



**REGULAR BOARD OF ALDERMEN MEETING**  
**SALADO MUNICIPAL BUILDING**  
**301 N. STAGECOACH - SALADO, TEXAS**  
**MAY 18, 2023 – 6:30 P.M.**

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**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/88547199805?pwd=ZmJwUzJlYUczWldPYXNaWDMxVC9ZUT09>**

**MEETING ID: 885 4719 9805**

**PASSWORD: 159170**

**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**

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**AGENDA**

**CALL TO ORDER**

**MAY 18, 2023, AT 6:30 P.M.**

**CALL OF ROLL**

**CITY SECRETARY**

**INVOCATION**

## **PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG**

### **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.

#### **1. CONSENT AGENDA**

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF MAY 4, 2023.
- (B) APPROVAL OF MINUTES OF THE SPECIAL BOARD OF ALDERMEN MEETING OF MAY 11, 2023.
- (C) APPROVAL OF THE APRIL 2023 FINANCIAL STATEMENTS FOR THE VILLAGE OF SALADO.

#### **2. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING ANY ITEM REMOVED FROM THE CONSENT AGENDA**

#### **3. DISCUSS AND CONSIDER ACTION ON ELECTION RELATED MATTERS**

- (A) ADMINISTER OATH OF OFFICE TO ALDERMEN-ELECT D. JASEN GRAHAM, RODNEY W. BELL AND BERT HENRY. (MAYOR MICHAEL COGGIN)
- (B) CONSIDER APPROVAL OF A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, RECOGNIZING THE PUBLIC SERVICE RENDERED BY JOHN COLE AS AN ALDERMAN FOR THE VILLAGE OF SALADO, TEXAS. (MAYOR MICHAEL COGGIN)
- (C) CONSIDER APPROVAL OF AN APPOINTMENT OF MAYOR PRO TEMPORE FOR A TERM OF ONE (1) YEAR. (MAYOR MICHAEL COGGIN)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION DESIGNATING SIGNATORIES FOR THE VILLAGE OF SALADO'S BANK ACCOUNTS. (VILLAGE ADMINISTRATOR)

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**4. VILLAGE ADMINISTRATOR'S REPORT**

- MAIN STREET LIGHTING REPAIR PROJECT UPDATE
- WATER'S EDGE WASTEWATER LINE UPDATE
- SOLANA RANCH MUD UPDATE
- MUSTANG SPRINGS DEVELOPMENT UPDATE
- PROSPECTIVE DEVELOPMENT AGREEMENTS

**5. PUBLIC HEARING AND POSSIBLE ACTION**

- (A) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 69.478 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT") OWNED RIGHT-OF-WAY ON FM 2843, FROM THE SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD, WEST TO A LOCATION JUST WEST OF MUSTANG SPRINGS ROAD, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ADOPTING A SERVICE PLAN; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)
- (B) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM 2843 AND MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO WITHIN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION , INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS; GRANTING TO ALL INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE VILLAGE;

ADOPTING A SERVICE PLAN; AND INCLUDING THE FOLLOWING:  
FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY  
CLAUSE; AND PROPER NOTICE AND MEETING

- (C) HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, AMENDING THE OFFICIAL ZONING ORDINANCE TO ESTABLISH A HISTORIC DISTRICT OVERLAY WITH PROCEDURES AND STANDARDS TO PROTECT AND ENHANCE SPECIFIC LANDS AND STRUCTURES WITHIN THE DESIGNATED DISTRICT AND AMENDING THE USE REGULATIONS CHART; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR ENACTMENT; REPEALING CONFLICTING RESOLUTIONS AND ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE; AND PROVIDING PROPER NOTICE AND MEETING. *(VILLAGE ADMINISTRATOR; THIS ITEM WAS CONTINUED FROM THE APRIL 6, 2023, BOARD OF ALDERMEN MEETING TO ALLOW ADDITIONAL TIME FOR PUBLIC COMMENT)*

**6. DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION APPROVING THE CONSTRUCTION/FINAL PLAT AND CONSTRUCTION PLANS FOR DRAKE'S LANDING PHASE III WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS. *(VILLAGE ADMINISTATOR)*
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION SELECTING A CONTRACTOR TO REPLACE THE MILL CREEK CULVERT AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE CHOSEN CONTRACTOR. *(VILLAGE ADMINISTRATOR)*
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION SETTING THE DATE, TIME, AND PLACE FOR THE FY 2023-2024 VILLAGE OF SALADO GOALS AND PRIORITIES WORKSHOP. *(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 May 15, 2022, at 6:30 p.m.



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Don Ferguson, Village Administrator/Acting 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: May 15, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** CONSIDER APPROVAL OF MINUTES OF THE MAY 4, 2023, 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 May 4, 2023, Regular Meeting of the Board of Aldermen.

A copy of the minutes will be provided under separate cover in advance of the meeting for review and consideration.

# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** CONSIDER APPROVAL OF MINUTES OF THE MAY 11, 2023, SPECIAL 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 May 11, 2023, Special Meeting of the Board of Aldermen.

A copy of the minutes will be provided under separate cover in advance of the meeting for review and consideration.

# BOA Agenda Item Form



Date Submitted: May 13, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** CONSIDER APPROVAL OF  
APRIL 2023 FINANCIAL STATEMENTS FOR THE  
VILLAGE OF SALADO

**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 April 2023 Financial Statements for the Village of Salado.



2:32 PM  
05/11/23  
Accrual Basis

Village of Salado-General Fund  
**Balance Sheet**  
As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1002 · Horizon GF Operating xxx8101	2,117,134.08
1003 · Horizon Payroll xxx9962	50,042.51
1004 · Horizon Forfeiture xxx3514	6,451.19
1006 · Horizonx1297AllAbilitiesPlaygro	502,929.82
1099 · Petty Cash	100.00
<b>Total Checking/Savings</b>	<b>2,676,657.60</b>
<b>Other Current Assets</b>	
1100 · Investments	
1120 · TexPool	4,519.65
<b>Total 1100 · Investments</b>	<b>4,519.65</b>
1200 · Other receivables	
1213 · Credit Card Payments Receivable	527.64
1215 · Property Tax Receivable	12,002.45
1217 · Franchise Fee Receivable	44,222.72
1218 · Sales Tax Receivable	135,338.58
1219 · Mixed Beverage Receivable	6,562.39
<b>Total 1200 · Other receivables</b>	<b>198,653.78</b>
1205 · Due To/From Other Funds	
1224 · Due From WW Operations	334,863.26
1206 · Due From Fund 200 - Hotel/Motel	11,298.62
<b>Total 1205 · Due To/From Other Funds</b>	<b>346,161.88</b>
<b>Total Other Current Assets</b>	<b>549,335.31</b>
<b>Total Current Assets</b>	<b>3,225,992.91</b>
<b>Fixed Assets</b>	
1700 · Land	45,576.83
1705 · Building	384,593.71
1730 · Machinery & Equipment	408,074.74
1740 · Infrastructure	1,205,093.09
1799 · Accumulated Depreciation	-847,140.00
<b>Total Fixed Assets</b>	<b>1,196,198.37</b>
<b>Other Assets</b>	
1800 · Construction in Progress	39,088.70
<b>Total Other Assets</b>	<b>39,088.70</b>
<b>TOTAL ASSETS</b>	<b>4,461,279.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	62,179.97
<b>Other Current Liabilities</b>	
2050 · Accrued Wages	13,577.67
2100 · Payroll Liabilities	11,110.53
2200 · Due to other funds	
2201 · Due to I&S	74,994.01
<b>Total 2200 · Due to other funds</b>	<b>74,994.01</b>
2300 · Unearned ARPA Grant Revenue	588,413.30
2301 · Escrow- Subdivision	945,625.08

2:32 PM

05/11/23

Accrual Basis

**Village of Salado-General Fund**  
**Balance Sheet**  
**As of April 30, 2023**

	<u>Apr 30, 23</u>
2700 · Deferred Revenue	
2704 · Deferred Revenue - Ad Valorem	<u>10,908.02</u>
Total 2700 · Deferred Revenue	10,908.02
2899 · Reserved-LTPDF TruancyPrevFund	1,964.22
2900 · Reserved- Security Fee	3,549.29
2861 · Reserved Child Safety Fee	4,222.01
2862 · Reserved- Technology Fund	<u>6,873.20</u>
Total Other Current Liabilities	<u>1,661,237.33</u>
Total Current Liabilities	<u>1,723,417.30</u>
Total Liabilities	1,723,417.30
Equity	
3120 · Restricted for Playground	26,460.43
3110 · Investments in Fixed Assets	1,235,287.07
32000 · Retained Earnings	950,352.27
Net Income	<u>525,762.91</u>
Total Equity	<u>2,737,862.68</u>
TOTAL LIABILITIES & EQUITY	<u><u>4,461,279.98</u></u>

**VILLAGE OF SALADO, TEXAS**  
**FUND BALANCE- GENERAL FUND**

**As of April 30, 2023**

**Current Assets:**

Cash and Cash Equivalents	\$	2,676,657.60
Investments	\$	4,519.65
Receivables	\$	544,815.66
<b>Total Current Assets</b>	<b>\$</b>	<b>3,225,992.91</b>

**Liabilities and Fund Balances:**

**Liabilities:**

Accounts Payable	\$	62,179.97
Payroll Liabilities	\$	11,110.53
Intergovernmental Payable	\$	74,994.01
Deferred Revenues	\$	1,544,946.40
Accrued Wages & Expenses	\$	13,577.67
<b>Total Liabilities</b>	<b>\$</b>	<b>1,706,808.58</b>

**Reserves/Balances:**

Non-spendable Fund Balance	\$	-
Restricted Fund Balance	\$	43,069.15
Committed Fund Balances		
Public Works	\$	590,446.07
Future Grant Matches	\$	369,028.80
Wastewater Operations	\$	516,640.31
Assigned Fund Balance	\$	-
Unassigned Fund Balance	\$	-
<b>Total Reserves/Balances</b>	<b>\$</b>	<b>1,519,184.33</b>

<b>Total Liabilities and Fund Balances</b>	<b>\$</b>	<b>3,225,992.91</b>
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**Village of Salado-General Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · GENERAL FUND REVENUE</b>				
<b>4100 · Tax Revenue</b>				
4115 · Property Taxes	5,568.99	496,748.74	475,000.00	104.58%
4120 · Sales Tax Earned	53,466.69	469,039.89	750,000.00	62.54%
4130 · Mixed Beverages	3,672.25	22,189.75	35,000.00	63.4%
<b>Total 4100 · Tax Revenue</b>	<b>62,707.93</b>	<b>987,978.38</b>	<b>1,260,000.00</b>	<b>78.41%</b>
<b>4150 · Franchise Fees</b>				
4160 · Electric Franchise	1,516.31	124,101.69	135,000.00	91.93%
4165 · Telephone Franchise	0.00	5,696.87	21,000.00	27.13%
4170 · Waste Disposal Franchise Fee	0.00	10,252.57	21,000.00	48.82%
4175 · Cable Franchise	0.00	14,208.86	28,875.00	49.21%
4180 · Water Franchise	7,689.68	42,502.97	39,327.00	108.08%
<b>Total 4150 · Franchise Fees</b>	<b>9,205.99</b>	<b>196,762.96</b>	<b>245,202.00</b>	<b>80.25%</b>
<b>4200 · Licenses, Permits, and Fees</b>				
4210 · Sign Permit / Misc	30.00	120.00	500.00	24.0%
4215 · Service Fees (Burn)	0.00	255.00	500.00	51.0%
4216 · Service Fees (Itinerant Vendor)	150.00	650.00	1,650.00	39.39%
4230 · Building Permit Fees	8,360.17	108,448.22	100,000.00	108.45%
4260 · Certificate of Occupancy	270.00	720.00	2,500.00	28.8%
4270 · Contractor Registration	965.00	4,310.00	10,000.00	43.1%
<b>Total 4200 · Licenses, Permits, and Fees</b>	<b>9,775.17</b>	<b>114,503.22</b>	<b>115,150.00</b>	<b>99.44%</b>
<b>4300 · Service Fees</b>				
4310 · Subdiv/Plats/Waivers/Exceptions	0.00	1,550.00	35,000.00	4.43%
4315 · Zoning/Variations	250.00	250.00	1,200.00	20.83%
4320 · Pace Park Rental Fees	300.00	1,628.00	3,500.00	46.51%
4330 · LEOSE	0.00	0.00	910.00	0.0%
4340 · Crash Report Fees	30.10	150.10	250.00	60.04%
<b>Total 4300 · Service Fees</b>	<b>580.10</b>	<b>3,578.10</b>	<b>40,860.00</b>	<b>8.76%</b>
<b>4700 · Investment and other Income</b>				
4780 · Interest Income	2,132.86	11,894.00	9,200.00	129.28%
4790 · Other Income	3,329.95	493,527.65	200,000.00	246.76%
<b>Total 4700 · Investment and other income</b>	<b>5,462.81</b>	<b>505,421.65</b>	<b>209,200.00</b>	<b>241.6%</b>
4400 · Fines and Forfeitures	3,270.00	14,754.56	60,000.00	24.59%
<b>Total 4000 · GENERAL FUND REVENUE</b>	<b>91,002.00</b>	<b>1,822,998.87</b>	<b>1,930,412.00</b>	<b>94.44%</b>
<b>Total Income</b>	<b>91,002.00</b>	<b>1,822,998.87</b>	<b>1,930,412.00</b>	<b>94.44%</b>
<b>Expense</b>				
<b>GENERAL FUND EXPENDITURES</b>				
<b>5000 · ADMINISTRATION DEPARTMENT</b>				
<b>5100 · Personnel Services</b>				
5101 · Village Administrator Salary	9,677.06	72,577.95	125,802.14	57.69%
5102 · City Secretary Salary	0.00	37,635.95	69,435.18	54.2%
5103 · Assistant Village Administrator	5,085.58	36,468.85	66,950.00	54.47%

