



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
FEBRUARY 3, 2022 – 6:30 P.M.

THIS WILL BE AN IN-PERSON MEETING THAT WILL ALSO BE AVAILABLE VIRTUALLY USING **ZOOM**. YOU CAN ACCESS THE MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE USING THE FOLLOWING LINK:

<https://us02web.zoom.us/j/82194242928?pwd=QTlTalRQVyt0NTVBaWtwcjhZaTlsUT09>

MEETING ID: 821 9424 2928

PASSWORD: 985528

OR YOU CAN DIAL IN TO THE MEETING WITH YOUR PHONE USING ONE OF THE FOLLOWING PHONE NUMBERS AND USING THE MEETING ID AND PASSWORD:

1-346-248-7799

1-253-215-8782

1-669-900-6833

1-301-715-8592

1-312-626-6799

1-929-205-6099

AGENDA

CALL TO ORDER

FEBRUARY 3, 2022, AT 6:30 P.M.

CALL OF ROLL

CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

1. CITIZENS COMMUNICATIONS

THE BOARD OF ALDERMEN WELCOMES COMMENTS FROM CITIZENS ON ISSUES AND ITEMS OF CONCERN NOT ON THE AGENDA. THOSE WISHING TO SPEAK MUST SIGN IN BEFORE THE MEETING BEGINS AND OBSERVE A THREE (3) MINUTE TIME LIMIT WHEN ADDRESSING THE BOARD. SPEAKERS WILL HAVE ONE (1) OPPORTUNITY TO SPEAK DURING THIS TIME-PERIOD. SPEAKERS DESIRING TO SPEAK ON AN AGENDA ITEM WILL BE ALLOWED TO SPEAK WHEN THE AGENDA ITEM IS CALLED. INQUIRIES ABOUT MATTERS NOT LISTED ON THE AGENDA WILL EITHER BE DIRECTED TO STAFF OR PLACED ON A FUTURE AGENDA FOR ALDERMEN CONSIDERATION.

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF JANUARY 6, 2022.
- (B) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF JANUARY 20, 2022.

3. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ANY ITEM REMOVED FROM THE CONSENT AGENDA

4. STATUS REPORTS

- (A) VILLAGE ADMINISTRATOR'S REPORT
 - WASTEWATER BOND REFUNDING UPDATE
 - WASTEWATER SYSTEM EXPANSION PROJECT
 - SOUTH RIDGE LOW WATER CROSSING IMPROVEMENTS
 - COMMUNITY BETTERMENT INITIATIVES
- (B) SALADO POLICE CHIEF STATUS REPORT
 - CALLS FOR SERVICE REPORT
 - LICENSE PLATE READER PROGRAM UPDATE
 - CITIZENS ON PATROL PROGRAM UPDATE

(C) SALADO FIRE CHIEF STATUS REPORT

- CALLS FOR SERVICE

(D) TOURISM DIRECTOR'S REPORT

- SALADO MARKETING ACTIVITIES
- VISITORS CENTER ACTIVITIES
- UPCOMING EVENTS

5. **PRESENTATION**

PRESENTATION OF THE 2021 SCOTTISH GATHERING AND HIGHLAND GAMES HOT FUND GRANT PERFORMANCE REPORT. (TOURISM DIRECTOR ANDREA HOWARD)

6. **DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED CONCEPT PLAN FOR SALADO CENTER, PHASE I, A MIXED-USE DEVELOPMENT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 2484 AND INTERSTATE 35, IN THE E-T-J OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER ISSUES REGARDING THE COMPREHENSIVE REVIEW OF THE VILLAGE OF SALADO SUBDIVISION ORDINANCE. (PLANNING AND ZONING COMMISSION; THIS IS A WORKSHOP ITEM AND NO ACTION WILL BE TAKEN)
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PURPOSE AND ACTIVITIES OF THE VILLAGE OF SALADO ECONOMIC DEVELOPMENT ADVISORY BOARD. (MAYOR MICHAEL COGGIN)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSED ORDINANCE REGULATING THE PARKING OF RECREATIONAL VEHICLES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO. (ALDERMAN PAUL COX)
- (E) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE CREATION OF THE SALADO COMMUNITY INSTITUTE. (ASSISTANT VILLAGE ADMINISTRATOR STACEY YBARRA)

- (F) DISCUSS AND CONSIDER POSSIBLE ACTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE A DESIGN-BUILD AGREEMENT WITH BRAUN & BUTLER RELATING TO THE DEVELOPMENT OF AN ALL-ABILITIES PLAYGROUND AT PACE PARK.
(VILLAGE ADMINISTRATOR)

ADJOURNMENT

THE BOARD OF ALDERMEN MAY RETIRE INTO EXECUTIVE SESSION AT ANY TIME BETWEEN THE MEETING'S OPENING AND ADJOURNMENT FOR THE PURPOSE OF DISCUSSING ANY MATTERS LISTED ON THE AGENDA AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE INCLUDING, BUT NOT LIMITED TO, HOMELAND SECURITY PURSUANT TO CHAPTER 418.183 OF THE TEXAS LOCAL GOVERNMENT CODE; CONSULTATION WITH LEGAL COUNSEL PURSUANT TO CHAPTER 551.071 OF THE TEXAS GOVERNMENT CODE; DISCUSSION ABOUT REAL ESTATE ACQUISITION PURSUANT TO CHAPTER 551.072 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF PERSONNEL MATTERS PURSUANT TO CHAPTER 551.074 OF THE TEXAS GOVERNMENT CODE; DELIBERATIONS ABOUT GIFTS AND DONATIONS PURSUANT TO CHAPTER 551.076 OF THE TEXAS GOVERNMENT CODE; DISCUSSION OF ECONOMIC DEVELOPMENT PURSUANT TO CHAPTER 551.087 OF THE TEXAS GOVERNMENT CODE; ACTION, IF ANY, WILL BE TAKEN IN OPEN SESSION.

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the Bulletin Board at the Salado Municipal Building on January 27, 2022, at 5:30 p.m.



Cara McPartland, City Secretary

The Village of Salado is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Don Ferguson, Village Administrator, at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 512-272-9116 or may utilize the stateside Relay Texas Program at 1-800-735-2988.

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE JANUARY 6, 2022, REGULAR MEETING OF THE BOARD OF ALDERMEN

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the January 6, 2022, Regular Meeting of the Board of Aldermen.

