabinets or countertops, or similar work,
- (2) performing ordinary maintenance.
- (3) Emergency repairs

### **5.6. NATIONAL AND INTERNATIONAL ELECTRICAL CODE**

#### **A. Code Adopted**

The Village of Salado (“Village”) hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the ~~2009~~ **2011** edition of the “National Electrical Code,” as may be amended. Such document, as may be amended, is hereby

adopted as the “Electrical Code” of the Village, and as such shall apply to all residential electrical construction applications. The Board of Aldermen may establish procedures for the administration and enforcement of the Electrical Code, and may adopt local amendments to the National Electrical Code.

#### **B. Permit Required**

It shall be unlawful for any person to perform any electrical work within the Village without first applying for and receiving a permit. It shall also be unlawful to perform any electrical work within the Village contrary to a permit that has been issued.

#### **C. Exemptions**

A building permit is not required for the following:

- (1) performing ordinary maintenance; or
- (2) conducting emergency repairs or replacement if the permit application is submitted to the Village the next business day.

### **6. 7. INTERNATIONAL PLUMBING CODE**

#### **B. Code Adopted**

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the “The International Plumbing Code,” published by the International Association of Plumbing and Mechanical Officials, as may be amended. Such document, as may be amended, is hereby adopted as the “Plumbing Code” of the Village, and as such shall apply to all plumbing construction applications. The Board of Aldermen may establish procedures for the administration and enforcement of the Plumbing Code, and may adopt local amendments to the International Plumbing Code.

#### **B. Permit Required**

It shall be unlawful for any person to perform any plumbing work within the Village without first applying for and receiving a permit. It shall also be unlawful to perform any plumbing work within the Village contrary to a permit that has been issued.

#### **C. Compliance Required**

Additions, alterations, renovations or repairs to any plumbing system shall conform to that required for a new plumbing system without requiring the existing plumbing system to comply with all the requirements of this code. Minor additions, alterations, renovations and repairs to existing plumbing systems shall be permitted in the same manner and arrangement as in the existing system, provided that such repairs or replacement are not hazardous and are approved.

#### **D. Exemptions**

A building permit is not required for the following:

- (1) stopping leaks, replacement of water closets, replacement of sinks and fixtures provided that if any concealed trap, drainpipe, or vent pipe becomes defective and it becomes necessary to remove and replace with new material, such removal and replacement activities shall be considered new work that requires a permit and inspection under this code;
- (2) performing ordinary repairs and maintenance; or
- (3) conducting emergency repairs or replacement if the permit application is submitted to the Village the next business day.

## **7. 8. INTERNATIONAL-MECHANICAL CODE**

### **A. Code Adopted**

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the “The International Mechanical Code,” as developed by the International Code Council, as may be amended. Such document, as may be amended, is hereby adopted as the “Mechanical Code” of the Village, and as such shall apply to all mechanical construction applications. The Board of Aldermen may establish procedures for the administration and enforcement of the Mechanical Code, and may adopt local amendments to the International Mechanical Code.

### **B. Permit Required**

It shall be unlawful for any person to perform any mechanical work within the Village without first applying for and receiving a permit. It shall also be unlawful to perform any mechanical work within the Village contrary to a permit that has been issued.

### **C. Exemptions**

A permit is not required for the following:

- (1) performing ordinary repairs and maintenance; or
- (2) conducting emergency repairs or replacement if the permit application is submitted to the Village the next business day.

## **8. 9. INTERNATIONAL-ENERGY CONSERVATION CODE**

### **A. Code Adopted**

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the “The International Energy Conservation Code.” Such document, as may be amended, is hereby adopted as the “Energy Conservation Code” of the Village, and as such shall apply to all residential and commercial construction applications. The Board of Aldermen may establish procedures for the administration and enforcement of the Energy Conservation Code, and may adopt local amendments to the International Energy Conservation.

**B. Amendments**

- (1) Chapter 4, “Residential Energy Code,” Table 402.1.1, “Insulation and Fenestration Requirements by Components,” shall be amended by deleting requirements found in the “Glazed Fenestration SHGC” in “Climate Zone 2,” until the State of Texas mandates these requirements.

**10. INTERNATIONAL FIRE CODE**

**A. Code Adopted**

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the “The International Fire Code.” Such document, as may be amended, is hereby adopted as the “Fire Code” of the Village, and as such shall apply to all residential and commercial construction applications. The Board of Aldermen may establish procedures for the administration and enforcement of the Fire Code, and may adopt local amendments to the International Fire Code.

**B. Amendments**

- (1) Section 109.3, “Violation Penalties,” shall be amended to read as follow: Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a Misdemeanor, punishable by a fine of not more than less than two hundred dollars (\$200.00) or more than two thousand dollars (\$2000.00) or by imprisonment not exceeding 180 days, or both such fine and imprisonment. Each 14 days that a violation continues after due notice has been served shall be deemed a separate offense.
- (2) Section 3404.2.9.6.1, “Locations where aboveground tanks are prohibited.” is amended to read as follows: “The storage of Class I and Class II liquids located outside of buildings shall comply with NFPA 30 standards and the Village of Salado.”
- (3) Section 3406.2.4.4, “Locations where above-ground tanks are prohibited.” Is amended to read as follows: “The storage of Class I and Class II liquids shall be kept outside and at least fifty (50) feet from buildings and combustible storage Section 3406.2.4.3. Storage of Class I and Class II liquids shall also comply with NFPA 30 standards and the Village of Salado.”
- (4) Section 3506.2, is amended to read as follows: “Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits established by law as the limits of the Village of Salado in which such storage is prohibited.”
- (5) Section 3804.2, is amended to read as follows: “The storage of liquefied petroleum gas is restricted for the protection of heavily populated areas and shall not exceed two thousand (2,000) gallons. In particular installations, this capacity limit shall be determined by the code official and shall comply with NFPA 58.”

## 11. INTERNATIONAL FUEL GAS CODE

### A. Code Adopted

The Village hereby adopts a certain document, one copy of which is on file in the office of the Village Secretary, being marked and designated as the 2009 edition of the "The International Fuel Gas Code." Such document, as may be amended, is hereby adopted as the "Fuel Gas Code" of the Village, and as such shall apply to all residential and commercial construction applications. The Board of Aldermen may establish procedures for the administration and enforcement of the Fuel Gas Code, and may adopt local amendments to the International Fuel Gas Code.

## **9. 12. PLAN REVIEW AND INSPECTIONS**

- A. The ~~Village Administrator is of Salado Board of Aldermen are~~ authorized to contract for the services of reviewing and approving building plans and performing inspections by a qualified building inspector during construction.
- B. If the building inspector determines that a violation of this ordinance or any of the adopted International Codes has occurred, he/she will put a Stop Work order on the project and notify the Village Administrator, Village Secretary, Code Official, or Building Official of the violation. If the Stop Work order is violated, the Building Official shall proceed with a complaint against the property owner and/or builder and file the complaint with the municipal court. Once the violation has been cleared/corrected, the building inspector shall remove the Stop Work order and allow the project to continue.

## **10. 13. GRADE & FILL A. Permit Required**

It shall be unlawful for any person to grade or fill a vacant lot without first applying for and receiving a permit for such grade and fill from the Village in compliance with this Ordinance.

### **B. Permit Standards**

- (1) In considering whether to issue a grade and fill permit, the Village shall require from the applicant a drainage study on the impact of the proposed drainage patterns on neighboring properties and waterways.
- (2) The Applicant must submit information describing the intended use of the property and the necessity for the grade and/or fill improvements.
- (3) A permit for the stockpiling of any dirt or other fill material may only be for a temporary period not to exceed one hundred and eighty days (180).

## **11. 14. PERMIT APPLICATIONS**

**A. Plans, Specifications and Surveyed Plot:** At the time of application for permit the applicant shall provide the Village Administrator Secretary with the following:

- (1) Plans and specifications to include the front, side and rear elevations and a detailed floor plan of the proposed structure. Electrical, plumbing, and mechanical drawings will be required on all plans. All plans and specifications that require professional seals must be signed with seal before submitting. Asbestos and lead paint inspections are required for structures constructed prior to 1976 and, documentation of all reports are required.
- (2) A Survey/Plot Plan showing the location of the proposed structure will include easements and utility setbacks. Also a floor plan set of drawings as to where the structure to be located is needed.
- (3) A Survey reflecting the approximate location of the septic system in relation to the proposed structure and the property lines.

#### **12. 15. REMOVAL OF MATERIALS**

No person shall place or allow trash from building materials on areas adjacent or near the property upon which the structure is being built. It shall be unlawful for the owner or contractor to allow trash, brush or building materials to be thrown, blown or placed upon any street, sidewalk, right-of-way, alley or public place. It shall be the duty of the owner or contractor to remove all unused building materials, trash, garbage, etc., from the premises upon completion of the structure.

#### **13. 16. SCAFFOLDING**

It shall be unlawful for any person to erect, or cause to be erected or used, any scaffold in this Village, for use in the erection of stone, brick or other building material, unless the same is well secured and safely supported, and is sufficient width, so as to insure the safety of persons working thereon, or passing by or under the same, against the falling thereof, or such materials as may be used, placed or deposited thereon.

#### **14. 17. GUARDING HOLES**

It shall be unlawful for any persons having charge of any private or public improvements in the Village to leave any hole, ditch or excavation, in, or adjoining any public place, without guarding, covering or fencing the same, so as to prevent persons or animals from danger of falling therein.

#### **15. 18. SANITARY FACILITIES**

Whenever a construction project will require that workers remain on the project site for more than four (4) hours per day and whenever said project will have an expected duration of fourteen (14) or more days and whenever there are no available sanitary facilities convenient to the project site, the general contractor or property owner will provide temporary sanitary facilities. The facilities provided will be convenient to the project site and will be constructed in such a manner as to provide privacy to the user. The facilities will be maintained and serviced as required to ensure that said facilities are neither a nuisance nor a hazard.

#### **~~16.~~ 19. FENCING**

##### **A. Permit Required**

It shall be unlawful for any person to erect a fence without first applying for and receiving a permit from the Village in compliance with this Ordinance and the Village's Zoning Ordinance. (Sec. 5.3, pg 98).

**B.** At no time shall the fence be in conflict or violation with existing ordinances setting out clearances around fire plugs, clearances from street corners or ordinances touching upon sight clearances.

#### **~~17.~~ 20. SWIMMING POOL FENCING**

**A.** All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than fourteen (14) inches, whether constructed above or below the ground, shall be enclosed by a fence at least forty-eight (48) inches high. The fence and gates shall be of such material and construction so as to be a deterrent to small children who might be attracted to the pool.

**B.** At no time shall the fence be in conflict or violation with existing ordinances setting out clearances around fire plugs, clearances from street corners or ordinances touching upon sight clearances.

**C.** It shall be unlawful for any person, firm or corporation to own, in whole or part, or to be in possession of any swimming pool which is not fenced as provided in this section.