**Village of Salado-General Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
5121 · Payroll Tax- MC Admin	226.20	2,135.96	3,801.72	56.18%
5122 · Payroll Tax- SS Admin	967.21	9,133.01	16,255.61	56.18%
5123 · Payroll Tax- TWC Admin	0.00	25.88	27.00	95.85%
5126 · TMRS Contributions- Admin	979.72	9,287.16	16,622.68	55.87%
5127 · Health Care- Admin	2,658.42	18,806.87	28,841.76	65.21%
5128 · Pay Comparability Adjustment	0.00	0.00	2,000.00	0.0%
<b>Total 5100 · Personnel Services</b>	<b>19,594.19</b>	<b>186,071.63</b>	<b>329,736.09</b>	<b>56.43%</b>
<b>5200 · Services</b>				
5201 · Meeting Expense	0.00	92.09	250.00	36.84%
5202 · Bell Co Health Svcs Contracts	0.00	0.00	6,172.38	0.0%
5203 · Printing Expense	0.00	427.11	250.00	170.84%
5204 · Telephone	0.00	1,793.58	3,750.00	47.83%
5205 · Equipment - Leased / Rented	275.75	2,206.00	3,909.15	56.43%
5206 · Interest Exp/Bank Fees	39.18	543.34	650.00	83.59%
5207 · BELLCAD	0.00	4,590.16	10,500.00	43.72%
5214 · Utilities	449.53	3,520.84	5,100.00	69.04%
5215 · Janitorial	237.00	1,659.00	2,844.00	58.33%
<b>Total 5200 · Services</b>	<b>1,001.46</b>	<b>14,832.12</b>	<b>33,425.53</b>	<b>44.37%</b>
<b>5216 · Professional Fees</b>				
5216-3 · Profess Fees - Accounting	3,360.00	34,660.00	50,500.00	68.63%
5216-4 · Profess Fees - Inspections	5,912.14	54,253.77	75,000.00	72.34%
5216-5 · Profess. Fees - Legal	9,645.27	32,375.77	37,500.00	86.34%
<b>Total 5216 · Professional Fees</b>	<b>18,917.41</b>	<b>121,289.54</b>	<b>163,000.00</b>	<b>74.41%</b>
<b>5300 · Other Services &amp; Charges</b>				
5301 · Election Expenses	0.00	0.00	4,650.00	0.0%
5304 · Office Supplies	384.26	2,520.95	3,750.00	67.23%
5305 · Postage	548.64	2,445.25	2,750.00	88.92%
5306 · Building Supplies	0.00	0.00	250.00	0.0%
5307 · Building & Equipment - R & M	0.00	586.59	1,500.00	39.11%
5309 · Website	0.00	0.00	2,500.00	0.0%
5310 · Public Notices	0.00	1,166.00	3,000.00	38.87%
5311 · Insurance (TML Property & GL)	0.00	43,995.50	37,750.00	116.54%
5312 · Dues and Subscriptions	16.23	1,457.11	2,500.00	58.28%
5313 · Training & Travel	0.00	0.00	500.00	0.0%
5319 · Technology	372.50	11,107.88	20,000.00	55.54%
5320 · Special Projects	7,500.00	7,500.00	88,333.20	8.49%
<b>Total 5300 · Other Services &amp; Charges</b>	<b>8,821.63</b>	<b>70,779.28</b>	<b>167,483.20</b>	<b>42.26%</b>
<b>5400 · Capital Outlay</b>				
5401 · Equipment (IT)	0.00	0.00	2,500.00	0.0%
<b>Total 5400 · Capital Outlay</b>	<b>0.00</b>	<b>0.00</b>	<b>2,500.00</b>	<b>0.0%</b>
<b>Total 5000 · ADMINISTRATION DEPARTMENT</b>	<b>48,334.69</b>	<b>392,972.57</b>	<b>696,144.82</b>	<b>56.45%</b>
<b>5500 · DEVELOPMENT SERVICES DEPARTMENT</b>				
<b>5501 · Personnel Services</b>				
5502 · Director Salary	3,296.00	24,720.00	42,848.00	57.69%

**Village of Salado-General Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
5503 · Payroll Tax- MC Dev Svcs	47.79	358.44	621.30	57.69%
5504 · Payroll Tax- SS Dev Svcs	204.35	1,532.64	2,656.58	57.69%
5505 · Payroll Tax- TWC Dev Svcs	0.00	9.00	9.00	100.0%
5506 · TMRS Contributions- Dev Svcs	206.98	1,558.29	2,716.56	57.36%
5507 · Health Care- Dev Svcs	857.89	6,493.64	9,613.92	67.54%
<b>Total 5501 · Personnel Services</b>	<b>4,613.01</b>	<b>34,672.01</b>	<b>58,465.36</b>	<b>59.3%</b>
5600 · Other Services & Charges				
5601 · Travel & Training	0.00	0.00	500.00	0.0%
<b>Total 5600 · Other Services &amp; Charges</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.0%</b>
5700 · Professional Fees				
5701 · General Engineering	6,315.00	16,752.36	12,500.00	134.02%
5703 · Engineering- Plat Review	1,070.00	9,420.00	35,000.00	26.91%
<b>Total 5700 · Professional Fees</b>	<b>7,385.00</b>	<b>26,172.36</b>	<b>47,500.00</b>	<b>55.1%</b>
<b>Total 5500 · DEVELOPMENT SERVICES DEPARTMENT</b>	<b>11,998.01</b>	<b>60,844.37</b>	<b>106,465.36</b>	<b>57.15%</b>
<b>6000 · PUBLIC SAFETY DEPARTMENT</b>				
6001 · Fire Department				
6003 · Burn Fees	0.00	0.00	500.00	0.0%
<b>Total 6001 · Fire Department</b>	<b>0.00</b>	<b>0.00</b>	<b>500.00</b>	<b>0.0%</b>
6200 · Police Department				
6201 · Personnel Services				
6202 · Salary - Chief of Police	13,699.00	54,402.00	81,406.05	66.83%
6203 · Salary- Sergeant	1,335.36	31,130.58	57,866.22	53.8%
6204 · Salary / Wages - Officers	17,348.85	127,372.47	316,539.57	40.24%
6205 · Officers - Overtime	1,402.36	13,046.21	7,000.00	186.37%
6206 · Longevity & Certif Pay	917.33	4,888.51	11,500.00	42.51%
6207 · Payroll Tax- MC PD	503.20	3,347.17	6,609.27	50.64%
6208 · Payroll Tax- SS PD	2,151.58	14,312.05	28,260.34	50.64%
6209 · Payroll Tax- TWC PD	0.00	72.08	72.00	100.11%
6210 · TMRS Contributions- PD	2,179.36	14,548.05	28,898.47	50.34%
6211 · Health Care- PD	5,310.95	41,137.58	75,487.17	54.5%
<b>Total 6201 · Personnel Services</b>	<b>44,847.99</b>	<b>304,256.70</b>	<b>613,639.09</b>	<b>49.58%</b>
6212 · Services				
6213 · Telephone	211.67	4,110.31	8,500.00	48.36%
6214 · Utilities	233.50	1,896.32	3,500.00	54.18%
6215 · Janitorial	150.00	1,050.00	1,800.00	58.33%
6215.1 · Technology- PD	36.00	13,870.55	30,000.00	46.24%
<b>Total 6212 · Services</b>	<b>631.17</b>	<b>20,927.18</b>	<b>43,800.00</b>	<b>47.78%</b>
6216 · Other Services & Charges				
6217 · Ammunition	0.00	1,417.26	1,000.00	141.73%
6219 · Auto Expenses	282.49	19,359.34	30,000.00	64.53%
6220 · Supplies	1,291.12	8,842.21	6,000.00	147.37%
6221 · Equipment Maintenance & Repair	0.00	526.00	1,000.00	52.6%
6222 · Building R & M	0.00	0.00	500.00	0.0%
6223 · Dues & Subscriptions	0.00	6,138.90	8,140.00	75.42%

**Village of Salado-General Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
6224 · Animal Control	0.00	0.00	1,500.00	0.0%
<b>Total 6216 · Other Services &amp; Charges</b>	<b>1,573.61</b>	<b>36,283.71</b>	<b>48,140.00</b>	<b>75.37%</b>
6225 · Police - Capital Outlay				
6226 · Capital Outlay- PD Vehicles	0.00	20,326.00	96,108.00	21.15%
6227 · Capital Outlay- PD Equipment	0.00	18,270.03	17,000.00	107.47%
6228 · Cap O/L- Vehicle Rplcmnt Prgrm	0.00	0.00	5,000.00	0.0%
6229 · Capital Outlay- IT	0.00	15,004.00	13,000.00	115.42%
<b>Total 6225 · Police - Capital Outlay</b>	<b>0.00</b>	<b>53,600.03</b>	<b>131,108.00</b>	<b>40.88%</b>
<b>Total 6200 · Police Department</b>	<b>47,052.77</b>	<b>415,067.62</b>	<b>836,687.09</b>	<b>49.61%</b>
6500 · Municipal Court				
6550 · Professional Fees				
6551 · Judicial Services	800.00	5,600.00	9,600.00	58.33%
6552 · Prosecutor	616.60	8,043.26	12,000.00	67.03%
<b>Total 6550 · Professional Fees</b>	<b>1,416.60</b>	<b>13,643.26</b>	<b>21,600.00</b>	<b>63.16%</b>
6570 · Other Services & Charges				
6571 · Supplies	0.00	6.00	250.00	2.4%
6573 · Dues and Subscriptions	0.00	0.00	2,500.00	0.0%
6575 · Travel and Training	0.00	0.00	1,000.00	0.0%
<b>Total 6570 · Other Services &amp; Charges</b>	<b>0.00</b>	<b>6.00</b>	<b>3,750.00</b>	<b>0.16%</b>
<b>Total 6500 · Municipal Court</b>	<b>1,416.60</b>	<b>13,649.26</b>	<b>25,350.00</b>	<b>53.84%</b>
<b>Total 6000 · PUBLIC SAFETY DEPARTMENT</b>	<b>48,469.37</b>	<b>428,716.88</b>	<b>862,537.09</b>	<b>49.7%</b>
7000 · PUBLIC WORKS DEPARTMENT				
7001 · Personnel Services				
7002 · Wages- Maintenance Worker	2,675.20	20,064.00	34,777.60	57.69%
7004 · Maintenance Worker- Overtime	0.00	0.00	2,000.00	0.0%
7005 · Payroll Tax- MC Maint	38.79	290.93	504.28	57.69%
7006 · Payroll Tax- SS Maint	165.86	1,243.97	2,156.21	57.69%
7007 · Payroll Tax- TWC Maint	0.00	9.00	9.00	100.0%
7008 · TMRS Contributions- Maint	168.00	1,264.80	2,204.90	57.36%
7009 · Healthcare- Maintenance	855.78	6,497.32	9,613.92	67.58%
<b>Total 7001 · Personnel Services</b>	<b>3,903.63</b>	<b>29,370.02</b>	<b>51,265.91</b>	<b>57.29%</b>
7015 · Other Services & Charges				
7016 · Maint- Uniforms and Boots	0.00	0.00	500.00	0.0%
7017 · Telephone	0.00	301.91	650.00	46.45%
<b>Total 7015 · Other Services &amp; Charges</b>	<b>0.00</b>	<b>301.91</b>	<b>1,150.00</b>	<b>26.25%</b>
<b>Total 7000 · PUBLIC WORKS DEPARTMENT</b>	<b>3,903.63</b>	<b>29,671.93</b>	<b>52,415.91</b>	<b>56.61%</b>
8000 · PARKS DEPARTMENT				
8001 · Services				
8002 · Utilities	63.00	1,866.38	2,500.00	74.66%
<b>Total 8001 · Services</b>	<b>63.00</b>	<b>1,866.38</b>	<b>2,500.00</b>	<b>74.66%</b>
8010 · Other Services & Charges				
8011 · Supplies	0.00	60.00	3,500.00	1.71%
8014 · Contract Services	0.00	375.00	7,500.00	5.0%
<b>Total 8010 · Other Services &amp; Charges</b>	<b>0.00</b>	<b>435.00</b>	<b>11,000.00</b>	<b>3.96%</b>

**Village of Salado-General Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
8030 · Capital Outlay- Parks	0.00	0.00	55,000.00	0.0%
<b>Total 8000 · PARKS DEPARTMENT</b>	<b>63.00</b>	<b>2,301.38</b>	<b>68,500.00</b>	<b>3.36%</b>
<b>9000 · STREET DEPARTMENT</b>				
9001 · Other Services & Charges				
9002 · Contract Services	4,829.00	55,001.00	120,000.00	45.83%
9003 · Signage	0.00	2,184.18	5,000.00	43.68%
9004 · Auto Expense	69.00	69.00	500.00	13.8%
9006 · Street Supplies	7.07	7,042.82	5,000.00	140.86%
<b>Total 9001 · Other Services &amp; Charges</b>	<b>4,905.07</b>	<b>64,297.00</b>	<b>130,500.00</b>	<b>49.27%</b>
9050 · Services				
9051 · Utilities	1,325.08	11,116.88	25,000.00	44.47%
<b>Total 9050 · Services</b>	<b>1,325.08</b>	<b>11,116.88</b>	<b>25,000.00</b>	<b>44.47%</b>
9500 · Capital Outlay				
9501 · Capital Outlay- Streets	31,625.90	286,292.38	200,000.00	143.15%
9503 · Capital Outlay- Other	4,583.00	4,583.00	7,000.00	65.47%
<b>Total 9500 · Capital Outlay</b>	<b>36,208.90</b>	<b>290,875.38</b>	<b>207,000.00</b>	<b>140.52%</b>
<b>Total 9000 · STREET DEPARTMENT</b>	<b>42,439.05</b>	<b>366,289.26</b>	<b>362,500.00</b>	<b>101.05%</b>
<b>Total GENERAL FUND EXPENDITURES</b>	<b>155,207.75</b>	<b>1,280,796.39</b>	<b>2,148,563.18</b>	<b>59.61%</b>
<b>Total Expense</b>	<b>155,207.75</b>	<b>1,280,796.39</b>	<b>2,148,563.18</b>	<b>59.61%</b>
<b>Net Ordinary Income</b>	<b>-64,205.75</b>	<b>542,202.48</b>	<b>-218,151.18</b>	<b>-248.54%</b>
<b>Other Income/Expense</b>				
Other Income				
97500 · Use of Fund Balance	0.00	0.00	218,151.18	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>218,151.18</b>	<b>0.0%</b>
Other Expense				
98000 · Transfers Out				
98007 · Xfer to All Abil. PG Fund	0.00	16,439.57		
<b>Total 98000 · Transfers Out</b>	<b>0.00</b>	<b>16,439.57</b>		
<b>Total Other Expense</b>	<b>0.00</b>	<b>16,439.57</b>		
<b>Net Other Income</b>	<b>0.00</b>	<b>-16,439.57</b>	<b>218,151.18</b>	<b>-7.54%</b>
<b>Net Income</b>	<b>-64,205.75</b>	<b>525,762.91</b>	<b>0.00</b>	<b>100.0%</b>