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
January 6, 2022 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Michael Coggin. *The meeting was conducted in person and using videoconferencing. Public participation was available via videoconference.*

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

Board Members Present: Mayor Michael Coggin, Mayor Pro-tem Rodney Bell, Aldermen John Cole, Paul Cox, and Jason Howard attended in person. Alderman D. Jasen Graham attended via videoconference.

Staff Present: Village Administrator Don Ferguson, Assistant Village Administrator Stacey Ybarra, and City Secretary Cara McPartland.

1. Citizens Communications

Amber Dankert of 9652 Stinnett Mill Road expressed safety concerns relating to construction traffic coming from the south end of College Hill, particularly during Acton Academy drop-off times. She said that construction traffic should be planned during the design phase to handle vehicle capacity during and after construction, including options such as alternate routes.

Linda Reynolds of 1110 Mill Creek Drive spoke of her experience testing the speed limit sign on Salado Plaza Drive, which she said did not flash at her. She said there should be a sign on the other side of the street because the real speeders come across the one-way bridge and fly down Salado Plaza Drive. She hoped the Board would reconsider the proposed amendment to Section 9.01(d) (Roadway Improvements) of the Sanctuary development agreement relating to costs of electricity used by street lighting and felt that those costs should be the responsibility of HOAs and developers.

Pete Stebbins of 1106 Ambrose Drive expressed safety concerns regarding potholes and drainage issues on Hester Way. He spoke of his personal experience a number of years ago digging a ditch between houses that improved the drainage. He also spoke of several non-functioning street lights that are in his neighborhood, specifically those at Hester Way and Walker Circle. He said there is increased traffic from Mill Creek Meadows and offered suggestions such as traffic control/speed limit signs, speed bumps, enforcement of existing stop signs, or rerouting of traffic.

Discussion addressed plans for drainage and pothole repairs referenced by Mr. Stebbins; Blackberry Road access for Mill Creek Meadows Phase III construction; and confirmation that the speed control sign on Salado Plaza Drive does flash;

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of December 16, 2021.
- B. Approval of minutes of the Special Board of Aldermen meeting of September 9, 2021.
- C. Approval of the appointment of Jeff McClure to the Village of Salado Planning and Zoning Commission.

Alderman Cole requested to pull Consent Agenda Item 2C for separate consideration under Agenda Item 3. Alderman Cole moved to approve Consent Agenda Items 2A and 2B, as presented. Alderman Howard seconded. Motion carried on a vote of 5-0.

3. Discuss and Consider Possible Action Regarding any Item Removed from the Consent Agenda

Regarding Consent Agenda Item 2C, Alderman Cole expressed concerns that Jeff McClure may have a conflict of interest issue as he was also appointed to serve on the RV ordinance task force, which is tasked with making recommendations that may include potential zoning changes affecting RVs.

Mayor Pro-tem Bell moved to approve Jeff McClure's appointment to the Planning and Zoning Commission, as presented. Alderman Cox seconded.

Discussion addressed conflict of interest issues in general; the ability of Mr. McClure to remain impartial and unbiased and/or to recuse himself from discussion, if deemed necessary; and importance of broad-based representation on boards and committees.

Motion carried on a vote of 4-1, with Alderman Cole voting against.

4. Status Reports

A. Village Administrator's Status Report

- Wastewater Bond Refunding Update

Village Administrator Ferguson reported the Refunding Ordinance has been executed and talks are underway with banks interested in the Village's bonds.

- FY2021 Audit Update

Village Administrator Ferguson reported Armstrong, Vaughan & Associates is preparing for the audit, including a site visit later this month. He anticipated presentation of the audit report to the Board of Aldermen in February 2022.

- Speed Control Signage Update

Village Administrator Ferguson reported on the speed control signage on Salado Plaza Drive that reflects the speed of vehicles and flashes when speed is excessive. He said the sign does have

some traffic data collection capabilities that help determine its effectiveness. He noted that a second sign was ordered will float to different streets where traffic speed is an issue.

- 2021 Development Activity Update

Village Administrator Ferguson reported an overall decrease in residential and commercial construction; strong new residential construction, with 10 new homes permitted in 2021; increased energy conservation construction, such as solar panels and generators; and decreased number of commercial certificates of occupancy for 2021, with a recent uptick noted.

- RV Ordinance Task Force Update

Village Administrator Ferguson reported on the task force's membership; initial January 12th meeting at 10:00 a.m.; and task force's charge to develop a proposed ordinance regulating RV parking within the Village.

- Habitat Conservation Plan Update

Village Administrator Ferguson reported that an 11-member panel of participating entities conducted interviews of firms that responded to the Request for Proposal (RFP) for plan development. He advised the panel recommended entering into an agreement with Blanton & Associates that will be brought to Bell County Commissioners Court for approval. He noted the Village's share of the project cost is approximately \$8,000.

In addition, discussion addressed the 12-15 month timeframe for completion of the codification project, which will include a searchable digital code; periodic updating process; and legal review of criminal versus civil penalties.

B. Salado Police Chief Status Report

- Calls for Service
- License Plate Reader Program Update
- Citizens on Patrol Program

C. Salado Fire Chief Status Report

- Calls for Service

D. Tourism Director's Report

- Salado Marketing Activities
- Visitors Center Activities
- Upcoming Events

Village Administrator Ferguson advised that Agenda Items 4B, 4C, and 4D will be continued, as Police Chief Pat Boone, Fire Chief Jim Franz, and Tourism Director Andrea Howard were unable to attend tonight's meeting.

5. Ordinance

Consider approval of an ordinance of the Village of Salado, Texas, ordering a General Election on May 7, 2022, for the purpose of electing a mayor and two (2) aldermen of the Village of Salado Board of Aldermen; establishing early voting locations and polling places for the election; making other provisions for the conduct of the election; and providing for findings of fact, severability, conflicting provisions, governing law, proper notice and open meeting, and an effective date. (*Village Administrator*)

Village Administrator Ferguson reviewed key provisions of the ordinance ordering a joint election, including election day/early voting dates and times, and future consideration of a joint election agreement among the Village of Salado, Salado ISD, and the Salado Public Library District. Brief discussion addressed filing period for candidates.

Mayor Pro-tem Bell moved to approve the ordinance, as presented. Alderman Graham seconded. Motion carried on a vote of 5-0.