#### **~~18.~~ 21. SEPTIC PERMITS**

**A. Application for Permit:** All applications for permits to construct and operation an on-site sewage facility (i.e., "OSSF", or "septic system") must be made by the homeowner or the contractor who will perform the work.

**B. Construction Standards:** Construction Standards for On-Site Sewerage Facilities adopted by the Texas Department of Health on June 27, 1987, and most current by Bell County Health Department, and are further adopted by the Village of Salado, Texas, without change, and made effective within the Village by this Ordinance.

### **C. Application for Permit to Construct On-Site Facility:**

1. The application for sewer/septic permits will be done at the Bell County Health Department and the Bell County Health Department will collect the associated fee and process inspections during construction.
2. A completed Site Evaluation Form which has been approved by a Registered Professional Engineer or a Registered Professional Sanitarian must be submitted with the Application for On-Site Sewerage Facility Permit.
3. Application for On-Site Sewerage Facility Permit must include the approved Site Evaluation Form and show that the facility will meet the requirements for capacity and area size to accommodate the proposed building.
4. Each builder, whether general contractor or subcontractor, who applies for this permit must have in his possession a copy of the publication referred to in C.1. above, and each builder shall confirm in writing on the application form that he has the publication in his possession.

**D.** Leaching pits or sumps will not be used or approved within the Village limits of the Village of Salado.

**E.** All requests for sewer/septic permits which contemplate installation of alteration of septic systems will be accompanied by a plot of the building site showing the exact location of the sewer/septic system.

### **19, 21. EXPIRATION OF PERMITS**

All permits shall expire and considered no longer valid 180 days after issuance unless construction work thereunder has actually started before the expiration of such period of time. In addition, construction must be completed within one (1) year from the date of issuance of the building permit depending on weather related circumstances, material delays and labor issues. The Village of Salado Aldermen are authorized to waive these provisions if, in its opinion, the situation warrants such waiver.

### **20, 22. ENFORCEMENT**

#### **A. Civil and Criminal Penalties**

The Village shall have the power to administer and enforce the provisions of this Ordinance and the codes adopted by this Ordinance as may be required by governing law. Any person violating any provision of this Ordinance or the codes herein adopted is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this Ordinance is hereby declared to be a nuisance.

**B. Criminal Prosecution**

Any person violating any provision of this Ordinance or the codes herein adopted shall, upon conviction, be fined a sum not exceeding \$500.00. Each day that a provision of this Ordinance is violated shall constitute a separate offense. An offense under this Ordinance is a misdemeanor.

**C. Civil Remedies** Nothing in this Ordinance shall be construed as a waiver of the Village’s right to bring a civil action to enforce the provisions of this Ordinance and the codes herein adopted, and to seek remedies as allowed by law, including, but not limited to the following:

- (1) injunctive relief to prevent specific conduct that violates the Ordinance or to require specific conduct that is necessary for compliance with the Ordinance; and
- (2) a civil penalty up to \$100.00 a day when it is shown that the defendant was actually notified of the provisions of the Ordinance and after receiving notice committed acts in violation of the Ordinance or failed to take action necessary for compliance with the Ordinance; and
- (3) other available relief.

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**APPENDIX A**

**FEE SCHEDULE**

**Residential/Commercial Accessory Building less than 150 feet - \$35.00 (more than 150 square feet, based on value of project) Driveway or Walkway - \$20.00 Raze, Demolish, and/or Removal - \$20.00 Fencing - \$35.00 General Fee for items not specified - \$20.00**

**COMMERCIAL BUILDING PERMIT FEE SCHEDULE**

<u>Value of Project</u>	<u>Fee + 10%</u>
\$1.00 to \$10,000.00	\$126.92
\$10,001.00 to \$25,000.00	\$164.49 for the first \$10,000.00, plus \$12.71 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$355.14 for the first \$25,000.00, plus \$9.17 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$584.39 for the first \$50,000.00, plus \$6.35 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00

\$100,001.00 to \$500,000.00 \$901.89 for the first \$100,000.00, plus \$5.08 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00

\$500,001.00 to \$1,000,000.00 \$2933.89 for the first \$500,000.00, plus \$4.32 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,000.00 and up \$5093.89 for the first \$1,000,000.00, plus \$2.87 for each additional \$1,000.00, or fraction thereof

The Building official may require the applicant to verify the declared value of the project.

**Residential/Commercial Accessory Building less than 150 feet - \$35.00 (more than 150 square feet, based on value of project) Driveway or Walkway - \$20.00 Raze, Demolish, and/or Removal - \$20.00 Fencing - \$35.00 General Fee for items not specified - \$20.00**

#### **RESIDENTIAL BUILDING PERMIT FEE SCHEDULE**

<u>Value of Project</u>	<u>Fee + 10%</u>
\$1.00 to \$10,000.00	\$76.92
\$10,001.00 to \$25,000.00	\$99.69 for the first \$10,000.00, plus \$7.70 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$215.19 for the first \$25,000.00, plus \$5.56 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$354.19 for the first \$50,000.00, plus \$3.85 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$546.69 for the first \$100,000.00, plus \$3.08 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00

\$500,001.00 to \$1,000,000.00

\$1,778.69 for the first \$500,000.00, plus \$2.62 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00

\$1,000,000.00 and up

\$3,088.69 for the first \$1,000,000.00, plus \$1.74 for each additional \$1,000.00, or fraction thereof

The Building official may require the applicant to verify the declared value of the project.

# BOARD OF ALDERMAN AGENDA ITEM MEMORANDUM

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02/05/15  
Item # 6  
Regular Agenda  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Kim Foutz, Village Administrator

**ITEM DESCRIPTION:** Hold a public hearing and consider adopting an ordinance establishing the duties and supervisory role of the City Administrator

**STAFF RECOMMENDATION:** Staff recommends approval as amended.

**ITEM SUMMARY AND ANALYSIS:** On October 4, 2014, the Board of Aldermen held a retreat to discuss governance policies as well as special projects and issues for the year. During the workshop, City staff received direction to bring forth an ordinance that provides authority to the City Administrator to supervise, discipline, hire, and fire employees.

The attached ordinance was prepared by the law office of Alan Boroquez. Staff is recommending two changes as follows. The changes are also redlined in the attached ordinance.

- Reporting. The city administrator shall report in writing to the mayor all hiring and firing personnel actions taken.
- Exceptions. This section shall not apply to the city attorney and municipal court judges, ~~chief of police or police officers.~~

**FISCAL IMPACT:** n/a

**ATTACHMENTS:**

Redlined Copy of Ordinance

Ordinance No. 2015.03

Village of Salado

County of Bell

State of Texas

**CITY ADMINISTRATOR  
DELEGATION OF AUTHORITY ORDINANCE**

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS,  
ESTABLISHING THE DUTIES AND SUPERVISORY ROLE OF  
THE CITY ADMINISTRATOR; FINDINGS OF FACT;  
ENACTMENT; SEVERABILITY; REPEALER; CODIFICATION;  
EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

**WHEREAS**, the Board of Aldermen of the Village of Salado, Texas (“Board”), seeks to adopt and provide for policies applicable to the City Administrator; and

**WHEREAS**, the Board finds it reasonable and necessary to adopt the authority in which certain employees may be appointed or severed from their employment with the Village; and

**WHEREAS**, pursuant to Chapter 22 of the Texas Local Government Code, the Village has the authority to delegate additional powers to the Village Administrator it deems proper; and

**WHEREAS**, pursuant to Chapter 51 of the Texas Local Government Code, the Board has determined that the authority granted through this Ordinance is reasonable and necessary; and

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the Village of Salado, Texas, that:

**1. FINDINGS OF FACT**

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

**2. ENACTMENT**

Ordinance No. \_\_\_\_ is enacted so to read in accordance with *Attachment “A”*, which is attached hereto and incorporated into this Ordinance for all intents and purposes.

**3. REPEALER**

To the extent reasonably possible, ordinances are to be read together in harmony. However, all ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

**4. SEVERABILITY**

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

**5. CODIFICATION**

The City Secretary is hereby directed to record and publish the attached rules, regulations and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

**6. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage and publication of caption.

**7. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_ 2015, by a \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) vote of the Board of Aldermen of the Village of Salado, Texas.

**THE VILLAGE OF SALADO, TEXAS:**

by: \_\_\_\_\_  
Mayor Skip Blancett

ATTEST:

\_\_\_\_\_  
Douglas Hansen, City Secretary

**VILLAGE OF SALADO**  
**VILLAGE ORDINANCES**  
**City Administrator Delegation of Authority**  
**Ordinance, no. 2015.03**

**Section 1. Appointment**

In accordance with Local Government Code, section 22.071, the position of city administrator is hereby established as that of a municipal officer of the city. The Board of Aldermen shall fill the position of city administrator by appointment based solely on the person's administrative ability. The city administrator shall serve at the will of the Board of Aldermen.

**Section 2. Duties**

The city administrator shall perform the duties as set forth in the Village's Ordinances, in the position description in the city personnel manual, as amended, and such other duties as may be prescribed from time to time by ordinance or resolution by the Board of Aldermen.

**Section 3. Employee Supervision**

The city administrator shall oversee all employees of the city.

- (1) Scope of authority. The city administrator's supervisory authority shall include hiring, reassigning, disciplining, and discharging employees, and any actions reasonably related and necessary to exercising this authority.
- (2) Reporting. The city administrator shall report in writing to the mayor all hiring and firing personnel actions taken.
- (3) Grievance process. Through its personnel policies, the Board of Aldermen shall establish procedures and criteria for employees aggrieved by actions of the city administrator to seek reconsideration by the Board of Aldermen.

(4) Board of Aldermen authority. The Board of Aldermen retains the authority to override, veto, amend or repeal any supervisory action taken by the city administrator.

(5) Exceptions. This section shall not apply to the city attorney and, municipal court judges, chief of police or police officers.

DRAFT

# BOARD OF ALDERMAN

## AGENDA ITEM MEMORANDUM

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02/05/15  
Item # 7  
Regular Agenda  
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**DEPT/DIVISION REVIEW:** Kim Foutz, Village Administrator

**ITEM DESCRIPTION:** Presentation by Tim Brown, Bell County Commissioner, requesting a resolution of support by the Village of Salado for a Bell County Hotel Occupancy Tax

**STAFF RECOMMENDATION:** n/a.

**ITEM SUMMARY AND ANALYSIS:** Bell County is requesting resolutions of support from Bell County municipalities, including the Village of Salado, for a Bell County Hotel Occupancy Tax. This Hotel Occupancy Tax is to be used for the public purpose of supporting enhancement of the Bell County Exposition Center as a regional asset.