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Accrual Basis

# Village of Salado-General Fund Bills Paid Listing

Date	Num	Name	As of April 30, 2023	Memo	Amount
04/03/2023	Draft	Cirro Energy	Utilities: Electric		26.52
04/03/2023	Draft	Cirro Energy	Utilities: Electric		57.95
04/03/2023	Draft	Cirro Energy	Utilities: Electric		86.85
04/03/2023	Draft	Cirro Energy	Utilities: Electric		144.79
04/03/2023	Draft	Cirro Energy	Utilities: Electric		325.64
04/03/2023	Draft	Cirro Energy	Utilities: Electric		39.41
04/03/2023	Draft	Cirro Energy	Utilities: Electric		41.73
04/03/2023	Draft	Cirro Energy	Utilities: Electric		10.79
04/03/2023	Draft	Cirro Energy	Utilities: Electric		13.69
04/03/2023	Draft	Cirro Energy	Utilities: Electric		1,034.76
04/03/2023	4564	Johnson Bros. Ford	PD Vehicle R&M		4,886.48
04/06/2023	4550	Bureau Veritas	Inspection Services		23,944.30
04/06/2023	4551	FP Mailing Solutions	Postage		115.77
04/06/2023	4552	Fuelman	Fuel Charges		1,109.13
04/06/2023	4553	Grande Communications Network LLC	PD Telephone and Internet		196.87
04/06/2023	4554	GT Distributors	PD Body Armour		950.00
04/06/2023	4555	Jani-King of Austin	April 2023 Contracted Services		387.00
04/06/2023	4556	Kristi Stegall	Professional Fees: Accounting March 2023		3,150.00
04/06/2023	4557	Lowe's	Supplies: Repairs & Maintenance		405.89
04/06/2023	4558	Salado Water Supply Corporation	Utilities: Water		471.23
04/06/2023	4559	Verizon Wireless	Village Cell Phones		552.14
04/06/2023	4560	Grande Communications Network LLC	Telephone/Internet		221.27
04/06/2023	4561	Kristi Stegall	Professional Fees: Accounting January 2023		3,360.00
04/06/2023	4562	Village Landscape & Design	Mowing		4,454.00
04/10/2023	Draft	Cirro Energy	Utilities: Electric		24.21
04/13/2023	4565	Village Landscape & Design	Mowing		1,749.00
04/21/2023	4580	Racquel Daniel	Refund Court Fines Paid Online to the Wrong Court		210.00
04/21/2023	4581	Crum, Heath R	Mileage Reimbursement		245.00
04/21/2023	4582	Dunshie, Christopher	Mileage Reimbursement		96.12
04/21/2023	4566	Badger Daylighting Corp	Culvert Flush		9,090.90
04/21/2023	4567	Card Service Center	March Credit Card Transactions		1,598.58
04/21/2023	4568	Central Texas Designs	Design Work- New City Hall, 1/3 Deposit		1,583.00
04/21/2023	4569	Clifford Lee Coleman	Judicial Services for April 2023		800.00
04/21/2023	4570	Eagle Disposal	Utilities: Waste Disposal		112.50
04/21/2023	4571	Grande Communications Network LLC	PD Telephone and Internet		211.67
04/21/2023	4572	Johnson Bros. Ford	PD Vehicle R&M		474.82
04/21/2023	4573	K&W Engineering Solutions	Engineering- New City Hall		3,000.00
04/21/2023	4574	Keith's Ace Hardware	Supplies: Repairs & Maintenance		537.65
04/21/2023	4575	Kelly Wisniewski	25 Hours @ \$15/hr		375.00
04/21/2023	4576	MRB Group	Professional Services: Engineering		29,920.00
04/21/2023	4577	R.K. Bass Electric	City Hall Repairs		288.79
04/21/2023	4578	Temple Daily Telegram	Public Notice 3/16/23 - 3/18/23 Notice of Application for S		360.00
04/21/2023	4579	Xerox Financial Services	Copier Lease Payment- April '23		275.75
04/27/2023	4586	Salado Senior Center	Approved Funding- BOA 4/6/23 Meeting		7,500.00
04/27/2023	4583	Bickerstaff Heath Delgado Acosta LLP	Professional Services: Legal		4,260.65
04/27/2023	4584	MRB Group	Engineer- General Services		11,882.36
					120,582.21
					<u>120,582.21</u>

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## Village of Salado, Hotel-Motel Fund

05/11/23

## Balance Sheet

Accrual Basis

As of April 30, 2023

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
1005 · Horizon Operating xxx0314	279,585.59
<b>Total Checking/Savings</b>	279,585.59
<b>Other Current Assets</b>	
1200 · AR Taxes	51,312.53
1100 · Investments	
1120 · TexPool	5,414.59
<b>Total 1100 · Investments</b>	5,414.59
1500 · Petty Cash	100.00
<b>Total Other Current Assets</b>	56,827.12
<b>Total Current Assets</b>	336,412.71
<b>TOTAL ASSETS</b>	<b>336,412.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	-867.00
<b>Other Current Liabilities</b>	
2050 · Accrued Wages	1,887.07
2400 · Reserve For Trolley Project	6,675.00
2200 · Due To Other Funds	
2201 · Due to GF	11,298.62
<b>Total 2200 · Due To Other Funds</b>	11,298.62
<b>Total Other Current Liabilities</b>	19,860.69
<b>Total Current Liabilities</b>	18,993.69
<b>Total Liabilities</b>	18,993.69
<b>Equity</b>	
32000 · Retained Earnings	320,636.27
Net Income	-3,217.25
<b>Total Equity</b>	317,419.02
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>336,412.71</b>

**VILLAGE OF SALADO, TEXAS**  
**FUND BALANCE- HOTEL OCCUPANCY FUND**

**As of April 30, 2023**

**Current Assets:**

Cash and Cash Equivalents	\$ 279,685.59
Investments	\$ 5,414.59
Receivables	<u>\$ 51,312.53</u>
<b>Total Current Assets</b>	<u><u>\$ 336,412.71</u></u>

**Liabilities and Fund Balances:**

**Liabilities:**

Accounts Payable	\$ (867.00)
Intergovernmental Payable	\$ 11,298.62
Accrued Wages	<u>\$ 1,887.07</u>
<b>Total Liabilities</b>	<u><u>\$ 12,318.69</u></u>

**Reserves/Balances:**

Non-spendable Fund Balance	\$ -
Restricted Fund Balance-Emergency Tourism Marketing	\$ 31,741.90
Committed Fund Balance- Tourism Division Operations	\$ 285,677.12
Assigned Fund Balance- Trolley Project	\$ 6,675.00
Unassigned Fund Balance	<u>\$ -</u>
<b>Total Reserves/Balances</b>	<u><u>\$ 324,094.02</u></u>

<b>Total Liabilities and Fund Balances</b>	<u><u>\$ 336,412.71</u></u>
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**Village of Salado, Hotel-Motel Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>4000 · HOT FUND REVENUE</b>				
4100 · County Hotel Occupancy Tax	0.00	0.00	4,000.00	0.0%
4200 · Occupancy Tax	769.32	133,220.85	260,000.00	51.24%
4300 · Other Income	222.65	1,860.81		
<b>Total 4000 · HOT FUND REVENUE</b>	<b>991.97</b>	<b>135,081.66</b>	<b>264,000.00</b>	<b>51.17%</b>
<b>Total Income</b>	<b>991.97</b>	<b>135,081.66</b>	<b>264,000.00</b>	<b>51.17%</b>
<b>Expense</b>				
<b>5000 · HOT FUND EXPENDITURES</b>				
<b>5001 · Personnel Services</b>				
5002 · Salary- Director	837.50	26,438.70	64,385.54	41.06%
5003 · Wages- Visitors Ctr Coordinator	2,772.80	20,794.21	36,056.59	57.67%
5004 · Payroll Tax- MC	40.21	660.61	1,456.41	45.36%
5005 · Payroll Tax- SS	171.91	2,824.69	6,227.41	45.36%
5006 · Payroll Tax- TWC	0.00	18.00	18.00	100.0%
5007 · TMRS Contribution	174.14	2,876.91	6,368.03	45.18%
5008 · Health Care	854.38	12,156.64	19,227.96	63.22%
<b>Total 5001 · Personnel Services</b>	<b>4,850.94</b>	<b>65,769.76</b>	<b>133,739.94</b>	<b>49.18%</b>
<b>5050 · Other Charges &amp; Services</b>				
5060 · Special Projects	0.00	1,300.00		
5051 · Lease- Visitors Center	1,517.00	10,619.00	18,204.00	58.33%
5052 · Marketing	2,500.00	52,090.92	85,000.00	61.28%
5053 · Office Supplies	10.00	20.50	500.00	4.1%
5054 · Arts- Cultural District	0.00	5,000.00	20,000.00	25.0%
5055 · Printing	0.00	0.00	3,500.00	0.0%
5056 · Postage	0.00	34.60	1,500.00	2.31%
5057 · Dues & Subscriptions	421.00	2,364.00	2,500.00	94.56%
5058 · Travel & Training	0.00	621.37	3,000.00	20.71%
5059 · Vehicle Maintenance	13.76	478.76	1,000.00	47.88%
5061 · Community Grant Program	0.00	0.00	20,000.00	0.0%
<b>Total 5050 · Other Charges &amp; Services</b>	<b>4,461.76</b>	<b>72,529.15</b>	<b>155,204.00</b>	<b>46.73%</b>
<b>Total 5000 · HOT FUND EXPENDITURES</b>	<b>9,312.70</b>	<b>138,298.91</b>	<b>288,943.94</b>	<b>47.86%</b>
<b>Total Expense</b>	<b>9,312.70</b>	<b>138,298.91</b>	<b>288,943.94</b>	<b>47.86%</b>
<b>Net Ordinary Income</b>	<b>-8,320.73</b>	<b>-3,217.25</b>	<b>-24,943.94</b>	<b>12.9%</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
98000 · Transfer from HOT Fund Balance	0.00	0.00	24,943.94	0.0%
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>24,943.94</b>	<b>0.0%</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>24,943.94</b>	<b>0.0%</b>
<b>Net Income</b>	<b>-8,320.73</b>	<b>-3,217.25</b>	<b>0.00</b>	<b>100.0%</b>

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05/11/23  
Accrual Basis

Village of Salado, Hotel-Motel Fund  
Bills Paid Listing

Date	Num	Name	As of April 30, 2023	Amount
04/06/2023	1813	AJR Media Group	TourTexas.com Destination Content Plan- Renewal	3,979.00
04/06/2023	1814	Salado Village Voice	Jewel Page 5 in 2nd QTR 2023 Publication	750.00
04/21/2023	1815	BMI	Music License	421.00
04/21/2023	1816	Primary Media	Billboard	850.00
04/21/2023	1817	Salado Chamber of Commerce	Tourism Lease at Visitor's Center	1,517.00
04/27/2023	1818	FM 158 Land, Ltd.	Digital Advertising	1,000.00
				8,517.00
				8,517.00

Village of Salado- 400 Wastewater System Revenue

**Balance Sheet**

As of April 30, 2023

Apr 30, 23

**ASSETS**

**Current Assets**

Checking/Savings 25,058.83

Accounts Receivable 54,359.99

**Other Current Assets**

Allowance for Doubtful Accounts -11,787.04

Accounts Receivable- Sewer Conn 18,792.00

**Total Other Current Assets** 7,004.96

**Total Current Assets** 86,423.78

**TOTAL ASSETS** 86,423.78

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

Accounts Payable 14,093.33

**Other Current Liabilities**

Accrued Interest 12,714.00

Due to General Fund 334,863.26

**Total Other Current Liabilities** 347,577.26

**Total Current Liabilities** 361,670.59

**Total Liabilities** 361,670.59

**Equity**

Retained Earnings -255,749.83

Net Income -19,496.98

**Total Equity** -275,246.81

**TOTAL LIABILITIES & EQUITY** 86,423.78

**VILLAGE OF SALADO, TEXAS**  
**FUND BALANCE- WASTEWATER SYSTEM FUND**

**As of April 30, 2023**

**Current Assets:**

Cash and Cash Equivalents	\$ 25,058.83
Receivables	\$ 61,364.95
<b>Total Current Assets</b>	<b>\$ 86,423.78</b>

**Liabilities and Fund Balances:**

**Liabilities:**

Accounts Payable	\$ 14,093.33
Accrued Interest	\$ 12,714.00
Intergovernmental Payable	\$ 334,863.26
<b>Total Liabilities</b>	<b>\$ 361,670.59</b>

**Reserves/Balances:**

Non-spendable Fund Balance	\$ -
Restricted Fund Balance	\$ -
Committed Fund Balance- Plant Operations	\$ (275,246.81)
Assigned Fund Balance	
Unassigned Fund Balance	\$ -
<b>Total Reserves/Balances</b>	<b>\$ (275,246.81)</b>

<b>Total Liabilities and Fund Balances</b>	<b>\$ 86,423.78</b>
--	---------------------

Village of Salado- 400 Wastewater System Revenue  
**Profit & Loss Budget Performance**  
April 2023