6. Public Hearing and Possible Action

Hold a public hearing and consider approval of amendments to the Master Development Agreement between the Village of Salado and Billie Hanks, Jr.; Hanks-Cabiness Trust; BHHC Christian Development, LLC; BHHC Christian Development I, LLC; BHHC Christian Development II, LLC; BHHC Christian Development III, LLC; Heidi Hanks Waters; Heather Hanks McGready; Old World BBD, Inc.; and Sanctuary Salado Investment II, LLC; including amendments to the Chapter 380 Economic Development Agreement with those same parties, and the Wastewater Service Agreement between the Village of Salado and Sanctuary Development Company, LLC, both incorporated in the Master Development Agreement. (*Mayor Michael Coggin*)

Village Administrator Ferguson noted the following additional amendment to the last sentence of Section 11.03 Economic Development Grants, as recommended by the Village's Attorney Cobby Caputo: "The Parties hereby agree that the ~~Tourism Marketing Agreement~~ Chapter 380 Economic Development Agreement may be amended or revised by the Parties in the future without need of formally amending the Master Development Agreement."

Village Administrator Ferguson presented an historical overview of the renegotiation process from hiring of outside legal counsel for a comprehensive review and resulting negotiations with the developer. He noted that the Board has discussed amendments to the agreement at more than 12 posted public meetings since January 2021, with public comment taken on at least two occasions prior to tonight's public hearing. He provided details on the following proposed amendments:

- Require that roadways in the development are free of defect and damage prior to Village acceptance (*Existing agreement provides no real parameters for acceptance of streets*)

- Require developer to be responsible for maintenance of decorative streetlights (*Existing agreement required Village to be responsible for street light maintenance*)
- Ensure the Village is under no obligation to issue Public Improvement District (PID) Bonds (*Existing agreement indicates the Village shall issue Public Improvement District Bonds under certain conditions*)
- Cap the total amount of sales tax, property tax and rollback grants paid to the developer at \$3,000,000 (*Existing agreement places no cap on grant payments*)
- Waive \$6,000,000 in wastewater impact fees (*Existing agreement requires payment of all wastewater impact fees*)
- Establish an expiration date for the development agreement of 12:01 a.m. on January 1, 2036 (*Existing agreement terminates in 2060; some grant payments could be paid beyond this date*)

Mayor Coggin explained how establishing the 2036 expiration date would result in significant savings to the Village and incentivize the developer to commence construction and maximize tax rebates. Mayor Coggin stated that if a PID is established, the Village would set the terms.

Mayor Coggin opened the public hearing at 7:21 p.m.

Linda Reynolds of 1110 Mill Creek Drive reiterated her prior comments that the Village should not be paying Mr. Hanks' electric bill. She expressed appreciation to Mayor Coggin for his renegotiation efforts. She referenced amendments to Section 6.3 Connection Easements in the Wastewater Service Agreement and said the Village "is flirting with eminent domain again." She asked for clarification on what "work with Developer" means relative to obtaining easements. Ms. Reynolds stated she had knowledge of three families whom she did not want to name who have been harassed over easements and felt there are other options that would better protect the creek such as rerouting sewer lines.

Darlene Walsh of 1001 Mill Creek Drive thanked Mayor Coggin for his efforts toward amending the agreement. She expressed concerns that the developer may not be required to submit to inspection standards required of other developers. She spoke of a past example of a developer who performed his own inspections, sold sub-quality condos, and faced lawsuits from buyers. She also expressed concerns about taxpayers paying for utility costs for fountains and lighting.

Simon Walker, resident of Shepherd's Glen, asked if there is a mechanism to ensure the developer completes the project and prevents him from walking away from the development. He questioned the impact of non-completion on the Village of Salado and asked whether there is a deadline for completion. Mayor Coggin responded that the existing development agreement does not contain any deadlines or penalties for not starting construction.

Tim Fleischer of 912 Cedar Park Circle commended the current Board for its efforts to amend an agreement that was approved by a prior Board. He spoke of the developer's masterful sales pitch to the Village of a "dream and a vision of an old world European community." He said the first buildings that are going to be built look nothing like the original design documents, which he could not find on the Village's website. He asked if the apartment complex property under construction is owned by the Sanctuary developer or not. He said the Village of Salado should be under no

commitment to meet any agreements with the Sanctuary since construction does not adhere to the original design. He questioned what protections are in place to prevent the developer from selling off future pieces of the development that could become strip malls on the south side, apartments on the north side, and 1/10th of an acre lots with houses that cover more than 50 percent of the lot size. He said there is no way there would be room for a 2,000 square foot home with a driveway and sidewalks. He hoped the Board will go back to the original design documents and hold the developer accountable for not building to that design.

Amber Dankert of 9652 Stinnett Mill Road stated that when she was serving on the Board, she knew the developers they were selling the Village “a package of lies.” She said the Village needs to follow the specific advice of legal counsel on a plan of action to fix a broken document based on incorrect information.

Hearing no further comments, Mayor Coggin closed the public hearing at 7:37 p.m.

Mayor Coggin entertained a motion. Alderman Cole moved to listen to what the people said tonight before proceeding. Alderman Howard seconded.

Discussion addressed reasoning for waiting to take action, as the current agreement is binding and has been extensively discussed during lengthy renegotiations; confirmation that the developer sold off the parcel where apartments are currently under construction by new owners; penalties/remedies the developer may take against the Village; confirmation that there are residential design standards in the existing agreement that are available for viewing on the Village’s website; confirmation that the developer will have to adhere to design standards, obtain building permits, and undergo Village inspections; emphasis that the Village will not exercise power of eminent domain and will incur no cost associated with acquiring easements; prior public briefing by Village Attorney on the existing agreement’s legality and option to attempt renegotiation with developer; and additional amendment suggested by Alderman Howard to change Section 6.3(B) Connection Easements as follows: “In the event Developer is unable to secure such easements, Village agrees to work with Developer and any property owners to obtain the necessary easements.”

After discussion on the original motion, Alderman Cole withdrew his previously stated motion. Alderman Howard concurred and withdrew his second.

Mayor Pro-tem Bell moved to accept the amendments as discussed and allow Mayor Coggin to move forward by presenting the amendments to Sanctuary developers for their consideration, with any responses to come back before the Board. Mayor Coggin restated the motion to approve the amendments, as presented, including the aforementioned additional amendments as suggested by Village Attorney Cobby Caputo and Alderman Howard. Alderman Cox seconded. Motion carried on a vote of 5-0.

7. Discussion and Possible Action

- A. Discuss and consider possible action authorizing the Village Administrator to negotiate a professional services agreement with a design-build firm relating to the development of an all-abilities playground at Pace Park. (*Village Administrator*)

Village Administrator Ferguson advised that the following firms responded to the Village's Request for Qualifications (RFQ):

- Braun & Butler Construction (Leander)
- STR Contractors, LLC/Casabella Architects (Liberty Hill)
- Webuildfun, Inc. (Austin)

It was noted that Village Administrator Ferguson and interview board members Alderman Howard, Parks Advisory Board Chair Amber Dankert, and Assistant Village Administrator Stacey Ybarra held extensive interviews and forwarded its recommendation to the Parks Advisory Board for consideration at its January 4th meeting.