**FISCAL IMPACT:** n/a

**ATTACHMENTS:**

Market Analysis

Design Concept

Example Resolution in support of the Bell County Occupancy Tax

## Bell County Expo Center

- Short history of the Expo and the results of a thorough study in 2008 of the Economic Impact of an Expansion and why an expansion is needed
- Opened in 1987 – Full Range of events
  - Conventions
  - Concerts
  - Livestock & Equestrian Shows
  - Trade Shows
  - Consumer Shows
  - Banquets
  - Meetings
  - Social Functions
  - Rodeos
  - Civic Events
  - High School & College Graduations
    - Live Broadcasts to Military Overseas
- Unsurpassed Strengths
  - Location on I-35
  - Within Driving proximity to Austin/DFW/San Antonio/Houston/Waco
  - Established Reputation
- Limitations
  - Lack of indoor dirt arena
  - Proximity with existing Arena to stalls, warm-up and loping areas
  - Lack of air conditioning in exhibit hall
- Requests for expansion for years
  - Expo Board
  - Youth Fair Board and Participants
  - Current events that desire to expand
  - Potential events that would come if we did expand
- Study in 2008 indicated that Expansion with a new Multipurpose Facility would:

- Free up dates in Main Arena for events better suited for a spectator-oriented entertainment venue
- Multipurpose Facility would better match requirements of equine/livestock/agriculture events
- Reduce relative costs for both events due to better matching of size/space needs and conversion from “dirt” to non-dirt”
- Attract multiple new events and new visitors to Bell County as a whole
- Economic Impact Now and with Expansion
  - Now (per 2008 Study) = \$13 million in Direct Spending
    - Belton - \$4.7 million
    - Temple - \$6.0 million
    - Killeen/Harker Heights - \$1.3 million
    - Salado - \$850,000
  - With Expansion (per 2008 Study) = \$18.7 million
    - Increase of \$5.7 million in Direct Spending
    - Belton – from \$4.7 million to \$5.7 million
    - Temple – from \$6.0 million to \$9.8 million
    - Killeen/Harker Heights – from \$1.3 million to \$2.0 million
    - Salado – from \$850,000 to \$1.3 million
- Expansion Cost Gone from \$15 million to \$25 million – How to Pay for it? – Hotel/Motel Tax that might reduce local taxes needed to support the Expo operations
  - Business decision for the court
  - Due Diligence to investigate funding opportunities
  - Hotel/Motel Tax would create income stream from visitors to Bell County versus from Bell County taxpayers
  - Hotel/Motel Tax is a tax that we pay when we visit other cities, whether we attend events at their centers or not
  - Could result in a slight decrease in local tax rate by substituting a portion of local property tax with the Hotel/Motel tax.

- Other Ways to Pay for expansion
  - Refinance existing debt
  - Incur new debt
  - Both paid by local taxpayers
- Hotel/Motel Tax
  - State currently collects 6%
  - Bell County Cities currently collect 7%
    - Killeen
    - Temple
    - Harker Heights
    - Belton
  - Proposal is for Bell County to collect 2%
    - Legislation is needed to authorize Bell County to collect the tax.
    - Would add about \$1.60 a night to an average rate of \$80/night

## EXECUTIVE SUMMARY

This summary highlights the key findings of a feasibility study regarding a potential expansion of the Bell County Expo Center (Center). Conventions, Sports & Leisure International (CSL) was engaged by the Bell County Expo Center and Bell County (County) to conduct the study. The full report should be reviewed in its entirety to gain an understanding of the study methods, limitations and implications.

### Background and Introduction

Since its opening in 1987, the Bell County Expo Center has served as an important asset for the Bell County community, which includes the communities of Temple, Killeen, Belton, Salado, Troy, Rogers and Harker Heights. Over the years, it has accommodated a full range of events including conventions, concerts, livestock and equestrian shows, trade shows, consumer shows, banquets, meetings, social functions, rodeo events, graduations and civic events. Additionally, the Center has been the home for professional sports teams, including minor league hockey and indoor football.

Several years ago, the Bell County Expo, Inc.'s Board of Directors developed long-range plans that include a new Multipurpose Facility. The 150,000-square-foot facility would include an indoor dirt-oriented arena, additional stall space, exhibit space and grounds improvements. Grounds improvements could potentially include stock pens, additional parking and RV hook-ups. Following this, in 2008, Bell County Expo, Inc. retained CSL to conduct this feasibility study.

The study process consisted of detailed research and analysis, including a comprehensive set of market-specific information derived from the following:

- ✓ Experience garnered through more than 500 event facility projects throughout the country.
- ✓ Local market visit at the outset of the project, including community and site tours.
- ✓ In-person interviews/meetings with Bell County area individuals.
- ✓ Research and analysis of local market conditions and regional and national trends.
- ✓ Analysis of facility data obtained from 26 comparable and competitive/regional facilities.
- ✓ Comparative analysis of socioeconomic data from competitive/regional and comparable facility markets.
- ✓ Completed telephone interviews with event producers, representing nearly 100 equine, livestock, agricultural, convention and consumer events.
- ✓ Intercept surveys of attendees at six recent Center events, resulting in nearly 700 completed interviews.

### Local Market Conditions

Strengths of the local Bell County market as they relate to a potential expanded Center include:

1. Central location in Texas
2. Driving proximity to major metro areas, including Austin, Dallas/Ft. Worth, San Antonio, Houston and Waco



3. Interstate accessibility and visibility
4. Established industry reputation
5. Ft. Hood and growth characteristics of metropolitan area

Some of Bell County's weaknesses as they relate to supporting an expanded Bell County Expo Center and functioning as an event destination include:

1. Modest size of metropolitan area
2. Driving distance to largest regional cities
3. Hotel inventory within close proximity to the Center
4. Lack of other visitor amenities near the Center
5. Neutral impressions by some event producers regarding "destination appeal"
6. Competitive in-state environment in terms of facility products

Since its opening, the Bell County Expo Center has served as an important asset for the Bell County community. Over the years, it has accommodated a diverse range of events, including conventions, concerts, livestock and equestrian shows, trade shows, consumer shows, banquets, meetings, social functions, rodeo events, graduations and civic events. Additionally, the Center has been the home for professional sports teams including minor league hockey and indoor football. The Center has served as an important regional facility attracting a variety of both local and non-local-oriented events, attendees, spectators and participants. Bell County has benefited from its operation in terms of economic impact generated by visitors who would not likely otherwise be in the County, while residents benefit in terms of quality of life from the opportunity to attend entertainment, civic and other types of events hosted by the facility—many of which would not occur in the County without the presence of the Center. An analysis of the Center's physical product and historical operation suggests that opportunities may exist to improve its ability to compete for additional pieces of non-local and local business, as well as improving efficiency of operations.

### **Competitive/Comparable Facilities**

The analysis of competitive/comparable facilities highlights Bell County's advantageous geographic location, ranking very highly in terms of population within practical driving distance. Specifically, out of 27 competitive/comparable markets analyzed, Bell County ranks second in terms of population within 200 miles.

The review also suggests some potential limitations of the Bell County Expo Center's programmatic offerings. While it offers many of the same types of facilities and amenities that other comparable venues integrate, it does not offer a dedicated indoor dirt-oriented arena that the majority of other complexes have. Rather, the Center's concrete-floor spectator Arena is serving multiple roles in accommodating event activity, integrating one of the largest seating capacities among the set of facilities reviewed. This provides one indication that the Center is currently not programmatically optimized and date conflicts, high conversion expense and excess seating capacity may be providing increased challenges at the Center concerning the accommodation of traditional dirt-oriented events. Additionally, the analysis highlights certain distinct limitations (relative to competitive/comparable facilities) of the Center; specifically, it's low number of RV hookups and stalls.



## Market Demand

The analysis and survey research conducted for this study suggests that sufficient market demand exists for the proposed expanded Bell County Expo Center, including the development of a new Multipurpose Facility and supporting amenities. Moderate to strong demand was noted from a variety of horse and livestock events, shows and competitions, representing the most likely users of such added facility space. This market segment represents the greatest potential for growth under an expansion (as opposed to much more limited growth opportunities in other segments, such as conventions/conferences, public/consumer shows, concerts, sporting events, etc.). The strongest interest by horse and livestock events was indicated by a number of events including cutting horse (adult and youth), barrel racing, team roping, and a variety of horse shows/expositions. Many of these anticipated users of an expanded Center would represent non-local attendees and participants.

Based on information obtained from past and potential Center users, important limitations in the existing Bell County Expo Center include:

- Lack of an indoor dirt arena.
- Significant limitations in RV hookups.
- Proximity issues with the existing Arena to stalls, warm-up and loping areas.
- Other than the Main Arena, lack of climate control in large facilities.

The market demand research and analysis suggests that a new Multipurpose Facility would:

- Free up dates in the existing Main Arena for events that are better suited for a concrete-floor, spectator-oriented entertainment venue.
- Better match needs/requirements of more equine/livestock/agricultural events.
- Should reduce "relative" costs for both events and the Bell County Expo Center, due to better matching size/space needs and minimizing conversions to/from "dirt" to "non-dirt".
- Attract new events to the Bell County Expo Center and new visitors to Bell County.

## Building Program & Use Levels

The analysis suggests the primary elements of the Bell County Expo Center's proposed expansion concept is market supportable. The addition of a new Multipurpose Facility would provide the greatest return on investment (in terms of attracting incremental non-local activity) relative to other potential expansion/improvement options. Specifically, the following components are considered market supportable in Bell County:

- Multipurpose Arena
  - Dirt floor
  - Ring size targeting 300 feet by 150 feet (45,000 square feet)
  - Bleacher seating for 2,000
  - Climate controlled, connected to existing Center (Arena/Exposition Building)
  - Approximately 30,000 square feet concrete floor exhibition space plus additional stall/pen space under same roof (also climate-controlled)
  - Additional storage and purchase of additional temporary stalls/pens
- Minimum of 200 RV hookups



Based on the analysis conducted, these additions/improvements would address each of the primary areas of deficiency believed to exist with regard the Bell County Expo Center. The new Multipurpose Facility would work to transform the Bell County Expo Center into a more "complete", efficient and attractive equine/livestock complex, thereby making it more competitive in attracting a variety of national, regional and state events.

The following exhibit presents a summary of the estimated event, use and attendance levels for the existing Bell County Expo Center during a typical year.

**Existing Bell County Expo Center Event and Use Levels (Typical Year)**

<b>Event Category</b>	<b>Events</b>	<b>Event Days</b>	<b>Square Footage</b>	<b>Attendance</b>	<b>Average Event Days</b>	<b>Average Square Footage</b>	<b>Average Event Attd.</b>
Horse/Livestock Events	64	137	13,540,680	45,587	2.1	211,573	712
Conventions/Tradeshows	19	40	7,770,709	88,235	2.1	408,985	4,644
Public/Consumer Shows	32	99	6,599,410	84,862	3.1	206,232	2,652
Meetings/Banquets	135	156	2,681,840	28,206	1.2	19,865	209
Spectator Events	23	32	2,568,794	85,516	1.4	111,687	3,718
Other/Miscellaneous	<u>18</u>	<u>29</u>	<u>2,711,563</u>	<u>73,783</u>	1.6	150,642	4,099
<b>Total</b>	<b>291</b>	<b>493</b>	<b>35,872,996</b>	<b>406,189</b>			

As shown above, the existing Center hosts nearly 300 events in a typical year, comprising approximately 500 event days and generating nearly 406,200 attendees, exhibitors and participants. In terms of total Center square footage used, horse/livestock events and shows generated the highest overall demand on the complex, while conventions/tradeshows required the largest square footage for an average event.