	Apr 23	Oct '22 - Apr 23	Annual Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Monthly Service Fees	21,439.85	156,113.44	285,000.00	54.78%
Interest Income	24.56	163.16	35.00	466.17%
<b>Total Income</b>	<b>21,464.41</b>	<b>156,276.60</b>	<b>285,035.00</b>	<b>54.83%</b>
<b>Expense</b>				
Misc	0.00	1,460.00		
Bank Service Charge	0.00	0.00	1.00	0.0%
Maintenance Contractor	14,093.33	112,746.64	172,077.00	65.52%
Professional Fees- Engineering	0.00	0.00	5,607.00	0.0%
Repairs	0.00	10,468.85	15,000.00	69.79%
Sludge Disposal	0.00	0.00	5,000.00	0.0%
Supplies	0.00	7,150.00	25,000.00	28.6%
TCEQ Fees	0.00	1,250.00	1,250.00	100.0%
<b>Utilities</b>				
Utilities- Electric	5,750.44	41,666.28	59,000.00	70.62%
Utilities- Water	0.00	1,031.81	2,100.00	49.13%
<b>Total Utilities</b>	<b>5,750.44</b>	<b>42,698.09</b>	<b>61,100.00</b>	<b>69.88%</b>
<b>Total Expense</b>	<b>19,843.77</b>	<b>175,773.58</b>	<b>285,035.00</b>	<b>61.67%</b>
<b>Net Ordinary Income</b>	<b>1,620.64</b>	<b>-19,496.98</b>	<b>0.00</b>	<b>100.0%</b>
<b>Net Income</b>	<b>1,620.64</b>	<b>-19,496.98</b>	<b>0.00</b>	<b>100.0%</b>



3:07 PM  
05/11/23  
Accrual Basis

## Village of Salado- 400 Wastewater System Revenue

### Check Listing

As of April 30, 2023

Date	Num	Name	Memo	Amount
04/06/2023	100286	Frontier Utilities	Electric Service at 401 S Stagecoach Road Well	8.59
04/06/2023	100287	Salado Water Supply Corporation	Utilities: Water	169.37
04/11/2023	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water 1414 Royal St. Lift Station	96.03
04/13/2023	100288	CH2MHILL OMI	Contracted Services- April 2023	14,093.33
04/24/2023	Draft	Cirro- USR Electrical	Cirro Electric- Waste Water Facilities Accounts	5,750.44
				<u>20,117.76</u>
				<u>20,117.76</u>

3:18 PM

05/11/23

Accrual Basis

**Village of Salado- 500 Wastewater Customer Deposits**  
**Balance Sheet**  
**As of April 30, 2023**

	<u>Apr 30, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	<u>11,237.64</u>
Total Current Assets	<u>11,237.64</u>
<b>TOTAL ASSETS</b>	<u><b>11,237.64</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Wastewater Customer Deposits	<u>11,430.00</u>
Total Other Current Liabilities	<u>11,430.00</u>
Total Current Liabilities	<u>11,430.00</u>
Total Liabilities	11,430.00
Equity	
Retained Earnings	-227.54
Net Income	<u>35.18</u>
Total Equity	<u>-192.36</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>11,237.64</b></u>

3:18 PM

05/11/23

Accrual Basis

**Village of Salado- 500 Wastewater Customer Deposits**  
**Profit & Loss**  
October 2022 through April 2023

	Oct '22 - Apr 23
Ordinary Income/Expense	
Income	
Interest Income	61.92
Total Income	61.92
Net Ordinary Income	61.92
Net Income	61.92

3:19 PM  
05/11/23  
Accrual Basis

## Village of Salado- 500 Wastewater Customer Deposits

### Check Listing

As of April 30, 2023

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Amount</u>
(No checks drawn this period)					
				0.00	0.00
				0.00	0.00

3:22 PM

05/11/23

Accrual Basis

**Village of Salado - 700 WW Permanent Improvement Bonds**  
**Balance Sheet**  
**As of April 30, 2023**

	Apr 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1002 · Horizon Bond Disbursement x8630	57,580.97
1003 · Horizon '18 Bond Proceeds x9230	317,861.25
1004 · Impact Fees Horizon x8444	4,875.65
<b>Total Checking/Savings</b>	380,317.87
<b>Total Current Assets</b>	380,317.87
<b>Fixed Assets</b>	
1520 · Equipment	5,857.10
1530 · Wastewater Treatment Facility	11,270,909.77
1531 · Accum Depr- Depreciation WWTP	-1,210,437.54
<b>Total Fixed Assets</b>	10,066,329.33
<b>TOTAL ASSETS</b>	<b>10,446,647.20</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2900 · Restricted Impact Fees	174,788.34
<b>Total Other Current Liabilities</b>	174,788.34
<b>Total Current Liabilities</b>	174,788.34
<b>Long Term Liabilities</b>	
2502 · '22 Refunding Bonds	7,480,000.00
2503 · Current Portion of Bonds	550,000.00
<b>Total Long Term Liabilities</b>	8,030,000.00
<b>Total Liabilities</b>	8,204,788.34
<b>Equity</b>	
3110 · Investments in Fixed Assets	2,036,329.00
32000 · Unrestricted Net Assets	203,062.87
Net Income	2,466.99
<b>Total Equity</b>	2,241,858.86
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>10,446,647.20</b>

3:23 PM

05/11/23

Accrual Basis

**Village of Salado - 700 WW Permanent Improvement Bonds**  
**Profit & Loss**  
October 2022 through April 2023

	Oct '22 - Apr 23
Ordinary Income/Expense	
Income	
4400 - Impact Fee Revenue	0.00
4100 - Interest Income	2,466.99
Total Income	2,466.99
Net Ordinary Income	2,466.99
Net Income	2,466.99

3:23 PM  
05/11/23  
Accrual Basis

## Village of Salado - 700 WW Permanent Improvement Bonds

### Check Listing

As of April 30, 2023

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
(No checks drawn this period)				
				0.00
				<u>0.00</u>

3:28 PM

05/11/23

Accrual Basis

**Village of Salado - 300 Interest and Sinking Fund**  
**Balance Sheet**  
**As of April 30, 2023**

	<u>Apr 30, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	648,786.95
<b>Other Current Assets</b>	
1200 · Due To/From General Fund	74,994.01
1215 · Property Tax Receivable	18,405.80
<b>Total Other Current Assets</b>	<u>93,399.81</u>
<b>Total Current Assets</b>	<u>742,186.76</u>
<b>TOTAL ASSETS</b>	<u><b>742,186.76</b></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Other Current Liabilities	
2704 · Deferred Revenue- Ad Valorem	16,727.49
<b>Total Other Current Liabilities</b>	<u>16,727.49</u>
<b>Total Current Liabilities</b>	<u>16,727.49</u>
<b>Total Liabilities</b>	16,727.49
<b>Equity</b>	
32000 · Unrestricted Net Assets	140,465.29
Net Income	584,993.98
<b>Total Equity</b>	<u>725,459.27</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>742,186.76</b></u>



**Village of Salado - 300 Interest and Sinking Fund**  
**Profit & Loss Budget Performance**  
**April 2023**

	<b>Apr 23</b>	<b>Oct '22 - Apr 23</b>	<b>Annual Budget</b>	<b>% of Budget</b>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4000 · Property Tax Revenue	7,298.01	652,170.62	705,147.98	92.49%
4100 · Interest Income	2,355.49	9,108.36	3,500.00	260.24%
<b>Total Income</b>	<b>9,653.50</b>	<b>661,278.98</b>	<b>708,647.98</b>	<b>93.32%</b>
<b>Expense</b>				
6111 · 2022 Bond Principal	0.00	0.00	550,000.00	0.0%
6112 · 2022 Bond Interest	0.00	76,285.00	152,570.00	50.0%
<b>Total Expense</b>	<b>0.00</b>	<b>76,285.00</b>	<b>702,570.00</b>	<b>10.86%</b>
<b>Net Ordinary Income</b>	<b>9,653.50</b>	<b>584,993.98</b>	<b>6,077.98</b>	<b>9,624.81%</b>
<b>Net Income</b>	<b>9,653.50</b>	<b>584,993.98</b>	<b>6,077.98</b>	<b>9,624.81%</b>

3:31 PM  
05/11/23  
Accrual Basis

Village of Salado - 300 Interest and Sinking Fund

Check Listing

As of April 30, 2023

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
(No checks drawn this period)				
				0.00
				0.00

# BOA Agenda Item Form



Date Submitted: May 16, 2023

Agenda Date Requested May 18, 2023

**Project/Proposal Title:** ADMINISTER OATH OF OFFICE TO ALDERMEN-ELECT D. JASEN GRAHAM, RODNEY W. BELL AND BERT HENRY

**Funds Required:**

**Funds Available:**

**Council Action Requested:**

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

## Project/Proposal Summary:

This item was placed on the agenda to administer the Oath of Office to Aldermen-elect D. Jasen Graham, Rodney W. Bell and Bert Henry who were elected in the May 6, 2023, General Election in Salado.

# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION ON A RESOLUTION RECOGNIZING THE PUBLIC SERVICE RENDERED BY JOHN COLE AS AN ALDERMAN FOR THE VILLAGE OF SALADO

**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 action regarding a proposed resolution recognizing the public service rendered by John Cole as an Alderman for the Village of Salado.

# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION  
APPOINTING A MAYOR PRO-TEM

**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 action appointing a Mayor Pro-tem for the Village of Salado. Currently, Alderman Rodney Bell is the Mayor Pro-tem.

# BOA Agenda Item Form



Date Submitted: May 13, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION DESIGNATING THE MAYOR, MAYOR PRO-TEM, VILLAGE ADMINISTRATOR AND AN ALDERMAN AS SIGNATORIES ON THE VILLAGE OF SALADO'S BANK ACCOUNTS

**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 designating the Mayor, Mayor Pro-tem, Village Administrator and an Alderman as signatories on the Village of Salado's bank accounts.

# BOA Agenda Item Form



Date Submitted: May 13, 2023

Agenda Date Requested: May 18, 2023

Project/Proposal Title: VILLAGE ADMINISTRATOR'S  
STATUS REPORT

Council Action Requested:

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

Project/Proposal Summary:

- Main Street Lighting Repair Project Update
- Waters Edge Wastewater Line Update
- Solana Ranch MUD Update
- Mustang Springs Development Update
- Prospective Development Agreements

# BOA Agenda Item Form



Date Submitted: May 13, 2023

Agenda Date Requested: May 18, 2023

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

**Funds Required:**  
**Funds Available:**

**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 approval of any items removed from the Consent Agenda.



# BOA Agenda Item Form



Date Submitted: May 13, 2023

Agenda Date Requested May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION  
REGARDING AN ORDINANCE ANNEXING 69.478  
ACRES OF TXDOT RIGHT-OF-WAY ON FM 2843

**Council Action Requested:**

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

**Project/Proposal Summary:**

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance annexing approximately 69.478 acres of Texas Department of Transportation ("TXDOT") right-of-way on FM 2843 from the Interstate 35 Access Road, west to a location just west of Mustang Springs Road.

The proposed annexation, if approved, will take the Village of Salado's corporate limits on FM 2843 to the location of the proposed Mustang Springs Development. This annexation is bringing only the TXDOT right-of-way into the corporate limits.

Public notice of the proposed annexation was provided to TXDOT, various service providers and the general public. To date, no comments have been received either for or against the proposed annexation.

**ORDINANCE NO. 2023-\_\_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 69.478 ACRES OF TEXAS DEPARTMENT OF TRANSPORTATION (“TXDOT”) OWNED RIGHT-OF-WAY ON FM 2843, FROM THE SOUTH INTERSTATE HIGHWAY 35 SERVICE ROAD, WEST TO A LOCATION JUST WEST OF MUSTANG SPRINGS ROAD, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT “A”, LYING PARTIALLY WITHIN AND PARTIALLY ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO, TEXAS IN THE VILLAGE’S EXTRATERRITORIAL JURISDICTION IN BELL COUNTY, TEXAS; ADOPTING A SERVICE PLAN; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the Village of Salado, Texas (“Village”) is a Type-A, General Law municipality with the rights and privileges thereto; and

**WHEREAS**, the Village of Salado, Texas is authorized by State law to annex territory lying adjacent and contiguous to the corporate limits of said Village of Salado, Texas in accordance with Chapter 43 of the Texas Local Government Code; and

**WHEREAS**, on March 13, 2023, the Village of Salado notified the Texas Department of Transportation (“TxDOT”) of its intent to annex the 69.478 acre portion of TxDOT-owned right-of-way on FM 2843 lying adjacent and contiguous to the present corporate limits of the Village of Salado in accordance with Texas Local Government Code Section 43.1056; and

**WHEREAS**, TxDOT did not submit a written objection to the Village prior to the date of the proposed annexation;

**WHEREAS**, the 69.478 acre tract of land, being the existing public right-of-way of FM 2843 from the South Interstate Highway 35 Service Road, west to a location just west of Mustang Springs Road, is more particularly described by metes and bounds, attached hereto and incorporated for all purposes as Exhibit “A”; and

**WHEREAS**, the Board of Aldermen of the Village of Salado (“Aldermen”) conducted a public hearing on May 18, 2023, regarding annexation of the subject right-of-way and has provided all required notices within the timeframes established under Chapter 43 of the Texas Local Government Code; and

**WHEREAS**, the Village has prepared a service plan for the subject right-of-way to be annexed in accordance with Section 43.056 of the Texas Local Government Code providing for full municipal services to such area, which service plan was made available to the public; and

**WHEREAS**, the Board of Aldermen deems it to be in the best interest of the citizens of the Village to annex said territory into the Village.

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

### **1. FINDINGS OF FACT**

All of the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen of the Village of Salado, Texas, and are hereby approved and incorporated into the body of this Ordinance as if copied herein in their entirety.

### **2. ANNEXATION OF TERRITORY**

- A.** The properties in the area described in Exhibit "A", which is attached hereto and incorporated herein for all purposes, is hereby annexed and brought into the municipal boundaries (i.e., corporate limits) of the Village of Salado, and is made an integral part, hereof.
- B.** The official map and boundaries of the Village of Salado are hereby amended and revised so as to include the area annexed, and to reflect the expansion of the Village's extraterritorial jurisdiction resulting from such annexation.

### **3. EFFECTIVE DATE**

This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

### **4. FILING**

- A.** The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.
- B.** The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction.
- C.** The Village Secretary is hereby instructed to file a certified copy of this Ordinance with the Bell County Clerk.

### **5. SEVERABILITY**

It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this

Ordinance, and the remainder of this Ordinance shall be enforced as written.

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## **6. 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 as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_ 2023, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) to \_\_\_\_ (abstentions) of the Board of Aldermen of the Village of Salado, Texas.