Parks Board Chair Dankert spoke on the interview process and qualifications of each firm. She spoke highly of Braun & Butler's public outreach approach for the project and felt the firm will interact well with the community. She noted Braun & Butler had a shorter timeframe for completion due to available inventory and experience working with Texas Parks & Wildlife grant funded projects. She stated that the Parks Board unanimously voted to recommend approval of Braun & Butler.

Assistant Village Administrator Stacey Ybarra presented reference checks and provided detailed background information on Braun & Butler's many playground projects, which were all very favorable. Village Administrator Ferguson spoke on fundraising for the multi-phase project.

Discussion addressed design/build cost estimates; anticipated presentation of a finalized agreement to the Board on January 20th; initiation of the public engagement process; proposed location for the new playground; and relocation of the existing historically significant playground.

Alderman Cole moved to approve authorizing the Village Administrator to negotiate a professional services agreement with the design-build firm of Braun & Butler. Alderman Howard seconded. Motion carried on a vote of 5-0.

- B. Discuss and consider possible action regarding the allocation of funds presented to the Village of Salado by the County of Bell for school crossing guard, health/nutrition, child abuse prevention/intervention, and drug/alcohol abuse prevention programs in Salado. (*Village Administrator*)

Village Administrator Ferguson explained that the annual allocation of approximately \$2,500 is historically donated to Salado ISD, which uses the funds to enhance school crossing guard safety, including items such as vest purchases and to maintain signage.

Alderman Cole moved to approve the allocation to Salado ISD, as presented. Alderman Cox seconded. Motion carried on a vote of 5-0.

- C. Discuss and consider possible action regarding a proposed calendar relating to the development of the Fiscal Year 2023 Village of Salado Operating Budget. (*Village Administrator*)

Village Administrator Ferguson presented a calendar containing important budget-related benchmarks and deadlines to help with development of the Fiscal Year 2023 Budget, with the understanding that dates may be amended, if necessary.

Alderman Graham moved to approve the proposed calendar, as presented. Mayor Pro-tem Bell seconded. Motion carried on a vote of 5-0.

Adjournment

Alderman Cole moved to adjourn. Mayor Coggin called the meeting adjourned at 8:08 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 3rd of February, 2022.

APPROVED:

Michael Coggin, Mayor

ATTEST:

Cara McPartland, City Secretary

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER APPROVAL OF
MINUTES OF THE JANUARY 20, 2022, REGULAR
MEETING OF THE BOARD OF ALDERMEN

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the January 20, 2022, Regular Meeting of the Board of Aldermen.

The minutes will be provided to board members under separate cover in advance of the meeting.

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ACTION
REGARDING ANY ITEMS REMOVED FROM THE
CONSENT AGENDA

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of any items removed from the Consent Agenda.

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: VILLAGE ADMINISTRATOR'S
STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Wastewater Bond Refunding Update
- Wastewater System Expansion Project
- South Ridge Low Water Crossing Improvements
- Community Betterment Initiatives

BOA Agenda Item Form



**Village
of Salado**

Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

**Project/Proposal Title: SALADO POLICE CHIEF
STATUS REPORT**

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Calls for Service Report
- License Plate Reader Program Update
- Citizens on Patrol Program Update

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: SALADO FIRE CHIEF
STATUS REPORT

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Calls For Service

BOA Agenda Item Form



**Village
of Salado**

Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

**Project/Proposal Title: TOURISM DIRECTOR'S
STATUS REPORT**

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

- Salado Marketing Activities
- Visitors Center Activities
- Upcoming Events

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: PRESENTATION OF THE
2021 SCOTTISH GATHERING AND HIGHLAND GAMES
HOT GRANT PERFORMANCE REPORT

Funds Required:
Funds Available:

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow the organizers of the 2021 Scottish Gathering and Highland Games, a Salado HOT Fund Grant recipient, to present their grant performance report for the event.

HOTEL OCCUPANCY TAX GRANT-POST EVENT REPORT

	BUDGET	ACTUAL EXPENSE
EXPENSES		
SPACE RENTAL	\$0.00	\$1,900.00
FOOD & BEVERAGE	\$3,150.00	\$4,459.00
AUDIO/VISUAL	\$0.00	\$0.00
INTERNET	\$0.00	\$0.00
SECURITY	\$1,200.00	\$1,200.00
STAFF COSTS	0	\$0.00
ENTERTAINMENT	\$2,775.00	\$2,775.00
LODGING	\$1,365.00	\$1,365.00
TOTAL EXPENSES	\$8,490.00	\$11,699.00
ADVERTISING EXPENSES		
NEWSPAPER	\$0.00	\$0.00
RADIO	\$0.00	\$0.00
TV	\$0.00	\$0.00
OTHER ADVERTISING	\$300.00 JEWEL MAGAZINE	\$300.00
SOCIAL MEDIA	\$0.00	\$0.00
DIRECT MAILINGS	\$293.00	\$293.00
PRESS RELEASES/MEDIA	\$0.00	\$0.00
TOTAL ADVERTISING	\$593.00	\$593.00
OTHER EXPENSES NOT LISTED ABOVE:		
PHOTOGRAPHER	\$200.00	\$200.00
GOLF CART SHUTTLE	\$880.00	\$880.00
	BUDGET	ACTUAL REVENUES
POST BUDGET/REVENUES		
DONATIONS	\$0.00	\$4,242.00
IN-KIND SERVICES	\$0.00	\$0.00
CASH SPONSORS	\$0.00	\$0.00
TICKET SALES	\$0.00	\$29,387.00
OTHER REVENUES	\$0.00	\$11,494.00
HOT FUNDS AWARDED	\$8,000.00	
TOTAL REVENUES		\$45,123.00

OVERNIGHT VISITATION

		ESTIMATED	ACTUAL
ROOM BLOCK(S) JUDGES/ENTERTAINERS	HOLIDAY INN	25	25
ROOM NIGHTS		3	3
NUMBER OF OVERNIGHT GUESTS	ALL AVAILABLE ROOMS BOOKED THROUGH WEEKEND		

HOTEL ROOMS

HOLIDAY INN - 78 ROOMS FOR 2 NIGHTS

INN ON THE CREEK - 19 ROOMS FOR 2 NIGHTS

SHADY VILLA - 58 ROOMS FOR 2 NIGHTS

RED BARN HIDEAWAY - 8 ROOMS FOR 2 NIGHTS

INN AT SALADO - 1 ROOM FOR 1 NIGHT

DAYS INN - 9 ROOMS FOR 2 NIGHTS



INVOICE

Date: 11/30/21

Customer: Salado Museum
2021 Scottish Gathering
Johnny's

Location: Outback

Quantity	Menu	Price	Actual
14	Port a John's Serviced	\$ 100.00	\$ 1,400.00
100	Chair Rental	\$ 5.00	\$ 500.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Subtotal			\$1,900.00
Sales Tax	***Please Provide Current TAX Exempt Form***		\$156.75
Total			\$2,056.75

\$1,900.00

We Appreciate Your Patronage!