The following exhibit presents event and use levels estimates for an expanded Bell County Expo Center. These estimates represent a stabilized year of operations (assumed to occur by the fourth full year of operation).

**Estimated Expanded Bell County Expo Center Event and Use Levels**

<b>Event Category</b>	<b>Events</b>	<b>Event Days</b>	<b>Square Footage</b>	<b>Attendance</b>	<b>Average Event Days</b>	<b>Average Square Footage</b>	<b>Average Event Attd.</b>
Horse/Livestock Events	93	209	20,615,685	85,931	2.2	222,152	926
Conventions/Tradeshows	26	59	11,539,503	119,117	2.3	449,883	4,644
Public/Consumer Shows	35	109	7,259,351	93,348	3.1	206,232	2,652
Meetings/Banquets	135	156	2,681,840	28,206	1.2	19,865	209
Spectator Events	25	35	2,825,673	94,068	1.4	111,687	3,718
Other/Miscellaneous	<u>20</u>	<u>32</u>	<u>2,833,583</u>	<u>77,103</u>	1.6	143,110	3,894
<b>Total</b>	<b>334</b>	<b>600</b>	<b>47,755,636</b>	<b>497,774</b>			

As shown, in a stabilized year of operation (assumed to occur by the fourth full year), it is estimated that the addition of the new facility and other improvements will result in increased event levels and use of the Center. Specifically, the number of horse and livestock events are estimated to increase by 45 percent, as well as causing a shift of some Main Arena events to the new facility and the attraction of some larger events. Additional (and improved) flat floor capacity and freeing of additional Main Arena



and Exposition Building capacity are also estimated to result in the ability to attract and accommodate a 35 percent increase in the number of conventions/tradeshows. Overall, total annual attendance levels are estimated to increase by 23 percent overall existing Center levels.

## Financial Operations

The following exhibit presents a summary of the estimated financial operating results associated with the existing Bell County Expo Center (FY2007), along with estimates for an expanded Center (during a stabilized year of operation, assumed to occur at year four), presented in 2008 dollars. For purposes of this analysis, all operating revenues and expenses are represented in terms of gross dollars (with the exception of Central Texas State Fair-associated revenues, which have been included but are net of expenses).

### Estimated Bell County Expo Center Financial Operating Results (Existing Center-FY2007, Expanded Center Upon Stabilization of Operations)

	SCENARIO Existing Center	SCENARIO Expanded Center
<b>ESTIMATED OPERATING REVENUES</b>		
Gate Revenue	\$1,030,000	\$1,256,600
Space/Stall Rent	482,000	804,940
Food & Beverage	125,000	162,500
Contract Services	100,000	147,000
Other Revenue	261,689	444,871
<b>Total Operating Revenue</b>	<b>\$1,998,689</b>	<b>\$2,815,911</b>
<b>ESTIMATED OPERATING EXPENSES</b>		
Salaries, Wages & Benefits	\$668,940	\$836,175
Utilities	388,800	524,880
Performance/Production	957,800	1,149,360
Repair & Maintenance	173,028	242,240
Materials & Supplies	129,120	184,642
General & Administration	119,478	161,295
Insurance	11,756	17,634
Professional Fees/Contract Labor	187,390	243,607
Other Expenses	27,499	38,498
<b>Total Operating Expenses</b>	<b>\$2,663,811</b>	<b>\$3,398,331</b>
<b>Net Operating Profit / (Deficit)</b>	<b>(\$665,122)</b>	<b>(\$582,419)</b>

As shown, based on a review of historical Center financial operating data, the Bell County Expo Center currently runs at an operating deficit of approximately \$665,100 per annum. Estimates for an expanded Center, derived from the market demand, building program and event and use analyses, indicate that the operating deficit could decrease slightly to approximately \$582,400 per annum. The new Multipurpose Facility and other improvements will significantly improve the complex's ability to attract and accommodate additional event activity, while efficiencies will likely be realized with existing staffing and overhead. These types of financial operating results are common with similar facilities located throughout the country.



## Economic Impacts

The evaluation of the quantifiable and non-quantifiable economic impacts generated by the annual operations of event facilities is often one of the primary determinants regarding the decision by public sector entities to invest (upfront and annually) in such projects. An analysis of the historical events hosted at the Bell County Expo Center suggests that it has provided substantial direct and indirect economic impacts in Bell County since its inception.

The following exhibit presents a summary of the estimated economic impacts associated with the existing and potential expanded Bell County Expo Center. As the direct spending flows throughout the local and state economies additional rounds of spending, employment and earnings are generated. The total impact generated is estimated by applying specific industry multipliers to the initial expenditure to account for the total economic impact of the re-spending activity. The application of the multipliers involves calculating the product of the estimated amount of direct spending and the multiplier. The total estimated direct expenditures generate effects on the economy that extend beyond the initial expenditures (referred to as indirect and induced spending). These are impacts generated by non-local Center attendees within Bell County (presented in 2008 dollars, representing a stabilized year of operation for an expanded Center).

### Estimated Annual Economic Impacts of the Bell County Expo Center (Existing and Expanded)

	SCENARIO 1 Existing Center	SCENARIO 2 Expanded Center
<b>Direct Spending By Industry</b>		
Hotel	\$3,773,868	\$5,628,894
Restaurant	\$6,351,926	\$9,113,801
Retail	\$1,821,102	\$2,566,096
Other Industries	\$998,315	\$1,398,935
<b>Total</b>	<b>\$12,945,211</b>	<b>\$18,707,726</b>
<b>Indirect/Induced Spending</b>	<b>\$7,767,126</b>	<b>\$11,224,636</b>
<b>Total Output</b>	<b>\$20,712,337</b>	<b>\$29,932,362</b>
<b>Personal Income (Earnings)</b>	<b>\$9,061,647</b>	<b>\$13,095,409</b>

As shown, it is estimated that the existing Bell County Expo Center currently generates approximately \$12.9 million annually in visitor spending within Bell County. This direct spending, in turn, is estimated to generate approximately \$20.7 million in total output (direct, indirect and induced spending) annually within Bell County. Under an expanded Center (pursuant to the market supportable facility program outlined herein), it is estimated that direct spending and total output would rise to approximately \$18.7 million and \$29.9 million, respectively, upon stabilization of operations (assumed to occur by year four). This represents an approximate 45 percent increase in new economic impact over existing Center levels.

The research and analysis conducted for this study (including nearly 700 intercept surveys of Center attendees) suggests that, while the Bell County Expo Center is located within the city of Belton, the economic benefits are relatively dispersed among other communities within the county. This spending primarily includes spending on lodging, meals, bars, entertainment and retail items. Specifically, of the \$12.9 million in estimated annual direct spending that is generated within Bell County by non-locals attending events at the Bell County Expo Center, \$4.7 million (or 37 percent) is estimated to occur within

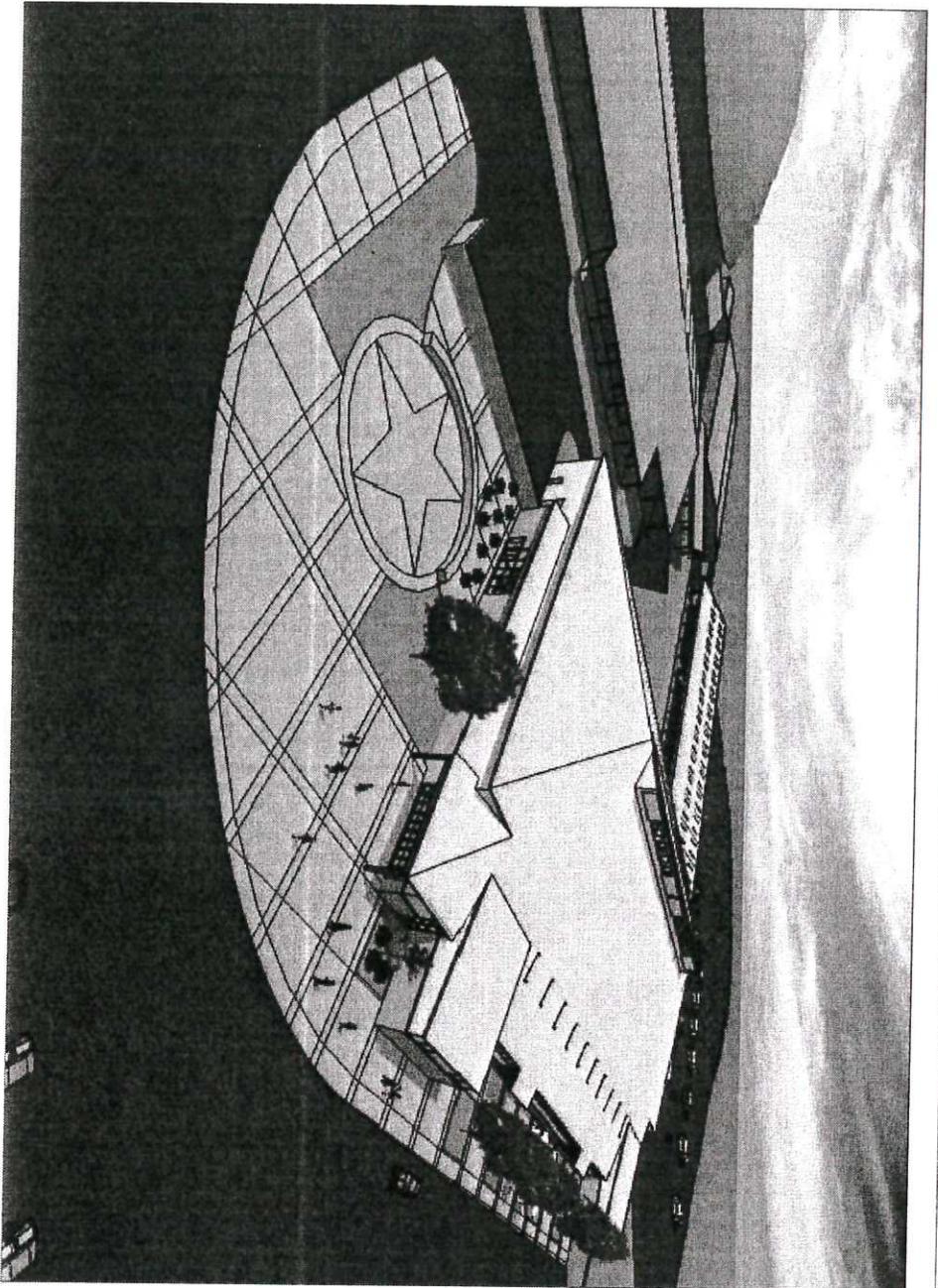


Belton. The spending estimated to occur within Temple is slightly greater at \$6.0 million (or 47 percent) and is better dispersed through all industry spending segments such as lodging, meals, entertainment, bars/nightlife, retail and leisure (rather than the emphasis on lodging and restaurant meals, as in Belton). While located at a further distance from Belton, Killeen/Harker Heights and Salado still benefit from an estimated \$1.3 million and \$847,900 (or ten and seven percent) of Center-generated direct spending annually, respectively.