\_\_\_\_\_  
Michael Coggin, Mayor

ATTEST:

\_\_\_\_\_  
Don Ferguson, Village Administrator/Acting City Secretary

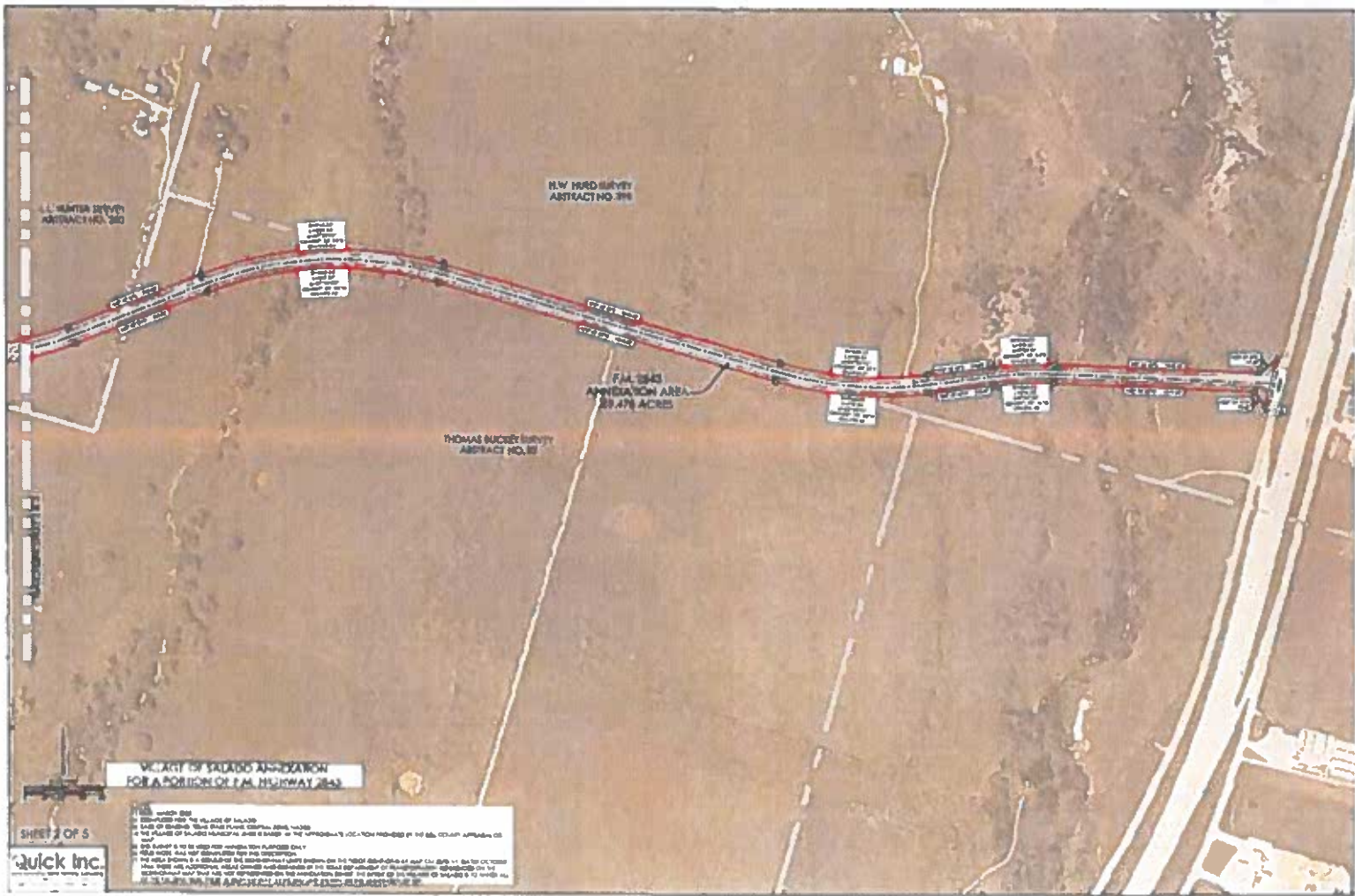
**Exhibit "A"**

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**SURVEY AND METES AND BOUNDS DESCRIPTION**

**FM 2843 RIGHT-OF-WAY**

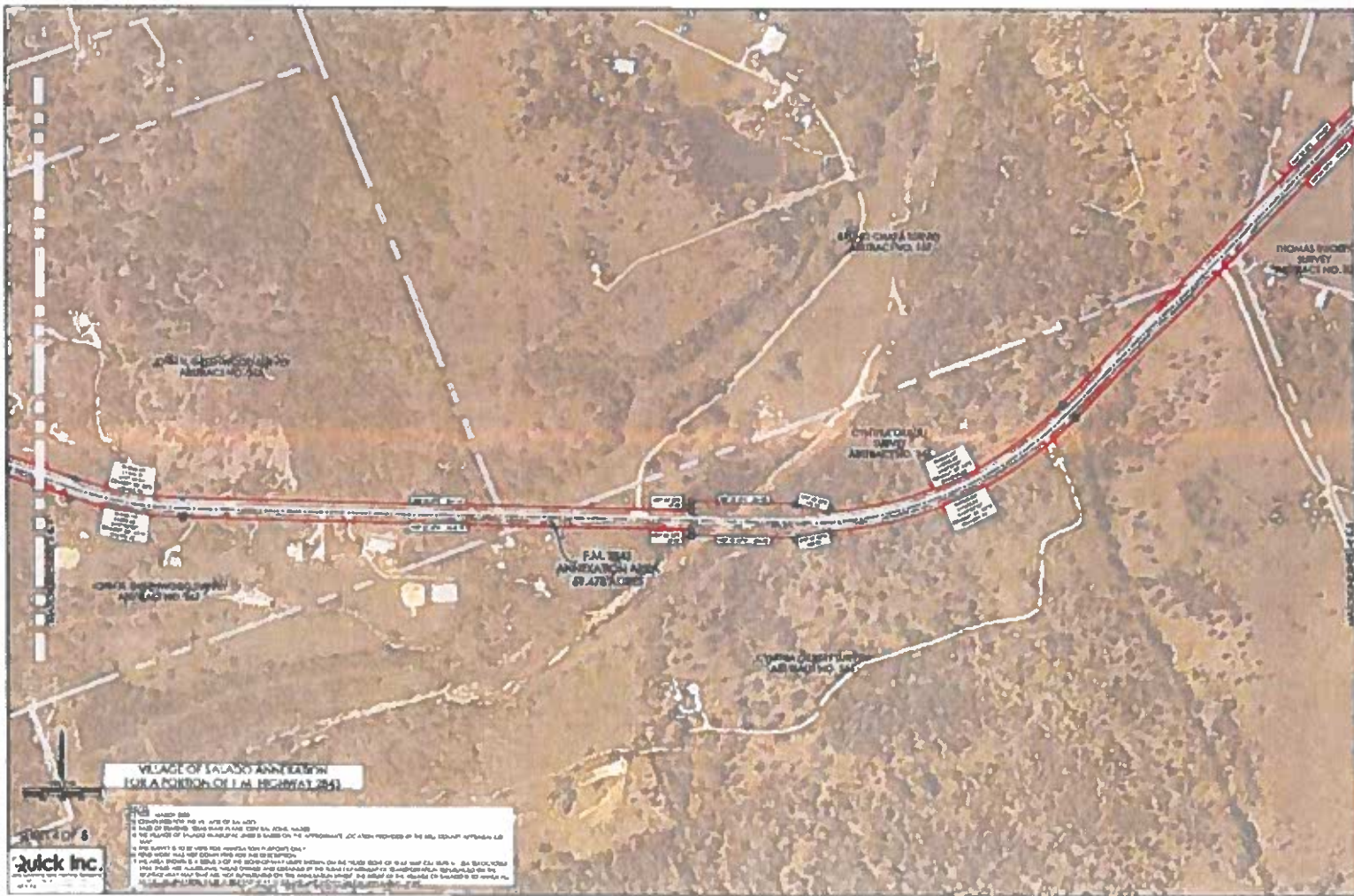


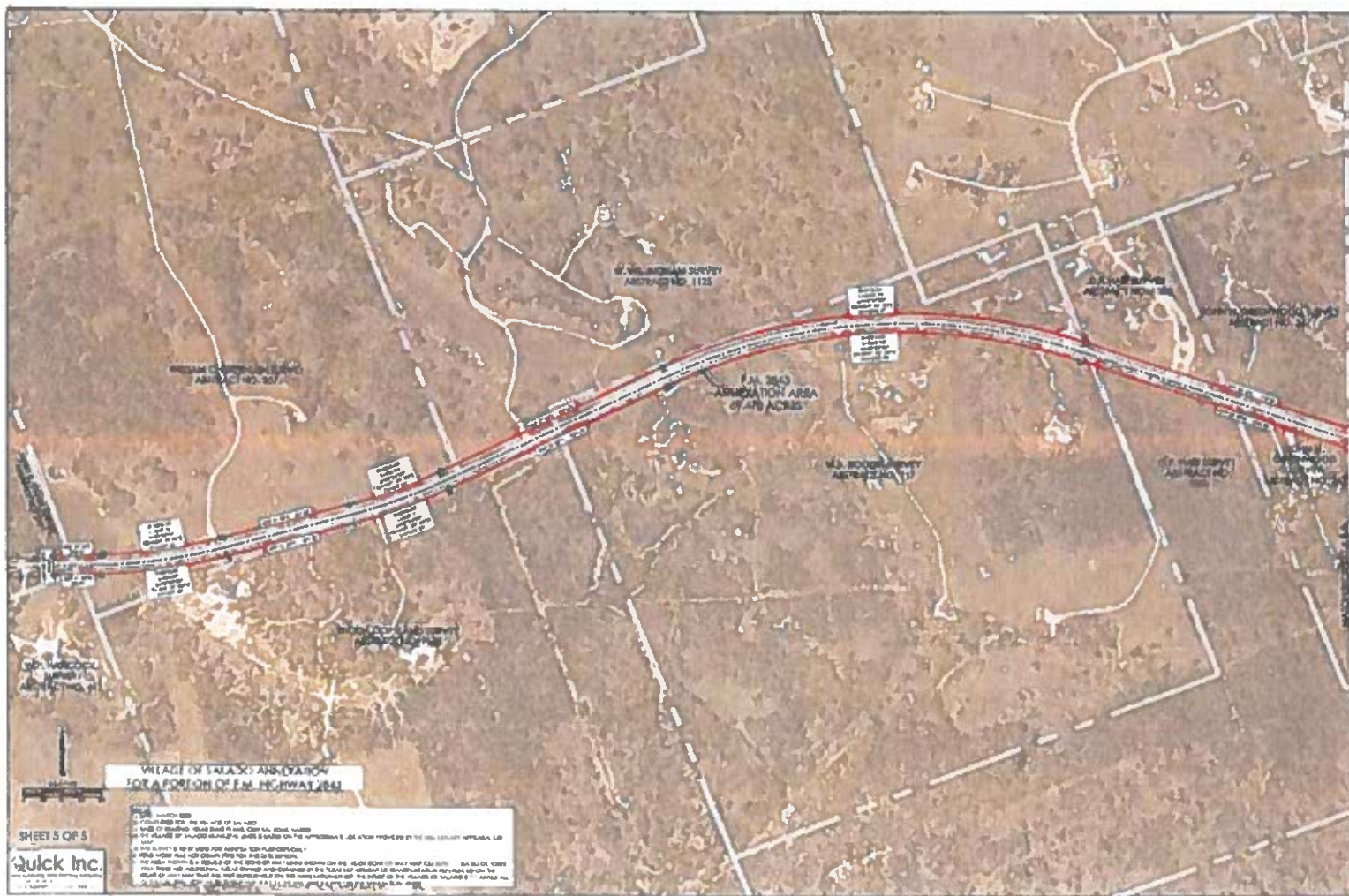
















Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

**ANNEXATION METES & BOUNDS FOR A 69.478 ACRE TRACT OF LAND:**

**BEING A 69.478 ACRE TRACT OF LAND**, LOCATED IN THE H.W. HURD SURVEY, ABSTRACT NO. 398, THE THOMAS BUCKEY SURVEY, ABSTRACT NO. 82, THE L.L. HUNTER SURVEY, ABSTRACT NO. 380, THE CYNTHIA GILBERT SURVEY, ABSTRACT NO. 346, THE BRUNO CHAPA SURVEY, ABSTRACT NO. 167, THE JOHN H. GREENWOOD SURVEY, ABSTRACT NO. 367, THE D.F. HAIR SURVEY, ABSTRACT NO. 1088, THE W.B. ROGERS SURVEY, ABSTRACT NO. 717, THE W. WILLINGHAM SURVEY, ABSTRACT NO. 1125, THE RHODA COPELAND SURVEY, ABSTRACT NO. 1140, THE WILLIAM CHRITTENDEN SURVEY, ABSTRACT NO. 207, THE JAMES R. ESSARY SURVEY, ABSTRACT NO. 295, AND THE W.P. HANCOCK SURVEY, ABSTRACT NO. 451, BELL COUNTY, TEXAS; SAID 69.478 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a calculated point at the intersection of the southwest right-of-way line of F.M. Highway 2843 and the northwest right-of-way line of Interstate Highway, said point being an exterior angle point of the herein described tract of land; said point of beginning located at state plane, central zone coordinate (N) 10311140.87 (E) 3170963.81;

Thence, with the southern right-of-way line of F.M. Highway 2843, the following twenty-eight (28) courses and distances:

1. **N 35° 54' 11" W**, a distance of **93.68'**, to a point for an angle point of the herein described tract of land;
2. **N 87° 36' 55" W**, a distance of **1019.35'**, to a point for the beginning of a curve to the left of the herein described tract of land;