PO BOX 774
SALADO, TX 76571

STAGECOACH INN

PO Box 612, Salado, Texas; 76571
Phone: 254-947-5111 - Email: guest.services@shadyvillahotel.com

Guest Folio

Dave Swarthout

Arrival Date: 15 Nov 2021

Departure Date: 16 Nov 2021

Room Type: Event Masters-***Int

Salado, TX
76571
United States

Folio: 17577-0

Room: 8000

CC Number: *****1286

Date	Folio	Reference	Amount	Tax	Total
15 Nov 2021	1	Food and Beverage from Restaurant	\$4459.00	\$0.00	\$4459.00
15 Nov 2021	1	Payment: Check	\$-4459.00	\$0.00	\$-4459.00
Room Charges			\$0.00	\$0.00	\$0.00
Other Charges			\$4459.00	\$0.00	\$4459.00
Credits			\$-4459.00	\$0.00	\$-4459.00
Balance					\$0.00

Signature _____

Thank you for staying with us!

We hope you enjoyed your stay.

Texas Golf Karts
144 Cherokee Trail
Waco, TX 76712 US
(254) 848-5991
maygan@texasgolfkarts.com

Invoice



BILL TO
SALADO MUSEUM
director@saladomuseum.org

SHIP TO
SALADO MUSEUM
director@saladomuseum.org

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
30718	11/12/2021	\$880.00	12/12/2021	Net 30	

DATE	DESCRIPTION	QTY	RATE	AMOUNT
LEASE	2- 8 PASSENGER CARTS @ \$175 PER CART PER DAY FOR TWO DAY RENTAL	1	700.00	700.00T

NOVEMBER 13TH, 2021 -
NOVEMBER 14TH, 2021
TWO DAY RENTAL

SUBTOTAL	880.00
TAX (0)	0.00
TOTAL	880.00
BALANCE DUE	\$880.00

SALADO VILLAGE VOICE, INC.

P.O. BOX 587
SALADO, TX 76571

Invoice

Date	Invoice #
8/25/2021	2021-19555

Bill To
Salado Museum

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Due on receipt		8/25/2021			
Quantity	Item Code	Description			Price Each	Amount
	Jewel -Half	HALF PAGE display ad in the 4th qtr 2021 Jewel magazine			300.00	300.00
Thanks for advertising in the Jewel						
Phone #					Total Web Site	\$300.00

From: Pat Boone

Sent: Monday, October 25, 2021 4:02 PM

To: director@saladomuseum.org

Subject: RE: Scottish Gathering - November 12-14, 2021

Friday Nov 12th:

10pm-2am: Patrick Boone, Chief

2am-6am: Kaylen Santiago, Officer

Saturday Nov 13th:

9am-5pm: John Oster, Officer

10pm-2am: Patrick Boone, Chief

2am-6am: Kaylen Santiago, Officer

Sunday Nov 14th:

9am-3pm: John Oster, Officer

Officer's pay was \$40 per hour

Zip Codes

79763 – Odessa, Texas
75103 – Canton, Texas
66062 – Overland, Kansas
85332 – Congress, Arizona
76559 – Nolanville, Texas
78612 – Cedar Creek, Texas
91740 – Glendora, California
75102 – Barry, Texas
76010 – Arlington, Texas
75034 – Frisco, Texas
65706 – Marshfield, Missouri
50311 – Des Moines, Iowa
78605 – Bertram, Texas
66402 – Auburn, Kansas
77833 – Brenham, Texas
76028 – Burleson, Texas
76548 – Harker Heights, Texas
75154 – Glen Heights, Texas
78003 – Bandera, Texas
75106 – Cedar Hill, Texas
76051 – Grapevine, Texas
76182 – North Richard Hills, Texas
75234-3777 – Farmers Branch, Texas
75067 – Lewisville, Texas
78023 – Helotes, Texas
75056 – Lewisville/The Colony, Texas
78643 – Llano, Texas
74432 – EuFaula, Oklahoma
75052 – Grand Prairie
78666 – San Marcos, Texas
76063 – Mansfield, Texas
76180 – North Richard Hills, Texas
76524 – Eddy, Texas
78664 – Round Rock
75116 – Duncanville, Texas
75495 – Van Alstyne, Texas
66044 – Lawrence, Kansas
77084 – Houston, Texas

29745 – York, South Carolina

76016 – Arlington, Texas

77062 – Houston, Texas

79602 – Abilene, Texas

76112- Fort Worth, Texas

77429 – Cypress, Texas

78124 – Marion, Texas

60505 – Aurora, Illinois

75044 – Garland, Texas

76513 – Belton, Texas

76116 – Fort Worth, Texas

78746 – West Lake Hill, Texas

75409 – Anna, Texas

77041 – Houston, Texas

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ACTION REGARDING A PROPOSED CONCEPT PLAN FOR SALADO CENTER, PHASE I

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a proposed concept plan for Phase I of the Salado Center development located on the northwest corner of the intersection of FM 2484 and Interstate 35.

Salado Center is a proposed 57+ acre mixed-use development. A portion of the proposed development is in Salado's E-T-J while the remainder is in the City of Belton and its E-T-J.

Phase I of the development involves the 14+ acres located within Salado's E-T-J. This phase consists of nine (9) lots, the largest of which is a 5.87-acre tract that has frontage off both the Interstate 35 Access Road and FM 2484. Access to the remaining lots will be off FM 2484 and Lark Trail. Water service for the development will be provided by the Salado Water Supply Corporation. Wastewater service will be provided by a privately owned on-site wastewater treatment plant.

At this time, the developer is only moving forward with the subdivision process for the acreage located within the Village's E-T-J. No timeline has been provided on when the developer intends to subdivide that portion of the development located in the City of Belton and its E-T-J.