Under a potential expanded Center, \$5.8 million represents the incremental direct spending associated with an expansion. The expansion is expected to enable the Center to attract certain larger events and also host a greater number of events concurrently. Given that the La Quinta Inn represents the closest hotel property to the Bell County Expo, and only one of four hotels in Belton, it is believed that this single property will not be able to accommodate a fair portion of the estimated incremental hotel room night demand. As such, a disproportion of the incremental hotel room night demand would be expected to compress to other areas, such as Temple, Killeen/Harker Heights and Salado. As a growing number of Center patrons are being housed in areas other than Belton, a greater amount of their spending on items such as meals and retail will likely occur in these other areas as well. Therefore, areas other than Belton, such as Temple, Killeen/Harker Heights and Salado, are expected to benefit to a greater degree (in terms of percentage gain) from the incremental economic impact generated within Bell County by an expansion of the Center.

The effects of attracting event attendees/participants/exhibitors to Bell County impacts numerous industries and enhances economic activity throughout the communities within the county. Primary visitor industries, including hotels, restaurants, retail, local transportation, and related industries benefit directly from the Center. Indirect effects benefit various support industries, including the wholesale, distribution, manufacturing, and other industries. In addition to the more quantifiable benefits of the Center, certain potential benefits cannot be quantifiably estimated. These intangible benefits include: (1) increased exposure for Bell County (through non-local attendees/participants/exhibitors who might not have had any other reason to visit the area); (2) spin-off development and synergy with other nearby businesses/attractions; and (3) other intangibles such as quality of life for residents through providing entertainment and recreation opportunities, community reputation and image, local gathering point for civic events, commencements and the like.





# BELL COUNTY LIVESTOCK/EQUESTRIAN FACILITY BELTON, TEXAS

## PROJECT TEAM INFORMATION

<b>DESIGN ARCHITECT &amp; EQUINE FACILITY SPECIALIST</b>	<b>ARCHITECT OF RECORD, CIVIL, STRUCTURAL &amp; MEP ENGINEER</b>	<b>CONSULTING ARCHITECT</b>	<b>FOOD SERVICE CONSULTANT</b>	<b>COST CONSULTANT</b>	<b>GEOTECHNICAL CONSULTANT</b>
GHZ GRAYLA EQUINE ARCHITECTS, LLC 226 SOUTH BOSTON, SUITE 1602 TULSA, OKLAHOMA 74133 PHONE: 918-581-6158 FAX: 918-581-6387 www.ghz.com	HALFF ASSOCIATES, INC. 1201 N. ROYSEY ROAD RICHARDSON, TEXAS 75081 PHONE: 214-346-6398 FAX: 214-738-0095 www.halff.com	1113 ARCHITECTS 1596 S. ELM ST. GEORGETOWN, TX 76626 PHONE: 512-268-1144 www.1113architects.com	FOOD SERVICE DESIGN PROFESSIONALS 2855 VILLA CREEK DR. SUITE 229 FARMERS BRANCH, TX 75224 PHONE: 972-265-5205	EDG&COMP 307 N. 78th ST. SUITE 1105 FORT WORTH, TEXAS 76102	LANGERMAN FOSTER ENGINEERING COMPANY, LLC 2500 SOUTH 15TH ST. WACO, TX 76706 PHONE: 254-235-1148 www.lfw.com

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- G001 CODE COMPLIANCE PLANS

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- 2A101 STALL BARN FLOOR PLAN
- A102 UPPER ARENA LEVEL FLOOR PLAN
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- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
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- M102 UPPER ARENA LEVEL MECHANICAL PLAN
- M103 EXISTING EXHIBIT HALL MECHANICAL PLAN

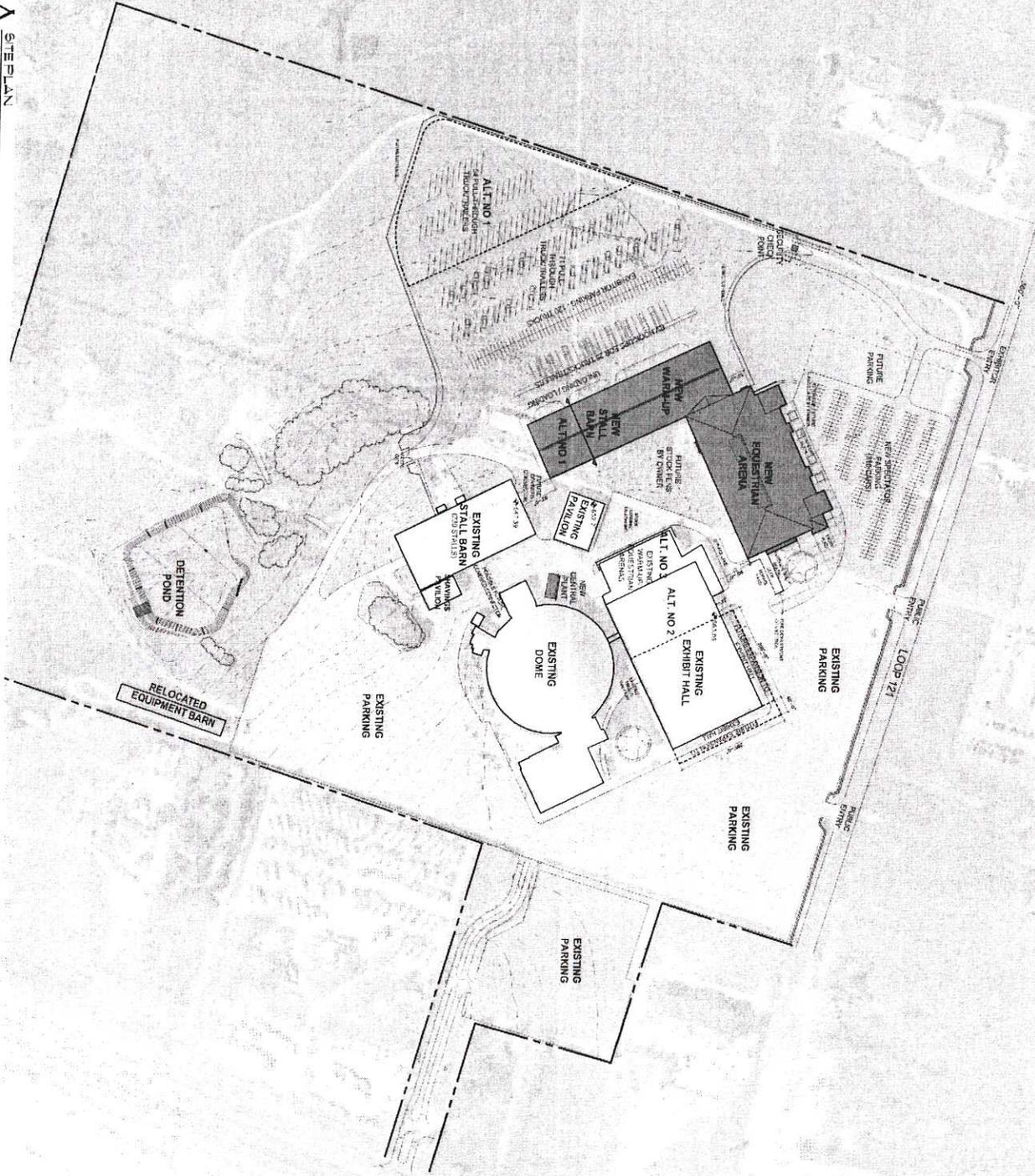
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Belton, Texas

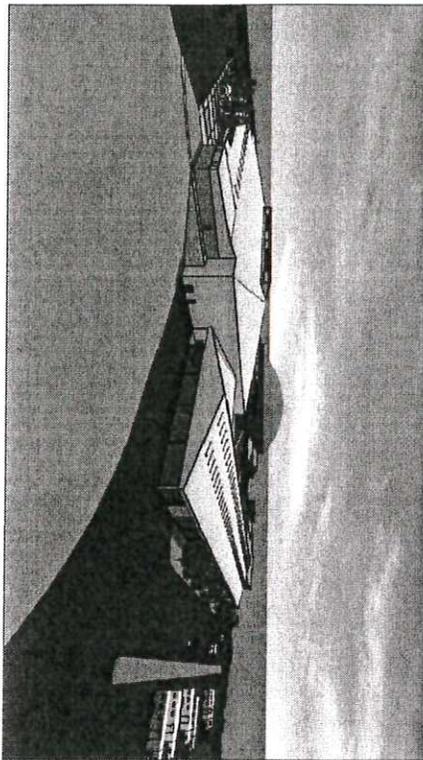


PRELIMINARY

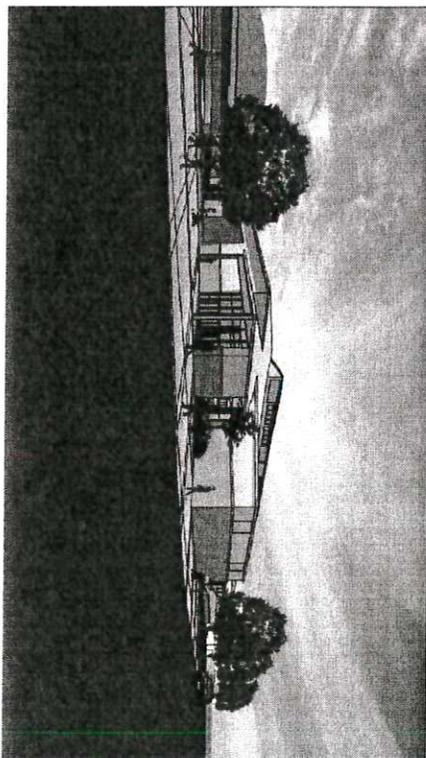
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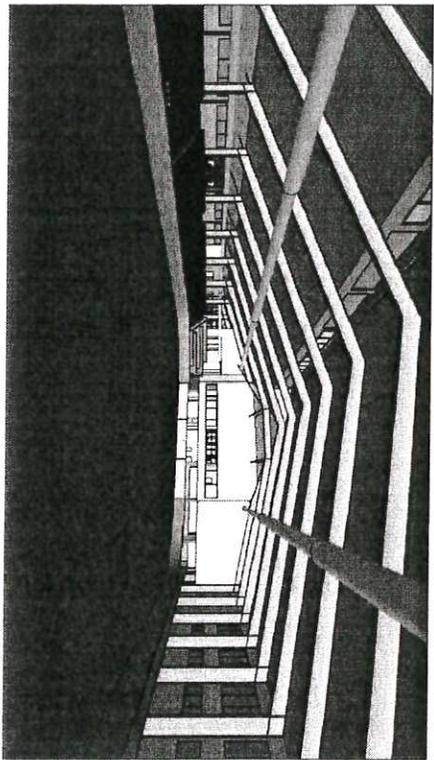