3. with said curve to the left containing a radius of 1860.00', a central angle of 09°07'38", a chord which bears S 87° 49' 16" W, a chord distance of 295.99', a total **curve length** of **296.30'**, to a point for a point of tangency of the herein described tract of land;
4. **S 82° 48' 05" W**, a distance of **342.49'**, to a point for the beginning of a curve to the right of the herein described tract of land;
5. with said curve to the right containing a radius of 1960.00', a central angle of 23°22'00", a chord which bears N 85° 30' 55" W, a chord distance of 793.81', a total **curve length** of **799.34'**, to a point for a point of tangency of the herein described tract of land;
6. **N 73° 49' 55" W**, a distance of **1810.62'**, to a point for the beginning of a curve to the left of the herein described tract of land;
7. with said curve to the left containing a radius of 1860.00', a central angle of 37°30'00", a chord which bears S 87° 25' 05" W, a chord distance of 1195.75', a total **curve length** of **1217.37'**, to a point for a point of tangency of the herein described tract of land;
8. **S 68° 40' 05" W**, a distance of **740.88'**, to a point for the beginning of a curve to the right of the herein described tract of land;
9. with said curve to the right containing a radius of 1960.00', a central angle of 36°37'00", a chord which bears S 86° 58' 35" W, a chord distance of 1231.39', a total **curve length** of **1252.60'**, to a point for a point of tangency of the herein described tract of land;
10. **N 74° 42' 55" W**, a distance of **2092.50'**, to a point for the beginning of a curve to the left of the herein described tract of land;
11. with said curve to the left containing a radius of 1860.00', a central angle of 61°13'00", a chord which bears S 74° 40' 35" W, a chord distance of 1894.10', a total **curve length** of **1987.28'**, to a point for a point of tangency of the herein described tract of land;
12. **S 44° 04' 05" W**, a distance of **1059.55'**, to a point for an angle point of the herein described tract of land;

13. **S 35° 32' 05" W**, a distance of **202.20'**, to a point for an angle point of the herein described tract of land;
14. **S 52° 36' 05" W**, a distance of **202.20'**, to a point for an angle point of the herein described tract of land;
15. **S 44° 04' 05" W**, a distance of **3704.46'**, to a point for the beginning of a curve to the right of the herein described tract of land;
16. with said curve to the right containing a radius of 1960.00', a central angle of 41°50'50", a chord which bears S 64° 59' 30" W, a chord distance of 1399.93', a total **curve length** of **1431.53'**, to a point for a point of tangency of the herein described tract of land;
17. **S 78° 59' 05" W**, a distance of **180.90'**, to a point for an angle point of the herein described tract of land;
18. **N 88° 53' 55" W**, a distance of **534.00'**, to a point for an exterior corner of the herein described tract of land;
19. **N 01° 06' 05" E**, a distance of **29.95'**, to a point for an interior corner of the herein described tract of land;
20. **N 88° 53' 55" W**, a distance of **2618.74'**, to a point for the beginning of a curve to the right of the herein described tract of land;
21. with said curve to the right containing a radius of 1960.00', a central angle of 17°30'00", a chord which bears N 80° 08' 55" W, a chord distance of 596.32', a total **curve length** of **598.65'**, to a point for a point of tangency of the herein described tract of land;
22. **N 71° 23' 55" W**, a distance of **1755.30'**, to a point for the beginning of a curve to the left of the herein described tract of land;
23. with said curve to the left containing a radius of 2815.00', a central angle of 43°59'00", a chord which bears S 86° 36' 35" W, a chord distance of 2108.28', a total **curve length** of **2160.95'**, to a point for a point of tangency of the herein described tract of land;

24. **S 64° 37' 05" W**, a distance of **1274.76'**, to a point for the beginning of a curve to the right of the herein described tract of land;

25. with said curve to the right containing a radius of 2915.00', a central angle of 10°24'00", a chord which bears S 69° 49' 05" W, a chord distance of 528.39', a total **curve length** of **529.11'**, to a point for a point of tangency of the herein described tract of land;

26. **S 75° 01' 05" W**, a distance of **671.50'**, to a point for the beginning of a curve to the right of the herein described tract of land;

27. with said curve to the right containing a radius of 2915.00', a central angle of 13°00'00", a chord which bears S 81° 31' 05" W, a chord distance of 659.97', a total **curve length** of **661.39'**, to a point for a point of tangency of the herein described tract of land;

28. **S 88° 01' 05" W**, a distance of **258.92'**, to a point in the south right-of-way line of F.M. Highway 2843, said point being the southwest corner of the herein described tract of land;

29. **Thence**, across F.M. Highway 2843, **N 01° 58' 55" W**, a distance of **100.00'**, to a point in the north right-of-way line of F.M. Highway 2843, being at the southwest corner of that called 75.46 acre tract of land recorded in Document No. 2022038763, Official Public Records, Bell County, Texas, said point being an exterior corner of the herein described tract of land;

Thence, with the northern right-of-way line of F.M. Highway 2843, the following twenty-eight (28) courses and distances:

30. **N 88° 01' 05" E**, a distance of **258.92'**, to a point for the beginning of a curve to the left of the herein described tract of land;

31. with said curve to the left containing a radius of 2815.00', a central angle of 13°00'00", a chord which bears N 81° 31' 05" E, a chord distance of 637.33', a total **curve length** of **638.70'**, to a point for a point of tangency of the herein described tract of land;

32. **N 75° 01' 05" E**, a distance of **671.50'** to a point for the beginning of a curve to the left of the herein described tract of land;

33. with said curve to the left containing a radius of 2815.00', a central angle of 10°24'00", a chord which bears N 69° 49' 05" E, a chord distance of 510.26', a total **curve length** of **510.96'**, to a point for a point of tangency of the herein described tract of land;
34. **N 64° 37' 05" E**, a distance of **1274.76'**, to a point for the beginning of a curve to the right of the herein described tract of land;
35. with said curve to the right containing a radius of 2915.00', a central angle of 43°59'00", a chord which bears N 86° 36' 35" E, a chord distance of 2183.17', a total **curve length** of **2237.71'**, to a point for a point of tangency of the herein described tract of land;
36. **S 71° 23' 55" E**, a distance of **1755.30'**, to a point for the beginning of a curve to the left of the herein described tract of land;
37. with said curve to the left containing a radius of 1860.00', a central angle of 17°30'00", a chord which bears S 80° 08' 55" E, a chord distance of 565.90', a total **curve length** of **568.10'**, to a point for a point of tangency of the herein described tract of land;
38. **S 88° 53' 55" E**, a distance of **2617.95'**, to a point for an interior corner of the herein described tract of land;
39. **N 01° 06' 05" E**, a distance of **47.08'**, to a point for an exterior corner of the herein described tract of land;
40. **S 88° 53' 55" E**, a distance of **534.00'**, to a point for an angle point of the herein described tract of land;
41. **S 75° 42' 55" E**, a distance of **173.10'**, to a point for an angle point of the herein described tract of land and being the beginning of a curve to the left;
42. with said curve to the left containing a radius of 1860.00', a central angle of 41°51'00", a chord which bears N 64° 59' 35" E, a chord distance of 1328.58', a total **curve length** of **1358.58'**, to a point for a point of tangency of the herein described tract of land;

43. **N 44° 04' 05" E**, a distance of **3704.87'**, to a point for an angle point of the herein described tract of land;
44. **N 23° 31' 05" E**, a distance of **213.59'**, to a point for an angle point of the herein described tract of land;
45. **N 58° 06' 05" E**, a distance of **309.20'**, to a point for an angle point of the herein described tract of land;
46. **N 44° 04' 05" E**, a distance of **959.10'**, to a point for the beginning of a curve to the right of the herein described tract of land;
47. with said curve to the right containing a radius of 1960.00', a central angle of 61°13'00", a chord which bears N 74° 40' 35" E, a chord distance of 1995.93', a total **curve length** of **2094.13'**, to a point for a point of tangency of the herein described tract of land;
48. **S 74° 42' 55" E**, a distance of **2092.50'**, to a point for the beginning of a curve to the left of the herein described tract of land;
49. with said curve to the left containing a radius of 1860.00', a central angle of 36°37'00", a chord which bears N 86° 58' 35" E, a chord distance of 1168.57', a total **curve length** of **1188.69'**, to a point for a point of tangency of the herein described tract of land;
50. **N 68° 40' 05" E**, a distance of **740.88'**, to a point for the beginning of a curve to the right of the herein described tract of land;
51. with said curve to the right containing a radius of 1960.00', a central angle of 37°30'00", a chord which bears N 87° 25' 05" E, a chord distance of 1260.04', a total **curve length** of **1282.82'**, to a point for a point of tangency of the herein described tract of land;
52. **S 73° 49' 55" E**, a distance of **1810.62'**, to a point for the beginning of a curve to the left of the herein described tract of land;
53. with said curve to the left containing a radius of 1860.00', a central angle of 23°22'00", a chord which bears S 85° 30' 55" E, a chord distance of 753.31', a total **curve length** of **758.55'**, to a point for a point of tangency of the herein described tract of land;



54. **N 82° 48' 05" E**, a distance of **342.89'**, to a point for the beginning of a curve to the right of the herein described tract of land;

55. with said curve to the right containing a radius of 1960.00', a central angle of 09°08'21", a chord which bears N 87° 48' 54" E, a chord distance of 312.30', a total **curve length** of **312.63'**, to a point for a point of tangency of the herein described tract of land;

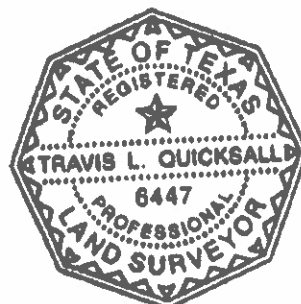
56. **S 87° 36' 55" E**, a distance of **1042.41'**, to a point for an angle point of the herein described tract of land;


57. **N 53° 52' 39" E**, a distance of **117.38'**, to a point at the intersection of the northwest right-of-way line of F.M. Highway 2843 and the northwest right-of-way line of Interstate Highway 35, said point being an exterior angle point of the herein described tract of land;

58. **Thence**, across F.M. Highway 2843, with the northwest right-of-way line of Interstate Highway 35, **S 15° 22' 13" W**, a distance of **253.08'**, to the **POINT OF BEGINNING** containing **69.478 acres** of land.

**Note:** The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.

**THE AREA SHOWN IS A REBUILD OF THE RIGHT-OF-WAY LIMITS SHOWN ON THE TXDOT RIGHT-OF-WAY MAP CSJ 2870-1-1, DATED OCTOBER 1964. THERE ARE ADDITIONAL AREAS OWNED AND OBTAINED BY THE TEXAS DEPARTMENT OF TRANSPORTATION REFERENCED ON THE RIGHT-OF-WAY MAP THAT ARE NOT REPRESENTED IN THIS ANNEXATION DESCRIPTION. THE INTENT OF THE VILLAGE OF SALADO IS TO ANNEX ALL OF THE F.M. 2843 RIGHT-OF-WAY FROM THE IH 35 RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF THE BELL COUNTY PARCEL ID 185721.**



  
Travis L. Quicksall RPLS #6447  
Date: 03/08/2023  
Job #23-0046

# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION REGARDING AN ORDINANCE ANNEXING 1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM 2843 AND MUSTANG CREEK ROAD

**Council Action Requested:**

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

**Project/Proposal Summary:**

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of an ordinance annexing into the corporate limits approximately 1,105 acres of land located northwest of the intersection of FM 2843 and Mustang Creek Road.

The proposed annexation, if approved, will bring the proposed Mustang Springs Development into the corporate limits. The annexation was requested by the property's owner, Mor-Maur Mustang, LLC.

Public notice of the proposed annexation was provided to various service providers and the general public. To date, no comments have been received either for or against the proposed annexation.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, TO ANNEX UNDER CHAPTER 43 OF THE TEXAS LOCAL GOVERNMENT CODE APPROXIMATELY 1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM 2843 AND MUSTANG CREEK ROAD, IN BELL COUNTY, TEXAS, AS FURTHER DESCRIBED IN EXHIBIT "A", LYING ADJACENT AND CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE VILLAGE OF SALADO WITHIN THE VILLAGE'S EXTRATERRITORIAL JURISDICTION , INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE VILLAGE OF SALADO, TEXAS; GRANTING TO ALL INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE VILLAGE; ADOPTING A SERVICE PLAN; AND INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

**WHEREAS**, the Texas Local Government Code and the laws of the State authorize the annexation of territory by the Village of Salado, Texas (the "Village"), subject to the requirements therein and the laws of this State; and

**WHEREAS**, § 43.0671 of the Texas Local Government Code (the "LGC") permits the Village to annex an area if each owner of land in that area requests the annexation;

**WHEREAS**, when the Village wishes to annex such an area, LGC Section 43.0672 requires the Village to enter into a written agreement with the property owner(s) that sets forth the services to be provided by the Village to the property to be annexed on or after the date of annexation;

**WHEREAS**, Mor-Maur Mustang, LLC owns certain parcels of land situated in Bell County, Texas which consist of approximately 1,105 acres of land in the Village's extraterritorial jurisdiction, such property being more particularly described and set forth in **Exhibit A** attached and incorporated herein by reference (the "Property");

**WHEREAS**, on or about March 15, 2023, Mor-Maur Mustang, LLC filed a written request with the Village for full purpose annexation of the Property by the Village;

**WHEREAS**, the Property to be annexed is adjacent to the existing corporate limits of the Village; and

**WHEREAS**, the Property to be annexed is within the Village's extraterritorial jurisdiction, and the Property is not within the extraterritorial jurisdiction of any other city; and

**WHEREAS**, the Village is authorized by law to annex such area; and

**WHEREAS**, pursuant to § 43.0672 of the LGC, the Village and Mor-Maur, LLC have entered into a Municipal Services Agreement (attached as **Exhibit B**) listing each service that the Village will provide on the effective date of annexation and a schedule that includes the period within which the Village will provide each service that will not be provided on the effective date of annexation; and

**WHEREAS**, the Village has provided written notice to each public school district and other public entity in which the proposed annexation area is located, as required by sections 43.905 and 43.9051 of the Texas Local Government Code; and

**WHEREAS**, the Village has conducted a public hearing on the proposed annexation of the Property in accordance with § 43.0673 of the LGC; and

**WHEREAS**, newspaper notice of the public hearing was published in accordance with § 43.0673 of the LGC and posted on the Village's Internet website; and

**WHEREAS**, the Board of Aldermen of the Village finds that it is in the best interests of the Village to annex the above described Property into the Village's municipal limits;

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

Section 1. Findings of Fact. All the above premises are hereby found to be true and correct legislative and factual findings of the Board of Aldermen and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

Section 2. Annexation. The heretofore described Property is hereby annexed to the Village of Salado, Bell County, Texas, and that the boundary limits of the Village of Salado be and the same are hereby extended to include the above described territory within the village limits of the Village of Salado, and the same shall hereafter be included within the corporate limits of said village, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the Village of Salado and they shall be bound by the acts, ordinances, resolutions and regulations of said Village.