The Village Engineer reviewed the proposed concept plan and found it to be in compliance with the Village's subdivision ordinance.

On January 25, 2022, the Planning and Zoning Commission reviewed the proposed concept plan and voted unanimously to recommend approval of the plan, as presented.

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ISSUES
RELATING TO POSSIBLE CHANGES TO THE VILLAGE
OF SALADO SUBDIVISION ORDINANCE

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☐ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to provide input to members of the Planning and Zoning Commission about any issues they would like the Commission to consider in its review of the Village of Salado Subdivision Ordinance. Members of the commission will be present to discuss any issues with board members.

No action will be taken on this item at the meeting as this is a workshop item.

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ACTION REGARDING THE PURPOSE AND ACTIVITIES OF THE VILLAGE OF SALADO ECONOMIC DEVELOPMENT ADVISORY BOARD

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding the purpose and activities of the Village of Salado Economic Development Advisory Board.

Advisory board members will make a brief presentation on one of their current projects as part of the agenda item. A copy of the presentation is attached.

Mayor Pro-Tem Rodney Bell

January 18, 2022

Alderman, Village of Salado

Dear Mayor Pro-Tem Bell,

We are excited to forward you as our liaison two completed initiatives by the Economic Development Advisory Board. After several months of deliberation, drafting and editing, we believe these are ready for consideration by the entire Board of Aldermen and are prepared to present them at upcoming BOA meetings.

These initiatives support the BOA direction we received last August to help identify the Village's business 'persona'. Each offers a piece of the puzzle as we work to develop a business friendly environment, including a comprehensive data packet available to all interested parties. All of these efforts will help us design a roadmap to strengthen our financial future.

The two initiatives are not in any particular order, as we on the EDAB believe it will work best if the BOA sets their priority for presentation. Each will need 15 to 20 minutes to allow sufficient time to present and deal with questions. They are briefly described as follows:

GAO 2: SWOT Analysis. A power-point presentation, the Village's strengths, weaknesses, opportunities and threats are delineated. This type of analysis affords the viewer a chance to dialog each category and establish prioritized action steps to address those areas of highest concern and desirability.

FAS 1: Business Certificates of Formation. This initiative is the first step in the overall goal of maintaining a comprehensive business data base of Village activity. This data base will help maximize tax revenues, create formulas and timetables for tax deferrals and abatements. **FAS 1** creates a business inventory of Salado businesses, incentivized by increased opportunities for business grants and other forms of relief. As part of a direct request last August, this activity also helps develop the distribution of village businesses into five general industry types. As completed and coordinated with our **GAO 3**, the EDAB will be able to create the list of 'most desired' business types to pursue/enhance.

We look forward to your response and are ready to be on the BOA meeting agenda(s) at your first opportunity. Please feel free to contact me with any questions you might have.

Respectfully,

Bruce A Gordon

Chair, Economic Development Advisory Board

Village of Salado

SWOT ANALYSIS

*PREPARED BY ECONOMIC DEVELOPMENT
ADVISORY BOARD NOVEMBER, 2021*



CONTENTS

STRENGTHS

WEAKNESSES

OPPORTUNITIES

THREATS

CONCLUSION



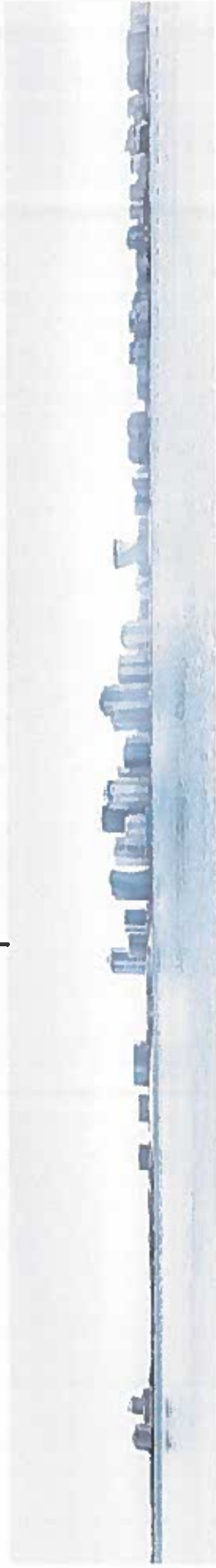
STRENGTHS

*LOCATION, PROXIMITY TO I-35,
AUSTIN, DALLAS.*

SPECIALTY RETAIL.

NON-CHAIN RESTAURANTS.

MAIN STREET SEWER.



STRENGTHS

Continued

**MAIN STREET
REFURBISHMENT.**

TABLEROCK AMPHITHEATER.

SCHOOL DISTRICT.



WEAKNESSES

ROADS/AGING INFRASTRUCTURE.

VACANT PROPERTIES, HIGH RENTAL RATES.

SPECIALTY RETAIL BECOMING VERY DUPLICATIVE.

NO FULL SERVICE CONFERENCE HOTELS.



WEAKNESSES

Continued

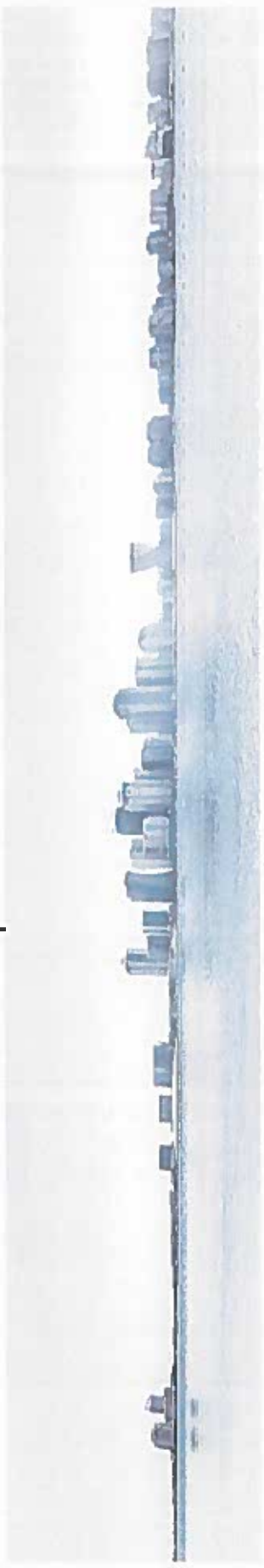
LIMITED GROCERY SELECTION.

ABSENCE OF ONLINE OR MEDIA MARKETING.

COUNTRY CLUB VS COMMUNITY RELATIONS.