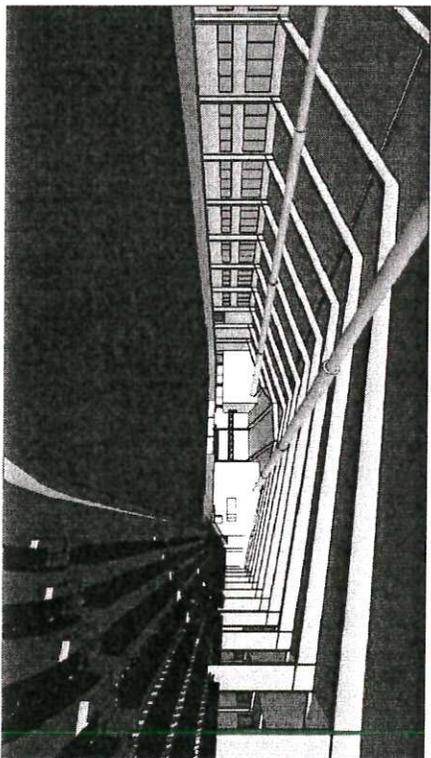
AERIAL



AERIAL



INTERIOR



INTERIOR

Bell County Expo  
Belton, Texas

11  
13  
ARCHITECTS

HALFF  
ARCHITECTS  
GENERAL CONTRACTORS

PRELIMINARY

A002

**RESOLUTION OF THE BOARD OF DIRECTORS FOR THE TEMPLE CHAMBER OF COMMERCE  
SUPPORTING THE COLLECTION OF THE BELL COUNTY HOTEL OCCUPANCY TAX FOR SUPPORT OF  
THE BELL COUNTY**

**WHEREAS**, the Bell County Exposition Center is an asset to all of Bell County providing a variety of cultural, artistic and sports programming throughout the year;

**WHEREAS**, residents and businesses encompassing the area served by the Temple Chamber of Commerce enjoy quality of life benefits from access to the services, facilities and events offered by the Bell County Exposition Center;

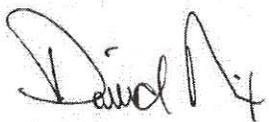
**WHEREAS**, the Bell County Exposition Center benefits the Temple and Bell County economy by attracting over 327,000 visitors annually whom contribute to our economy directly through the purchase of products, goods and services; sales tax; and, local hotel occupancy tax;

**WHEREAS**, the center is a regional asset that accommodates large events including high school and college graduations;

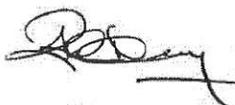
**WHEREAS**, the collection of a Bell County Hotel Occupancy Tax would enhance facilities and programming at the Bell County Exposition Center benefitting the residents of Temple and Bell County,

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Temple Chamber of Commerce, our support of the collection of a Bell County Hotel Occupancy Tax for the public purpose of supporting enhancement of the Bell County Exposition Center as a regional asset.

**PASSED AND APPROVED** this 25th day of September, 2014.



David Nix  
Chair of the Board



G. Roderick Henry  
President

# BOARD OF ALDERMEN

## AGENDA ITEM MEMORANDUM

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02/05/15  
Item # 8  
Regular Agenda  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Kim Foutz, City Administrator

**ITEM DESCRIPTION:** Consider and take action on a Concept Plan of Amity Estates, a ±177.473 acre, Five Phase, 197 lot, residential subdivision, located at the southwest corner of West Amity Road FM 1670 located in the Extraterritorial Jurisdiction of Salado.

**STAFF RECOMMENDATION:** Staff recommends approval of the Concept Plan for Amity Estates.

**ITEM SUMMARY:** The Concept Plan for Amity Estates is a 177.473 acre, Five Phase, 197 lot single family residential subdivision located in the Salado's ETJ. The Village's engineer has provided a letter indicating the concept plan is in conformance with all requirements for this stage of review. The Village has also received a concurrence letter from the Bell County Engineer's office.

### **Thoroughfare Plan:**

The proposed plan is in conformance with the Thoroughfare Plan; there are no new thoroughfares planned for this area. There are 4 entrance/exists to the subdivision. Bozon Drive provides a connection to both West Amity Road and FM 1670; Day Drive connects into FM 1670; and Few Oaks connects to West Amity Road. Based upon the number of lots, 4 access points meet code requirements. Few Oaks is 70' right of way throughout; Bozon Drive is 50' wide with 70' at the intersection for medians; and Day Drive has a 50' right of way.

### **Utilities:**

Water services will be provided by Salado Water Supply Corporation through a 6-inch water line. The applicant is proposing on-site sewage facilities for all lots in the subdivision and the Village has received a concurrence letter from the Bell County Public Health District. A Homeowners Association will be formed to provide maintenance for the proposed drainage flumes, channels, and detention ponds. The Village will receive a copy of the HOA covenants prior to plat recordation.

### **Parkland:**

No parkland dedication or fees are proposed for this subdivision as it is outside the city limits.

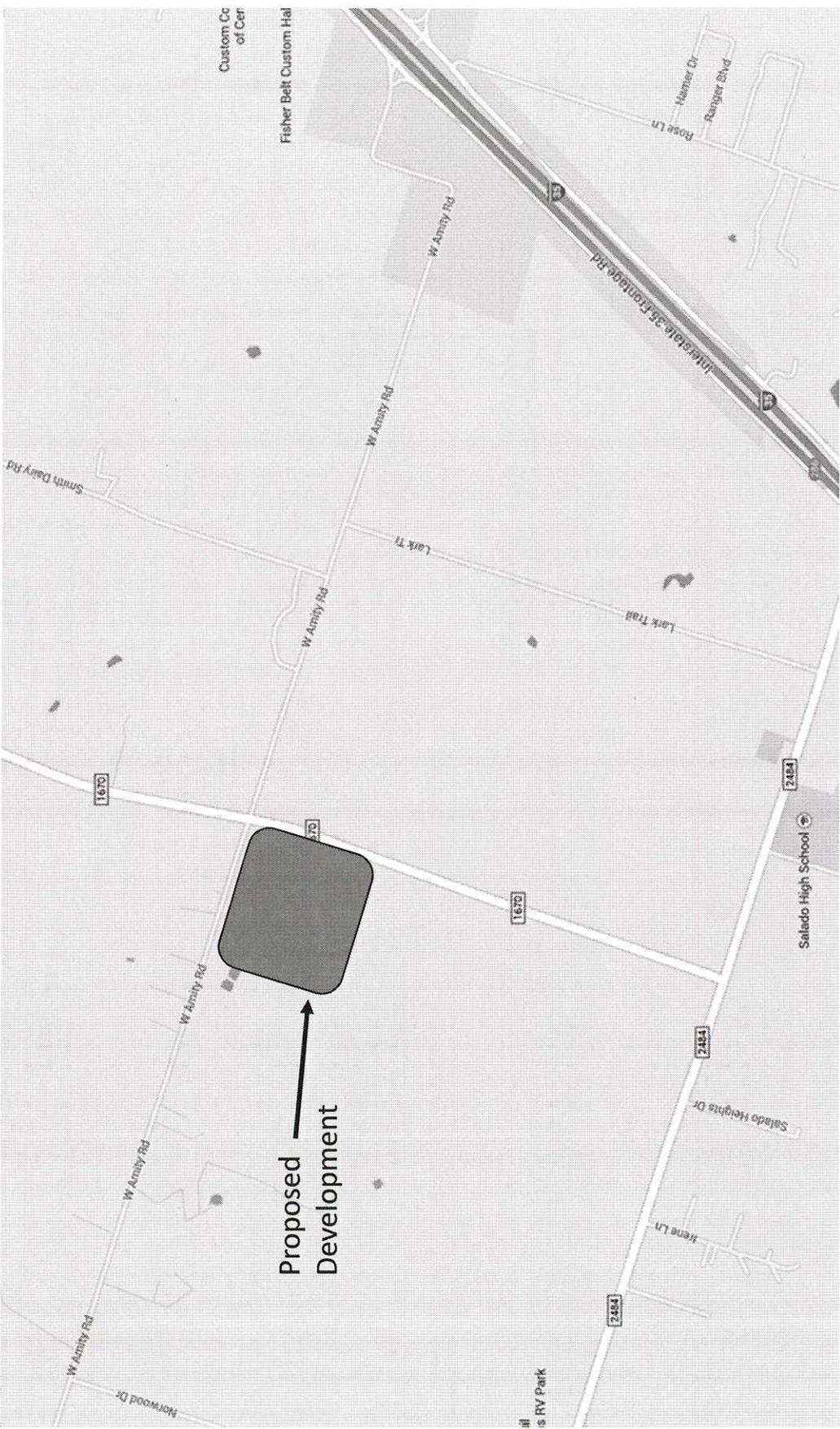
**FISCAL IMPACT:** n/a

### **ATTACHMENTS:**

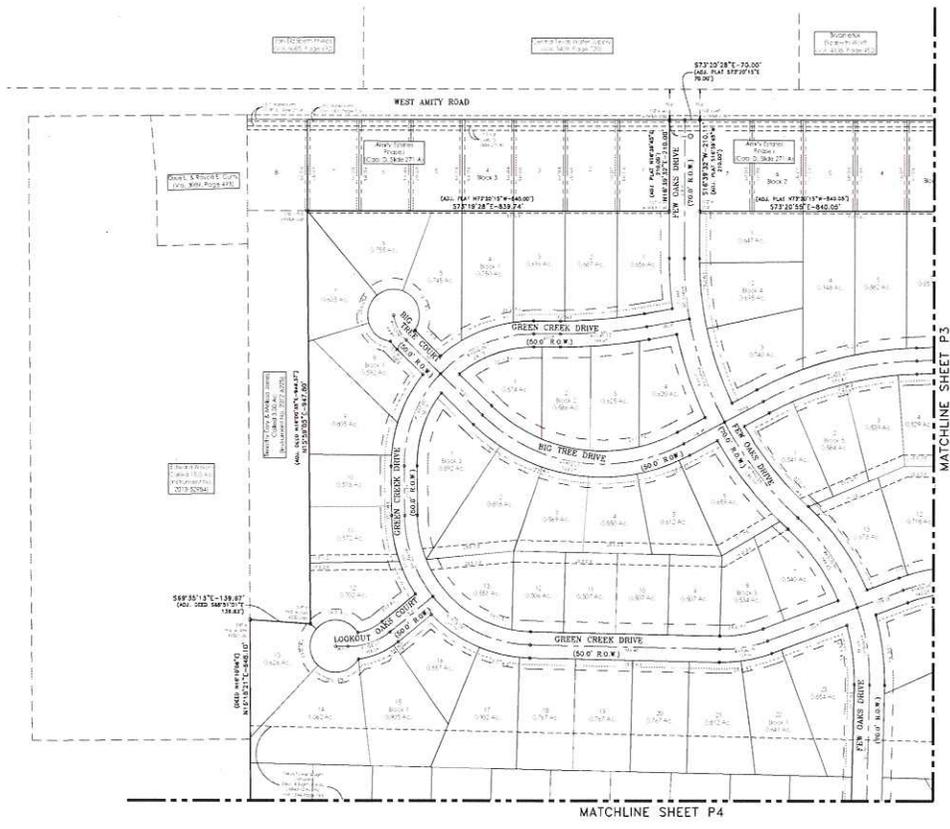
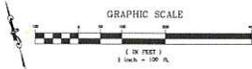
Location Map