A municipal services agreement for the area is adopted and attached as **Exhibit B**.

The Village Secretary is hereby instructed to include this Ordinance in the records of the Village.

The Village Secretary is hereby directed to file with the County Clerk of Bell County, Texas, a certified copy of this ordinance.

The Village Secretary is hereby instructed to have maps prepared depicting the new municipal boundaries and extraterritorial jurisdiction of the Village.

If any portion of the property described in this Ordinance is incapable of being annexed by the Village, for any reason, it is the Board of Aldermen's intent to not annex that portion of the property and that portion of the property is automatically severed from the tract in question. The Board of Aldermen declares that it would have adopted the valid portions of this Ordinance and annexed the valid property without the invalid portions, and therefore the invalidity of any part shall not invalidate other sections or provisions of this Ordinance or invalidate the annexation of the valid property.

Passed by the Board of Aldermen of the Village of Salado at a meeting for which due notice was given this the 18<sup>th</sup> day of May, 2023.

Section 3. Effective Date. This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

Section 4. Severability. It is hereby declared to be the intention of the Board of Aldermen of the Village of Salado that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

Section 5. 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 as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

APPROVED:

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Michael Coggin, Mayor

ATTEST:

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Don Ferguson,  
Village Administrator/Acting City Secretary

APPROVED AS TO FORM AND CONTENT

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Joshua Katz, City Attorney

**Exhibit "A"**

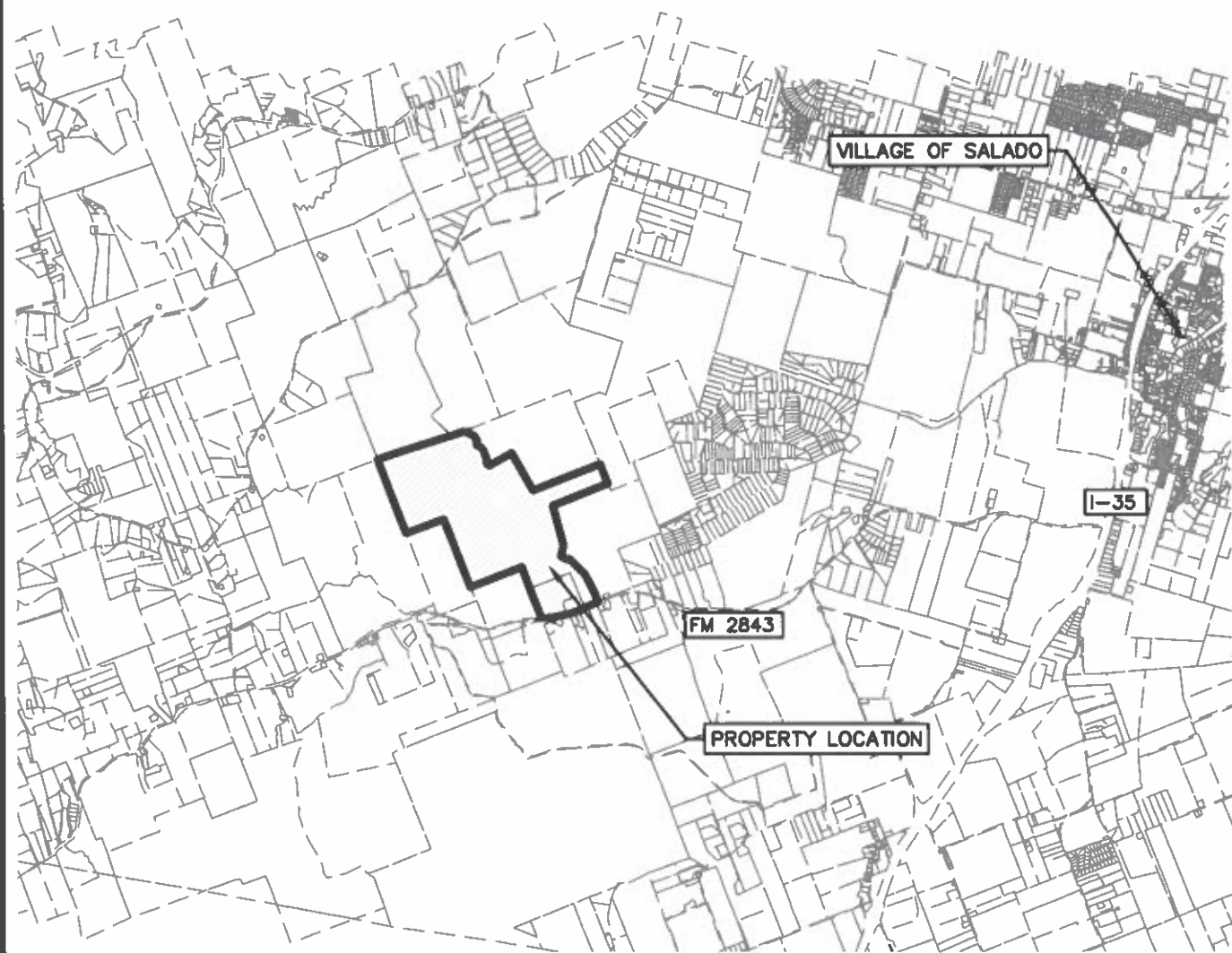
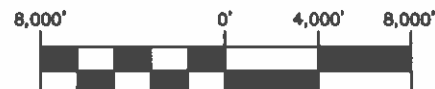
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**SURVEY AND METES AND BOUNDS DESCRIPTION**

**1,105 ACRES OF LAND LOCATED NORTHWEST OF THE INTERSECTION OF FM  
2843 AND MUSTANG CREEK ROAD**



SCALE: 1" = 8,000'



JOB NO. 51365-01  
DATE 3-16-23  
DESIGNER  
CHECKED DRAWN  
SHEET 1 of 1

**MUSTANG SPRINGS**  
BELL COUNTY, TEXAS  
LOCATION MAP

**PAPE-DAWSON**  
**ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
T&PE FIRM REGISTRATION #470 | T&PLS FIRM REGISTRATION #10028801



FIELD NOTES  
FOR

A 1,105.610 ACRE TRACT OF LAND BEING SITUATED IN THE ANDES DEITZ SURVEY, SECTION NO. 20, ABSTRACT NO. 254, IN THE WILLIS BRUCE SURVEY, ABSTRACT NO. 1066, IN THE VR PALMER SURVEY, ABSTRACT NO. 665, IN THE SIMON KUYKENDALL SURVEY, ABSTRACT NO. 495, IN THE WILLIAM CHRITTENDEN SURVEY, ABSTRACT 207, IN THE AM ROBERT SURVEY, ABSTRACT NO. 725, IN THE W WILLINGHAM SURVEY, ABSTRACT NO. 1125, AND IN THE WB RODGERS SURVEY, ABSTRACT NO. 717, IN BELL COUNTY, TEXAS, BEING OUT OF A CALLED 1019.86 ACRE TRACT (TRACT 1), A CALLED 75.46 ACRE TRACT (TRACT 2), AND A CALLED 10.00 ACRE TRACT (TRACT 3), ALL CONVEYED TO MOR-MAUR MUSTANG, LLC, RECORDED IN DOCUMENT NO. 2022038763 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. SAID 1,105.610 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

**BEGINNING** at an iron rod with cap marked "B RUSSELL 6349" found on a point in the north right-of-way line of Farm to Market Road 2843, a variable width right-of-way, said point being the southeast corner of a called 141.5-acre tract, conveyed to Noel Thomas Curb, recorded in Volume 895, Page 474 of the Official Records of Bell County, Texas, same being the southwest corner of said Tract 2 for the southernmost southwest corner and **POINT OF BEGINNING** hereof;

**THENCE N 21°23'08" W**, departing the north right-of-way line of said Farm to Market Road 2843, with the east boundary line of said 141.5-acre tract, same being the west boundary line of said Tract 2, a distance of **1544.70 feet** to a ½" iron rod found at the base of a fence post, being a southwest corner of said Tract 1, said point being the northwest corner of said Tract 2 for an angle point hereof;

**THENCE N 20°12'00" W**, continuing with the east boundary line of said 141.5-acre tract, same being the west boundary line of said Tract 1, a distance of **1087.52 feet** to a ½" iron found at the northeast corner of said 141.5-acre tract, same being a southwest corner of said Tract 1, for a southwest ell corner hereof,

**THENCE S 68°23'57" W**, with the north boundary line of said 141.5-acre tract, same being a south boundary line of said Tract 1, a distance of **2648.79 feet** to a ½" iron found at the east boundary line of a called 1021.52-acre tract, conveyed to Bradley J. Brooks, recorded in Volume 801, Page 197 of said Official Records, said point being at the northwest corner of said 141.5-acre tract, same being a southwest corner of said Tract 1, for a southwest corner hereof;

**THENCE N 21°17'25" W**, departing the north boundary line of said 141.5-acre tract, with the east boundary line of said 1021.52-acre tract, same being the west boundary line of said Tract 1, a distance of **3520.25 feet** to a ½" iron rod found at the base of a fence post, being the northeast corner of said 1021.52-acre tract, same being a southwest corner of said Tract 1 for a southwest corner hereof;

**THENCE S 69°16'21" W**, with the north boundary line of said 1021.52-acre tract, same being the south boundary line of said Tract 1, a distance of **1925.77 feet** to a ¼" iron rod found at a northeast ell corner of

said 1021.52-acre tract, same being the westernmost southwest corner of said Tract 1 for the westernmost southwest corner hereof;

**THENCE N 20°55'00" W**, with the east boundary line of said 1021.52-acre tract, same being the west boundary line of said Tract 1, a distance of **3824.39 feet** to a ½" iron rod at the base found at the base of a fence post, being on a point in the east boundary line of said 1021.52-acre tract, said point being the southwest corner of a called 521.34-acre tract, conveyed to Helen Gracy Smith Family Limited Trust, recorded in Document No. 2011031867 of said Official Records, same being the northwest corner of said Tract 1 for the northwest corner hereof;

**THENCE**, departing the east boundary line of said 1021.52-acre tract, with the south boundary line of said 521.34-acre tract, same being the north boundary line of said Tract 1, the following three (3) courses and distances:

1. **N 72°03'26" E**, a distance of **765.26 feet** to a ½" iron rod marked "Pape-Dawson" set for an angle point hereof,
2. **N 72°07'03" E**, a distance of **796.22 feet** to a fence post with 60-D nail found for an angle point hereof, and
3. **N 72°08'07" E**, a distance of **2251.56 feet** to a ½" iron rod marked "Pape-Dawson" set at the southwest corner of a called 418.74-acre tract, conveyed to Helen Gracy Smith Family Limited Trust, recorded in Document No. 2011031868 of said Official Records, same being the southeast corner of said 521.34-acre tract for an angle point hereof,

**THENCE N 70°29'16" E**, with the south boundary line of said 418.74-acre tract, same being the north boundary line of said Tract 1, at distance of 492.58 feet passing a 5/8" iron rod found for reference, continuing for a total distance of **542.11 feet** to a calculated point in the approximate centerline of Mustang Creek, said point being the northeast corner of said Tract 1, same being the northwest corner of a called 385.00-acre tract, conveyed to Lampasas River Holdings LP, recorded in Document No. 2012002204 of the Official Public Records of Bell County, Texas, for the northernmost northeast corner hereof;

**THENCE**, departing the south boundary line of 418.74-acre tract, with the approximate centerline of Mustang Creek, being the southwest line of a called 385.00-acre tract, same being the northeast line of said Tract 1, the following thirteen (13) courses and distances:

1. **S 61°23'33" E**, a distance of **108.10 feet** to a calculated angle point hereof,
2. **S 89°20'22" E**, a distance of **57.98 feet** to a calculated angle point hereof,
3. **N 65°07'30" E**, a distance of **113.37 feet** to a calculated angle point hereof,
4. **S 19°13'59" E**, a distance of **125.34 feet** to a calculated angle point hereof,

5. **S 65°23'30" E**, a distance of **216.75 feet** to a calculated angle point hereof,
6. **S 33°05'52" E**, a distance of **263.15 feet** to a calculated angle point hereof,
7. **S 05°20'02" W**, a distance of **165.80 feet** to a calculated angle point hereof,
8. **S 32°19'15" E**, a distance of **108.34 feet** to a calculated angle point hereof,
9. **S 65°06'14" E**, a distance of **134.46 feet** to a calculated angle point hereof,
10. **S 39°50'37" E**, a distance of **227.52 feet** to a calculated angle point hereof,
11. **S 21°26'21" E**, a distance of **524.74 feet** to a calculated angle point hereof,
12. **S 19°02'10" W**, a distance of **122.92 feet** to a calculated angle point hereof, and
13. **S 41°20'19" E**, a distance of **175.38 feet** to a calculated point for the northeast ell corner hereof,

**THENCE N 60°38'11" E**, with a south boundary line of said 385.00-acre tract, same being a north boundary line of said Tract 1, at distance of 142.34 feet passing an iron rod marked "RPLS 4641" found for reference, continuing for a total distance of **1253.20 feet** to a ½" iron rod found at the an interior ell corner of said 385.00-acre tract, same being a northeast corner of said Tract 1, for a northeast corner hereof;

**THENCE S 29°21'40" E**, with the west boundary line of said 385.00-acre tract, same being an east boundary line of said Tract 1, a distance of **2059.87 feet** to an iron rod with illegible cap found at the southernmost southwest corner of said 385.00-acre tract, same being a northeast corner of said Tract 1, for a northeast ell corner hereof;

**THENCE N 68°30'37" E**, with the south boundary line of said 385.00-acre tract, same being a north boundary line of said Tract 1, a distance of **3466.34 feet** to an iron rod found leaning at the west boundary line of the Eagle Nest Holdings, LTD tract, recorded in Document No. 2007007581 of the Real Property Records of Bell County, Texas, said point being the southeast corner of said 385.00-acre tract, same being the easternmost northeast corner of said Tract 1, for the easternmost northeast corner hereof;