**LACK OF COMMUNITY CENTER OR
COMMUNITY RECREATION.**

**CONTROVERSIAL DEALINGS WITH
SANCTUARY AND UNCERTAIN DEVELOPMENT.**



OPPORTUNITIES

POPULATION GETTING YOUNGER.

CHANGING POLITICAL DEMOGRAPHICS.

REAL ESTATE MARKET BOOM.

RAPID GROWTH OF COMMUNITY/ETJ.

CHISOLM TRAIL HISTORICAL SETTING.



THREATS

*NEIGHBORING COMMUNITIES
ABSORBING SURROUNDING
TERRITORIES.
LACK OF ENTRY LEVEL
HOUSING DRIVING YOUNG
FAMILIES ELSEWHERE.*



THREATS

Continued

**LACK OF OVERALL HOUSING DRIVING
NUMEROUS DEVELOPMENTS.**

**STRUGGLES BETWEEN PAST AND
PRESENT VIEWS OF GROWTH.**



CONCLUSION

*NUMEROUS OPPORTUNITIES
FOR ACTION.*

*BOA, EDAB, TAB, P AND Z NEED
TO WORK TOGETHER.*



BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ACTION
REGARDING A PROPOSED ORDINANCE REGULATING
THE PARKING OF RECREATIONAL VEHICLES

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a proposed ordinance regulating the parking of recreational vehicles within the corporate limits of the Village of Salado.

The proposed ordinance prohibits the parking of motorized recreational vehicles weighing more than 26,000 pounds and travel trailers from being parked on the street in residentially zoned areas of the Village. It also prohibits such vehicles and trailers from being parked on private property in residentially zoned areas where they are visible from the street unless they have been granted a special use permit from the Village to do so.

There are provisions in the ordinance allowing recreational vehicles and trailers to be occupied for short-term visits and in cases where a main residence is not able to be occupied due to an unusual occurrence such as a natural disaster.

The ordinance establishes civil penalties for those found to be violating the ordinance.

The proposed ordinance was drafted by a select task force appointed by the Board of Aldermen.

Ordinance No. 2022-__
Village of Salado
County of Bell
____, 2022

ORDINANCE NO. __

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, PROHIBITING THE PARKING OF MOTORIZED RECREATIONAL VEHICLES AND TRAVEL TRAILERS ON PUBLIC STREETS, ALLEYS, PARKWAYS, ROADS, BOULEVARDS, AND ON PRIVATE PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO UNLESS PURSUANT TO STATED EXCEPTIONS, AND PROVIDING FOR THE FOLLOWING: PURPOSE, FINDINGS OF FACT, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, pursuant to Texas Local Government Code § 51.032, the Board of Aldermen (the "Board") of the Village of Salado, Texas (the "Village") is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers proper for the government of the Village; and

WHEREAS, pursuant to Texas Local Government Code Chapter 217 the Board is authorized by law to adopt an ordinance that regulates public nuisances; and

WHEREAS, as a general law municipality, the Village has exclusive control over the highways, streets, and alleys of the municipality pursuant to Texas Transportation Code § 311.002; and

WHEREAS, it is deemed in the best interest of the Village for the health, safety, and welfare of its citizens that an ordinance be established to regulate the parking of motorized recreational vehicles and travel trailers within the Village; and

WHEREAS, the regulations established by this Ordinance are specifically designed to lessen congestion in the streets, secure safety from fire, panic, and other dangers; promote health and general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; facilitate the adequate provision of transportation, water, schools, parks and other public facilities; and

WHEREAS, the Village has determined that the necessary regulations, enforcement provisions, and guidelines related to the parking of motorized recreational vehicles and travel trailers within the corporate limits of the Village will protect the health, safety, and welfare of all citizens and visitors to the Village; and

WHEREAS, the Village finds that the regulations adopted in this Ordinance are for the good government, peace, and order of the Village.

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

SECTION I. ENACTMENT PROVISIONS

- A. **Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.
- B. **Popular Name:** This Ordinance shall be commonly referred to as “The Motorized Recreational Vehicle and Travel Trailer Ordinance.”
- C. **Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply within the Village limits. This Ordinance applies to conduct on public streets, public street rights-of-way, public sidewalks, public alleyways, public parkways, public boulevards, and public or private property within the Village.
- D. **Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

SECTION II. ADOPTION

Ordinance No. 2022-__ is hereby adopted as follows:

A. Rules of Interpretation

Words and phrases used in this Chapter shall have the meanings set forth in this section. Terms that are not defined below are given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word “shall” is always mandatory, while the word “may” is merely directory. Headings and captions are for reference purposes only.

B. Specific Terminology

RV or motorized recreational vehicle: Vehicular-type portable homes designed as a temporary dwelling for travel, recreational, and vacation uses that are without a permanent foundation that can be towed, hauled, or driven and including, but not limited to, recreational travel trailers, motorized recreational vehicles or mobile homes, motor coach homes, and converted trucks and buses. Such vehicles shall be classified as a recreational vehicle whether or not its wheels, rollers, skids, or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground.

Residentially Zoned Area. An area where the properties are zoned either SF-21 Single-Family Estate Residential District, SF-7 Single-Family Residential District (Single Family Home), SF-PH Single-Family Residential District (Patio Home), SFA Single-Family Attached Residential District (Condos and Townhouses) and MF-1 Multi-Family Residential Apartment Development.

Travel Trailer: A vehicle without motorized power that is (1) designed or used to carry property or passengers on its own structure exclusively, and (2) drawn by a motor vehicle. The term travel trailer includes, but is not limited to, the following: trailer

coach, semi-trailer, pole trailer, truck campers, pop-up camping trailers, tent trailers, and fifth wheel motor homes. This term does not include motorized recreational vehicles as defined above

Village: The Village of Salado, Bell County, Texas.

Village Administrator: The Village Administrator for the Village of Salado, or his/her designee.

Residential occupancy: Occupancy in a building or structure or portion thereof that is used or intended to be used for living, sleeping, and/or cooking or eating purposes.

Village Limits: The incorporated, municipal boundaries of the Village.