Proposed Concept Plan

# Location Map – Amity Estates







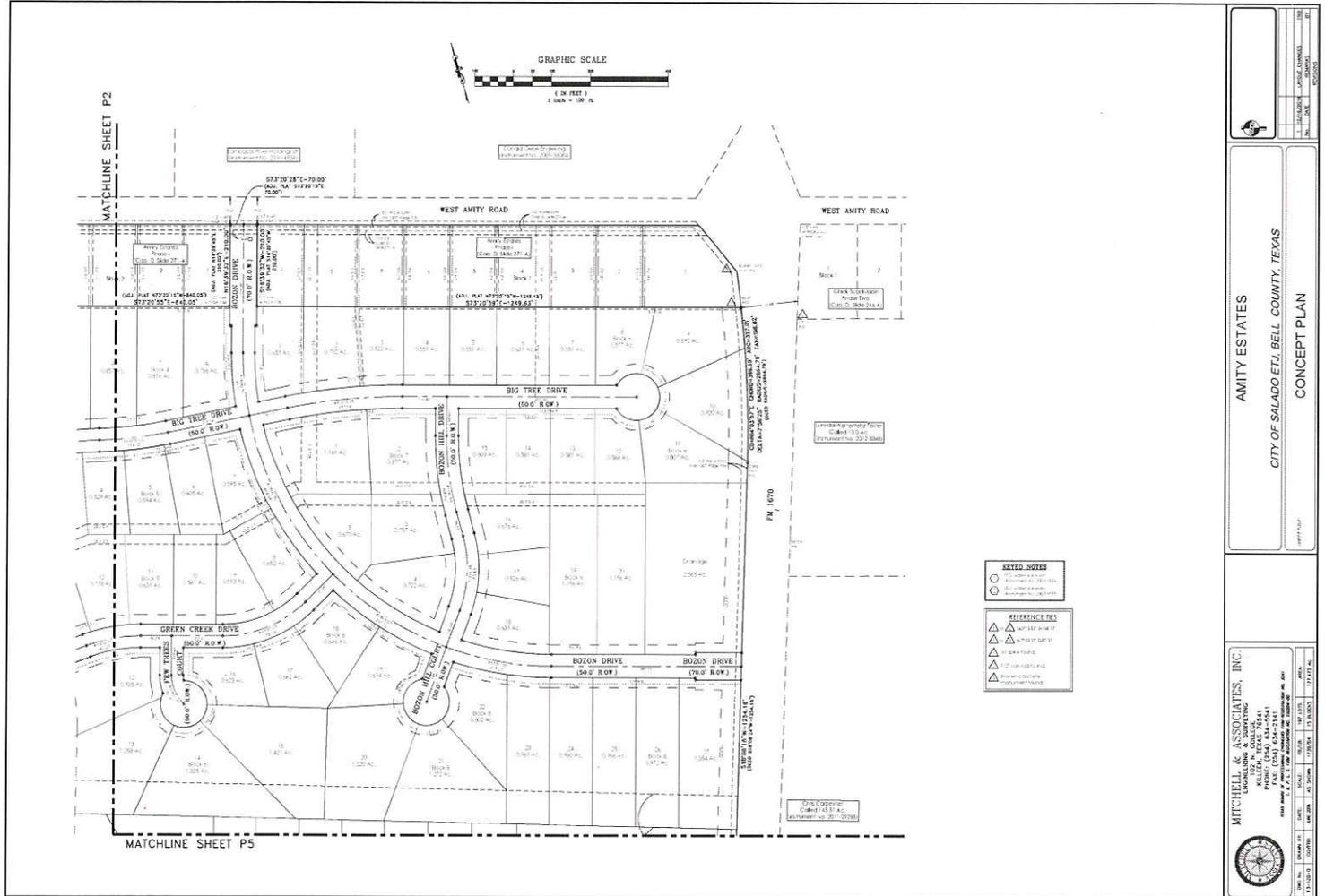
- KEYED NOTES**
- Proposed
  - Existing
  - Easement
  - Survey

PROJECT NO.	10000000000000000000
DATE	10/15/2024
DRAWN BY	J. SMITH
CHECKED BY	M. JONES
SCALE	AS SHOWN

AMITY ESTATES  
CITY OF SALADO ETL, BELL COUNTY, TEXAS  
CONCEPT PLAN

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
KALLEN, TEXAS 75844  
PHONE: (254) 534-2141  
FAX: (254) 534-2141

DATE: 10/15/2024  
SCALE: AS SHOWN  
PROJECT: AMITY ESTATES



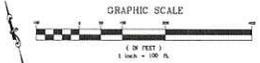
- KEYED NOTES**
- Proposed
  - Existing
  - Utility
  - Easement
  - Right-of-Way
- REFERENCE TIES**
- △ Survey Point
  - △ Survey Station
  - △ Survey Line
  - △ Survey Corner
  - △ Survey Boundary

DATE	DESCRIPTION

**AMITY ESTATES**  
**CITY OF SALADO ETJ, BELL COUNTY, TEXAS**  
**CONCEPT PLAN**

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING CONSULTING  
 1522 W. 14TH ST.  
 FLORENCE, TEXAS 76735  
 PHONE: (254) 654-2444  
 FAX: (254) 654-2444  
 E-MAIL: info@mitchellandassociates.com  
 WWW: www.mitchellandassociates.com

DATE: 08/20/15  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 SCALE: AS SHOWN