Site Plan: A sketch or drawing depicting the proposed location of the motorized recreational vehicle or travel trailer on the property it will be placed, including fence lines of the property, structures on the property, the approximate size and proposed location of the motorized recreational vehicle or travel trailer on the property, and approximate distances between the proposed location of the recreational vehicle and the fence line and structures on the property

C. Motorized Recreational Vehicles and Travel Trailers

1. It shall be unlawful for any person for any reason to park or place a motorized recreational vehicle weighing more than 26,000 pounds or a travel trailer within the Village on any public property, public street, alley, parkway, road, or boulevard in a Residentially Zoned Area for more than seventy (72) hours. It shall be unlawful for any person for any reason to park or place a motorized recreational vehicle weighing more than 26,000 pounds or a travel trailer within the Village on any private property in a Residentially Zoned Area unless the vehicle is placed on a concrete slab or driveway and is completely shielded from view from any public street or right of way. The provisions of this Ordinance shall not, however, apply to:
 - a. The temporary placement of a motorized recreational vehicle weighing more than 26,000 pounds or a travel trailer onto privately owned property in a Residentially Zoned Area for less than seventy-two (72) hours for the purposes of loading, offloading, washing, cleaning, and maintenance of the motorized recreational vehicle or travel trailer.
 - b. Locations in a Residentially Zoned Area where property owners wish to rebuild, repair, or remodel a home that has been damaged by a flood, fire, tornado, or other natural disaster may apply to the Village Administrator for a temporary use permit to use a motorized recreational vehicle as a temporary living site during construction: The application shall be for a specified period of time and it shall address how utilities, including sewage disposal, will be supplied to the motorized recreational vehicle. Applicant shall provide a site plan showing the proposed location of the motorized recreational vehicle and any other structures on the property. Applicant shall apply for a building permit for the rebuilding, repair, or remodeling of applicant's primary structure and have the permit approved

by the Village Administrator before the motorized recreational vehicle is placed on site. A monthly progression of building at the site must be visible or the temporary use permit may be revoked by the Village Administrator. The approved permit shall be visibly attached to the recreational vehicle for inspection. The Village is authorized to inspect the motorized recreational vehicle's tie into the site's wastewater system to ensure that it is correct and protective of public safety and welfare.

- (c) A property owner may apply for a Special Use Permit from the Village to park a motorized recreational vehicle or travel trailer on private property in a Residentially Zoned Area in a location that is visible from a public street or right of way. In order to obtain the Special Use Permit, the applicant must submit a site plan, a tax statement or warranty deed demonstrating ownership of the property, and a written explanation supporting the grant of the Special Use Permit and why it is not possible to locate the motorized recreational vehicle in a location on the property that is not visible from a public street or right of way. The Board of Aldermen shall hold a public hearing for consideration of the Special Use Permit Request no later than thirty (30) days after the date the application for action is filed. Notice of the public hearing shall be provided to all property owners within two hundred feet (200') of the affected property at least ten (10) days prior to the public hearing, and also published in the official local newspaper at least ten (10) days prior to the public hearing. The Board of Aldermen, at its discretion, may grant the Special Use Permit for a definite term following the required public notice and public hearing.
- 2. In no event shall a motorized recreational vehicle be parked on any public street, public right of way, or front lawn, or be parked in a way that impairs visibility of traffic or an intersection, unless necessary due to an emergency, catastrophe, or as approved by the Village Administrator or his designee.

D. Enforcement

- 1. The Village shall have the power to administer and enforce the provisions of this Ordinance as may be required by governing law.
- 2. The Village Police Department shall have the power to have a recreational vehicle or travel trailer towed to a Village-approved impound lot at the sole expense of the recreational vehicle or travel trailer owner if the recreational vehicle is operated in violation of this Ordinance.
- 3. The Village has the right to bring a civil action to enforce the provisions of this Ordinance against any person violating any provision of this Ordinance, and to seek remedies as allowed by law, including injunctive relief and imposition of a civil penalty of a sum not exceeding five hundred dollars (\$500) per day. Each day that a provision of this Ordinance is violated shall constitute a separate violation.

SECTION III. RESERVATION OF RIGHTS

All rights and remedies of the Village of Salado, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting the streets and roadways of the Village which existed 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, the same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION IV. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the Village under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION V. SEVERABILITY CLAUSE

If any provision, section, sentence, clause or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this Ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Board of Aldermen of the Village of Salado in adopting, and of the Mayor in approving this Ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION VI. REPEALER CLAUSE

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other Ordinance.

SECTION VII. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VIII. NOTICE AND MEETING CLAUSE

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 Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION IX. PUBLICATION

This Ordinance shall become effective immediately upon the date of its publication as required by § 52.011 of the Texas Local Government Code. The Village Secretary is hereby directed to cause the caption of this Ordinance to be published in the manner required by law.

PASSED AND APPROVED on FIRST READING this, the __ day of ____, 2022, by a vote of ____ (ayes) to ____ (nays) and ____ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.

PASSED AND APPROVED on SECOND READING this, the __ day of ____, 2022, by a vote of ____ (ayes) to ____ (nays) and ____ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.

.

Michael Coggin, Mayor

ATTEST:

Cara McPartland, Village Secretary

Approved to Form:



Josh Katz, Village Attorney

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ACTION
REGARDING THE CREATION OF THE SALADO
COMMUNITY INSTITUTE

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- X Motion
- X Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding the creation of the Salado Community Institute, a six-week program that teaches Salado residents about the Village's operations and its relationship with community organizations.

The Salado Community Institute aims to engage, educate, and inspire residents to cultivate a strong commitment to public service. Participants of the program are given the opportunity to enhance their understanding of Village services and functions and their relationship with the community while building the skills and knowledge to possibly succeed in Village leadership roles in the future.

The program consists of six two-hour classes held over the course of six weeks in the Spring. The class will be held once a week on Tuesday from 6 to 8 p.m. or Saturday mornings. Participants of the program are allowed to hear from community organizations, critical infrastructure sectors, including Oncor and the Salado Water Supply Corporation, and Village departments. Each presenter will host a presentation, and for some, a tour that provides valuable information about the day-to-day operations of the Village.

Benefits of Participation

- Enhanced understanding of local government, decision making, and community opportunities and challenges
- Get an in-depth look at how the Village of Salado works and develop specialized knowledge about the organizations, departments, and programs of Salado
- Develop relationships with other community and local government leaders
- Learn how to articulate challenges and advocate for resources for your community
- Learn how to become an effective community leader

BOA Agenda Item Form



Date Submitted: January 28, 2022

Agenda Date Requested: February 3, 2022

Project/Proposal Title: CONSIDER ACTION
AUTHORIZING THE VILLAGE ADMINISTRATOR TO
EXECUTE A DESIGN-BUILD AGREEMENT WITH
BRAUN & BUTLER

Council Action Requested:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☒ Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action authorizing the Village Administrator to execute a design-build agreement with Braun & Butler relating to the development of an all-abilities playground at Pace Park.

A copy of the agreement and briefing regarding such will be provided to board members under separate cover in advance of the meeting.