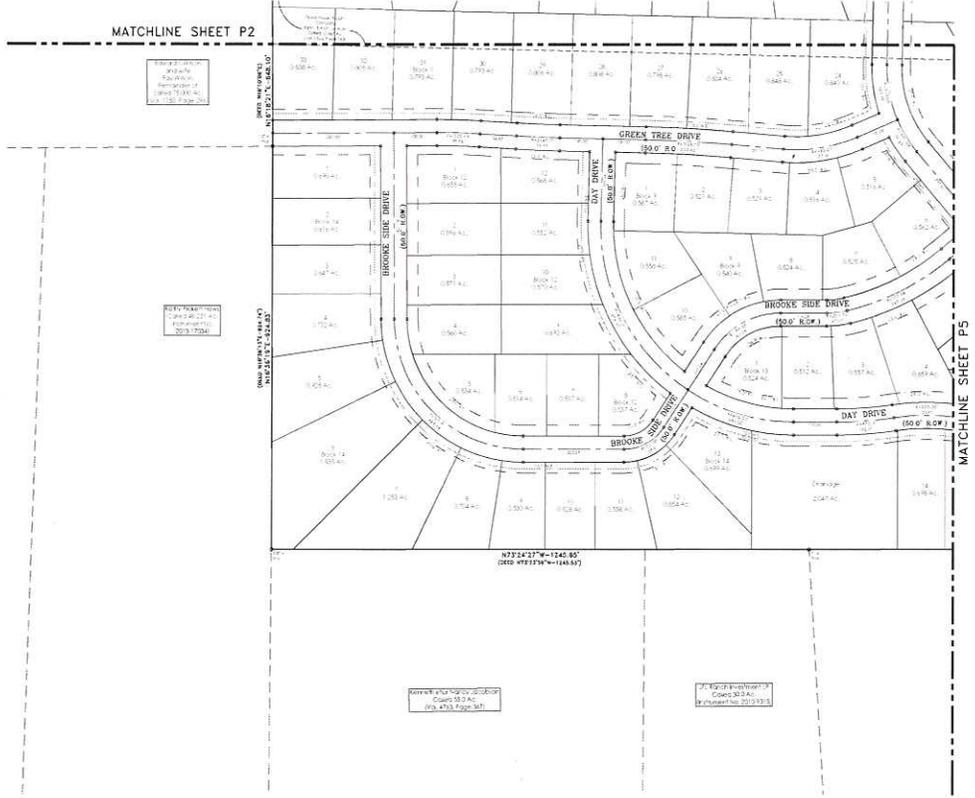
MATCHLINE SHEET P2

REVISIONS:  
 1. 08/15/11  
 2. 08/15/11  
 3. 08/15/11

REVISIONS:  
 1. 08/15/11  
 2. 08/15/11  
 3. 08/15/11

**KEYED NOTES**

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



REVISIONS:  
 1. 08/15/11  
 2. 08/15/11  
 3. 08/15/11

REVISIONS:  
 1. 08/15/11  
 2. 08/15/11  
 3. 08/15/11

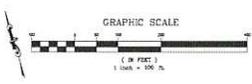
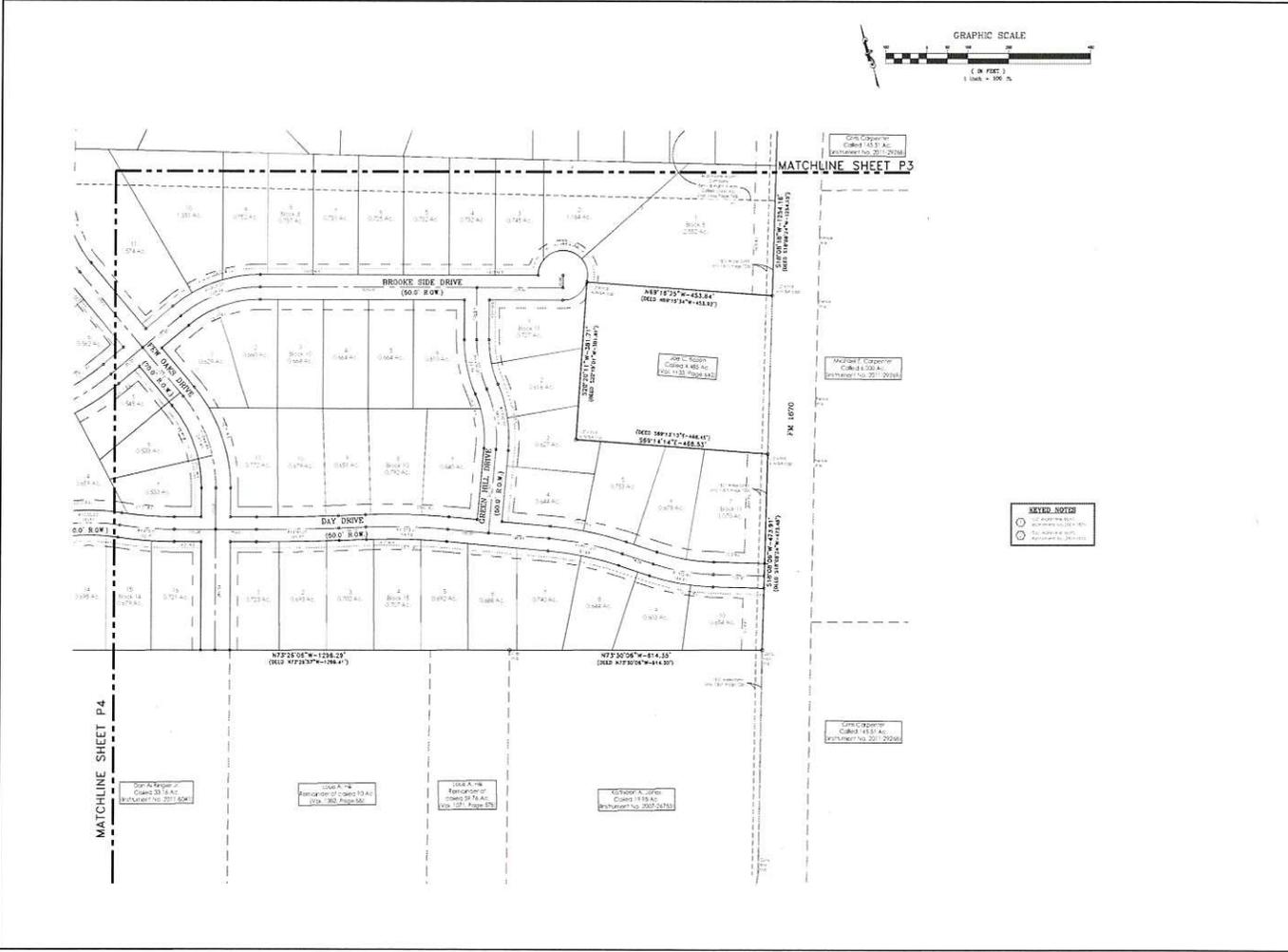
DATE	DESCRIPTION
08/15/11	ISSUED FOR PERMIT
08/15/11	ISSUED FOR PERMIT
08/15/11	ISSUED FOR PERMIT

AMITY ESTATES  
 CITY OF SALADO ETJ, BELL COUNTY, TEXAS  
 CONCEPT PLAN

**MITCHELL & ASSOCIATES, INC.**  
 ENGINEERING & ARCHITECTURE  
 1000 W. WYATT DRIVE  
 KILLEEN, TEXAS 76541  
 TEL: (254) 634-2141  
 FAX: (254) 634-2141

PROJECT NO. 2010111

DATE: 08/15/11  
 DRAWN BY: J. J. MITCHELL  
 CHECKED BY: J. J. MITCHELL  
 IN CHARGE: J. J. MITCHELL



**KEY**

- Proposed lot
- Proposed road
- Proposed utility

DATE	DESCRIPTION

AMITY ESTATES  
CITY OF SALADO ET AL, BELL COUNTY, TEXAS  
CONCEPT PLAN

**MITCHELL & ASSOCIATES, INC.**  
ENGINEERING & SURVEYING  
11111 W. 10th Street, Suite 100  
Dallas, Texas 75244  
TEL: (214) 634-2141  
FAX: (214) 634-2141

DATE: 11/13/13  
SCALE: AS SHOWN  
SHEET: 13 OF 14  
PROJECT: AMITY ESTATES

MATCHLINE SHEET P4

MATCHLINE SHEET P3

City of Salado  
Caled 15.5 Ac.  
Instrument No. 2011-29268

City of Salado  
Caled 19.0 Ac.  
Instrument No. 2011-29268

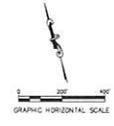
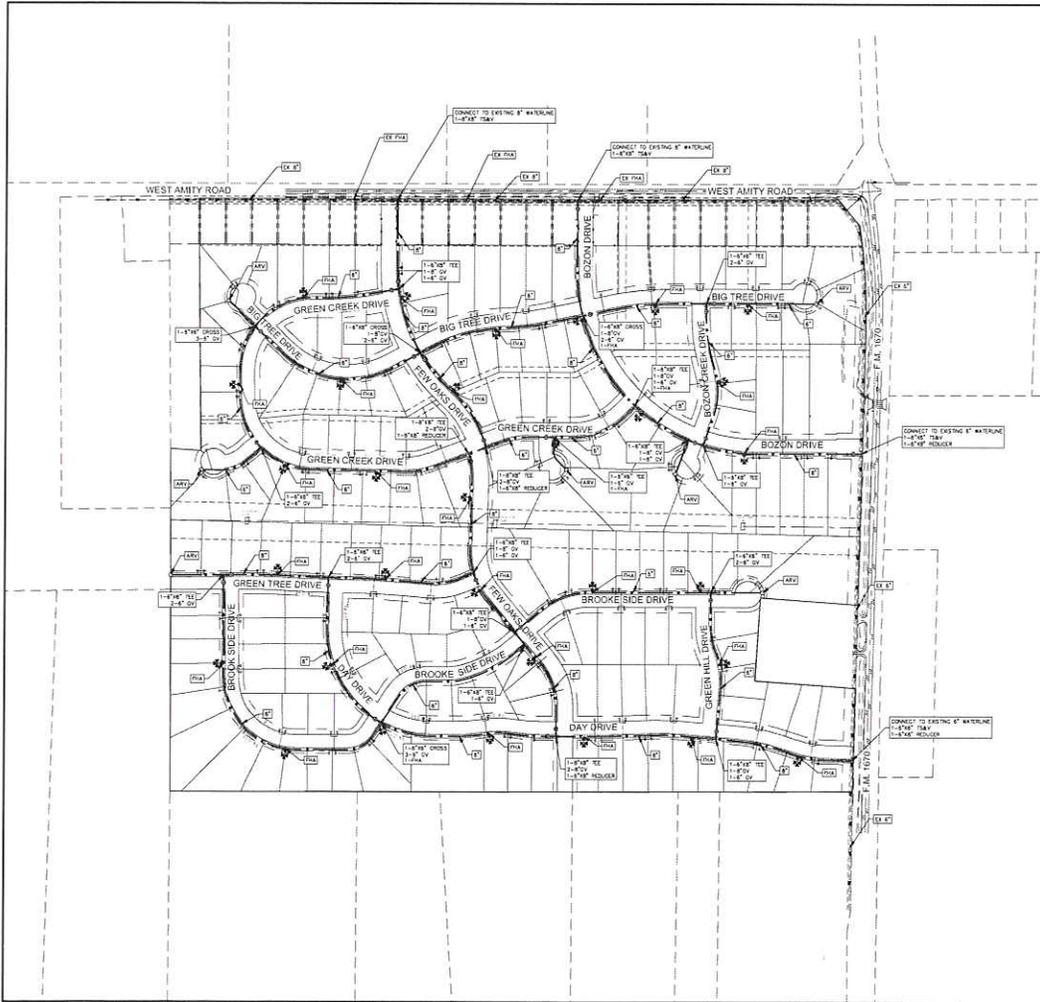
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City of Salado  
Caled 15.5 Ac.  
Instrument No. 2011-29268

City of Salado  
Caled 15.5 Ac.  
Instrument No. 2011-29268



- WATER NOTES**
1. ALL WATERLINES SHALL BE ANNA CS80 PVC PIPE UNLESS OTHERWISE NOTED.
  2. ALL CONSTRUCTION SHOWN HEREIN SHALL BE PER VILLAGE OF SALADO AND SALADO HSC STANDARDS AND SPECIFICATIONS.
  3. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4" PVC AND SHALL EXTEND TO A DISTANCE OF 2' BEHIND THE BACK OF CURB.
  4. EXISTING UTILITIES SHOWN HEREIN HAVE BEEN LOCATED BY VISIBLE METHODS AND RECORD DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES REGARDLESS OF THESE NOTATIONS HEREIN.
  5. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 42" BELOW FINISH GRADE.
  6. FIRE HYDRANT SYMBOLS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PER VILLAGE OF SALADO AND SALADO HSC STANDARD DETAIL.
  7. ALL FIELD BENDS SHALL BE PER PIPE MANUFACTURER RECOMMENDATIONS.
  8. WATER SERVICES TO BE PROVIDED BY THE SALADO HSC.
  9. CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN WORKING AUTOMATIC FLUSH ASSEMBLY (AFA) UNITS. ACCEPTANCE OF WATER SYSTEM BY THE VILLAGE OF SALADO AND SALADO HSC.

**LEGEND**

—	PROPOSED WATERLINE
- - -	PROPOSED WATERLINE
○	FLUSH ASSEMBLY
●	GATE VALVE
⊕	TEE
⊗	CROSS
⊘	BEND
⊙	REDUCER
⊚	CAP
⊛	FIRE HYDRANT ASSEMBLY
⊜	DOUBLE WATER SERVICE
⊝	SINGLE WATER SERVICE

**ABBREVIATIONS**

AFA	AUTOMATIC FLUSH ASSEMBLY
ARV	AIR RELEASE VALVE
EX	EXISTING
FA	FLUSH ASSEMBLY
FHA	FIRE HYDRANT ASSEMBLY
GV	GATE VALVE
TS&V	TAPPING SLEEVE & VALVE

<p><b>AMITY ESTATES</b>  <b>CONCEPT PLAN</b>  <b>VILLAGE OF SALADO ET AL, BELL COUNTY, TEXAS</b></p>	<p><b>OVERALL WATER LAYOUT</b></p>
<p><b>MITCHELL &amp; ASSOCIATES, INC.</b>          1000 N. COLLEGE          AUSTIN, TEXAS 78701          PHONE: (512) 834-3341          FAX: (512) 834-3342          WWW: WWW.MITCHELL-AND-ASSOCIATES.COM</p>	
	<p><b>SHEET W1</b></p>





# BOARD OF ALDERMAN AGENDA ITEM MEMORANDUM

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02/05/15  
Item # 9  
Regular Agenda  
Page 1 of 1

**DEPT/DIVISION REVIEW:** Kim Foutz, Village Administrator

**ITEM DESCRIPTION:** Presentation by the US Department of Agriculture regarding the buzzard population in Salado.

**STAFF RECOMMENDATION:** This item was requested by Alderwoman Dankert

**ITEM SUMMARY AND ANALYSIS:** The US Department of Agriculture (USDA) will present the Board and public with information on controlling the buzzard population in Salado. They will discuss USDA methods of scaring away the buzzards and let citizens know what they can expect in terms of noise produced, likely effectiveness, and time needed to accomplish the job.

**FISCAL IMPACT:** n/a

**ATTACHMENTS:**

None