**THENCE S 21°44'28" E**, departing the south boundary line of said 385.00-acre tract, with the west boundary line of said Eagle Nest Holdings, LTD tract, same being an east boundary line of said Tract 1, a distance of **1026.03 feet** to a ½" iron rod marked "Pape-Dawson" set on a northeast corner of the Remnant Portion of a called 1368.78-acre tract, conveyed to Grace Ranches, LLC, recorded in Volume 3565, Page 307 of said Official Records, said point being the easternmost corner of said Tract 1, for the easternmost corner hereof;

**THENCE S 68°03'46" W**, departing the west boundary line of said Eagle Nest Holdings, LTD tract, with the north boundary line of the Remnant Portion of said 1368.78-acre tract, same being a south boundary line of said Tract 1, a distance of **2847.96 feet** to an iron rod marked "RPLS 4641" found at the northwest

corner of the Remnant Portion of a said 1368.78-acre tract, same being an interior ell corner of said Tract 1, a southeast ell corner hereof;

**THENCE**, with the west boundary line of the Remnant Portion of said 1368.78-acre tract, same being the east boundary line of said Tract 1, the following seven (7) courses and distances:

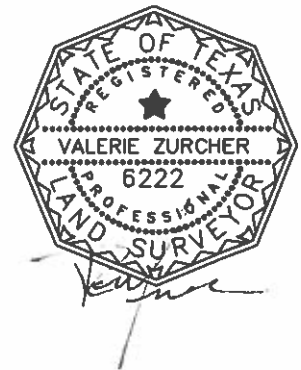
1. **S 14°43'12" E**, a distance of **1987.55 feet** to a ½" iron rod found for an angle point hereof,
2. **S 14°45'23" W**, a distance of **526.00 feet** to a ½" iron rod with cap marked "RPLS 4641" found for an angle point hereof,
3. **S 62°54'19" E**, a distance of **361.30 feet** to a ½" iron rod with cap marked "RPLS 4641" found for an angle point hereof,
4. **N 53°10'20" E**, a distance of **89.99 feet** to a ½" iron rod with cap marked "Pape-Dawson" set for an angle point hereof,
5. **S 45°12'51" E**, a distance of **1046.29 feet** to a ½" iron rod with cap marked "RPLS 4641" found for an angle point hereof,
6. **S 29°53'27" E**, a distance of **350.04 feet** to a ½" iron rod found for an angle point hereof, and
7. **S 25°06'33" E**, a distance of **1150.02 feet** to a ½" iron rod marked "RPLS 4641" found at the north right-of-way line of said Farm to Market Road 2843, said point being the southwest corner of the Remnant Portion of a called 1368.78-acre tract, same being the southernmost southeast corner of said Tract 1, for the southernmost southeast corner hereof,

**THENCE**, with the south boundary lines of said Tract 1, Tract 2, and Tract 3, same being the north boundary line of said Farm to Market Road 2843, the following eight (8) courses and distances:

1. **S 64°37'10" W**, a distance of **728.18 feet** to a ½" iron rod found for an angle point hereof,
2. **S 64°51'06" W**, a distance of **77.02 feet** to a Type I TXDOT monument found for a point of non-tangent curvature hereof,
3. along the arc of a curve to the right, having a **radius of 2815.05 feet**, a **central angle of 04°05'38"**, a **chord bearing and distance of S 66°31'38" W, 201.10 feet**, an **arc length of 201.14 feet** to an iron rod with cap marked "B Russell 6349" found for a point of compound curvature hereof,
4. along the arc of a curve to the right, having a **radius of 2815.05 feet**, a **central angle of 06°18'26"**, a **chord bearing and distance of S 71°58'02" W, 309.72 feet**, an **arc length of 309.88 feet** to a Type I TXDOT monument found for a point of non-tangency hereof,
5. **S 75°02'14" W**, a distance of **346.69 feet** to an iron rod with cap marked "B Russell 6349" found for an angle point hereof,

6. **S 75°04'18" W**, a distance of **325.49 feet** to a Type I TXDOT monument found for a point of non-tangent curvature hereof,
7. along the arc of a curve to the right, having a **radius of 2818.93 feet**, a **central angle of 12°58'43"**, a **chord bearing and distance of S 81°33'23" W, 637.18 feet**, an **arc length of 638.54 feet** to a Type I TXDOT monument for a point of non-tangency hereof, and
8. **S 87°54'06" W**, a distance of **258.65 feet** to the **POINT OF BEGINNING** and containing 1,105.610 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc., under Job No. 51365-01.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: October 12, 2022  
JOB No.: 51365-01  
DOC.ID.: H:\Survey\CIVIL\51365-01\Word\FN-51365-01\_1,105.610Ac.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-01



**Exhibit “B”**

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**MUNICIPAL SERVICES AGREEMENT**

**MUNICIPAL SERVICES AGREEMENT  
BETWEEN THE VILLAGE OF SALADO AND  
MOR-MAUR MUSTANG, LLC REGARDING SERVICES TO BE  
PROVIDED BY THE VILLAGE UPON ANNEXATION**

This Agreement is made and entered into by and between the **Village of Salado**, Texas ("Village"), a Type A, general-law municipal corporation, and Mor-Maur Mustang, LLC ("Petitioners"). This Agreement is effective on the date of the last to execute below, (the "Effective Date"). The Village and the Petitioners are sometimes referred to individually as a "Party" and collectively as the "Parties."

**RECITALS**

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

**WHEREAS**, Texas Local Government Code Section 43.0671 authorizes a municipality to annex an area if each owner of land in the area requests annexation; and

**WHEREAS**, where the Village elects to annex such an area, the Village is required to enter into a written agreement with the property owner(s) that sets forth the Village services to be provided for the Property on or after the effective date of annexation (the "Effective Date"); and

**WHEREAS**, Petitioners own certain parcels of land located in Bell County, Texas, which consists of approximately 1,105 acres of land in the Village's extraterritorial jurisdiction; and

**WHEREAS**, on March 15, 2023, Mor-Maur Mustang, LLC submitted a Petition to the Village for Voluntary Annexation of a 1,105 acre tract of land in Bell County as further described **Exhibit A** attached hereto and incorporated into this agreement ("Property"); and

**WHEREAS**, Texas Local Government Code Section 43.0672 requires that prior to annexation, the Village must first negotiate and enter into a written agreement with the owners of land in the area for provision of services in the area; and

**WHEREAS**, the Parties desire to enter into this Agreement pursuant Texas Local Government Code Section 43.0672 for the services that that will become available upon annexation of the subject tract of land into the Village;

**NOW THEREFORE**, in consideration of the terms and conditions herein which are in the public interest, it is mutually agreed as follows:

## **MUNICIPAL SERVICES TO BE PROVIDED**

Commencing on the Effective Date, the Village of Salado, Texas, will provide for the extension of full municipal services into the area proposed to be annexed as described below.

### **1. Police Protection**

- a. Existing Village Service: The Salado Police Department provides law enforcement services in the Village.
- b. Services to be Provided: The Salado Police Department is responsible for enforcement of Village ordinances and various State laws within the Village.

Upon annexation of the subject area, the Village will be responsible for enforcement of Village ordinances and various State laws in the annexed area.

The Bell County Sheriff's Department and the Bell County Precinct Two Constable provide supplemental law enforcement services in the Village, when requested by the Village. It is not anticipated that this will change in the near term.

- c. The Village has a municipal court that can handle Class C misdemeanors, including violations of the Village of Salado Code of Ordinances.

### **2. Fire Protection Including Emergency Ambulance**

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado has no plans to provide fire protection or emergency ambulance services to the subject area.

The subject area is located within the boundaries of Bell County Emergency Services District #1 which contracts with the Salado Fire Department to provide fire protection.



The Fire Department has two (2) fire stations, one located within the Village and the other in Salado's E-T-J. The nearest fire station to the subject area is Fire Station # 1, located at 205 N. Stagecoach Road, Salado, Texas, which is approximately 7.5 miles from the subject area.

Emergency medical service is provided by the Temple EMS (AMR) which has a service contract with Bell County. The nearest EMS unit is housed in Salado Fire Station #2, located at 3520 FM 2484, Salado, Texas, which is approximately 9 miles from the subject area.

- c. The subject area is currently served by the Salado Fire Department and Temple EMS (AMR).

### 3. Solid Waste Collection

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado has no plans to provide solid waste collection services to the subject area.

Within the corporate limits of Salado, solid waste collection services are provided by three (3) private, commercial solid waste collection companies who have franchise agreements with the Village. The companies provide regular curbside garbage and recyclable collection. Participation is mandatory. No change in the current arrangement regarding solid waste collection is anticipated in the near future.

- c. The subject area is currently serviced by a private, commercial solid waste collection company.

### 4. Water Service

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado has no plans to provide water service to the subject area.

The subject area will be served by a properly permitted water system designed, constructed and operated by Petitioners.

5. Sanitary Sewer Service

- a. Existing Village Service: Retail wastewater service is provided to properties on Main Street, Royal Street, Church Street, Stagecoach Road, and portions of West Village Road, Salado School Road, Thomas Arnold Road and Williams Road. The Village anticipates expanding its wastewater service area in the future, as demands for service increase.

Properties outside the retail wastewater service area are currently serviced by permitted on-site septic systems.

- b. Services to be Provided:

The Village of Salado has no plans to provide wastewater service to the subject area.

The subject area will be served, in large part, by a properly permitted wastewater system designed, constructed and operated by the Petitioners. A limited number of properties in the subject area will be served with on-site septic systems.

6. Maintenance of Roads and Streets

- a. Existing Village Service: The Village of Salado provides regular road maintenance service for its inventory of public streets.
- b. Services to be Provided: Upon annexation, the Village of Salado will maintain any roadway dedicated as public roadway, where the subject area is located.

7. Parks, Playgrounds and Swimming Pools

- a. Existing Village Service: The Village of Salado currently maintains and operates two (2) public parks. One is Pace Park which is located east of Main Street along the Salado Creek. The other is Sirena Park which located northwest of the intersection of Main Street and Royal Street, along the Salado Creek. Pace Park contains a natural swimming area, recreation lawn, covered pavilion, restroom facilities and a playscape. Meanwhile, Sirena Park contains a natural swimming area and picnic tables. Both parks are open and available to the general public. In addition to maintaining and operating the Village's existing park facilities, the Village is developing a multi-purpose trail system and all-abilities playground.

- b. Services to be Provided: The Village of Salado has no plans to build, maintain and operate public park facilities in the subject area.

The Petitioners will design and construct private park improvements for use by those residing in the subject area.

8. Library Service

- a. Existing Village Service: None.
- b. Services to be Provided: There are no plans for the Village of Salado to provide library service to the subject area.

However, the Village is located within the boundaries of the Salado Public Library District which is responsible for providing library services to the subject properties. The District's library is located at 1151 N. Main Street which is approximately 7.3 miles from the subject properties.

9. Street Lighting

- a. Existing Village Service: The Village provides limited street lighting in its downtown business district and on a limited number of residential public streets within the Village, per an interlocal agreement with ONCOR Electric.
- b. Services to be Provided: The Village of Salado shall own and be responsible for operation of street lights constructed in the subject area.

10. Planning and Zoning

- a. Existing Village Service: The Village of Salado provides planning services for properties within the Village including, but not limited to, zoning, subdivision review and approval, and code enforcement.

Zoning and subdivision approvals are performed by the Planning and Zoning Commission and the Board of Aldermen.

- b. Services to be Provided: The Village of Salado's planning and zoning jurisdiction will extend to the subject area on the effective date of the annexation ordinance.

- c. The Village will consider initial zoning of the subject area within thirty (30) days after approval of the annexation ordinance

11. Electrical Service

- a. Existing Village Service: None.
- b. Services to be Provided: The Village of Salado does not have plans to provide retail electric service to the subject area.

Currently, numerous retail electric companies provide electrical service in Salado. Meanwhile, ONCOR Electric and Bartlett Electric Co-Op Inc. are the electric transmission and distribution service providers in Salado and the surrounding area.

- c. The subject area is currently served by Bartlett Electric Co-Op Inc.

12. Building Inspection / Code Enforcement / Permitting

- a. Existing Village Service: The Village of Salado provides plan review and permitting services for planned site developments and building construction within the Village.

The Village requires all contractors to adhere to the following development codes: the 2011 National Electric Code; 2009 International Mechanical Code; 2009 International Plumbing Code; 2009 International Residential Code; 2009 International Building Code; 2009 International Energy Conservation Code; 2009 International Fire Code; 2009 International Fuel Gas Code; 2009 International Existing Building Code; and 1994 Texas Accessibility Standards.

Water and Wastewater rules are the latest version of those published by the Texas Commission on Environmental Quality (TCEQ) and Village of Salado.

Site plan approval is performed by the Planning and Zoning Commission and the Board of Aldermen.

Building inspections, Fire Code enforcement and plan reviews are conducted by third-party contractors on behalf of the Village.

Code Enforcement is conducted by the Village on a complaint basis.

- b. Services to be Provided: The Village of Salado's development permitting services will extend to the subject area on the effective date of the annexation ordinance.

13. All other municipal services will be provided to the area in accordance with policies established by the Village of Salado.

14. **SERVICE LEVEL.** The Village will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the Village with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.

14. **AUTHORITY.** Village and Petitioners represent that they have full power, authority, and legal right to execute, deliver and perform their obligations pursuant to this Agreement.

15. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

16. **INTERPRETATION.** The Parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

17. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Bell County, Texas, and construed in conformity with the provisions of Texas Local Government Code Chapter 43.

18. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

19. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the Village does not waive or surrender any of its governmental powers or immunities.

20. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

21. **CAPTIONS.** The captions to the various clauses of this Agreement are for

informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

**22. AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Petitioners and the Village, and is enforceable by any current or future owner of any portion of the Property.

**23. ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

**IN WITNESS WHEREOF,** the Parties hereto have caused this Agreement to be executed:

VILLAGE OF SALADO

By \_\_\_\_\_ Date of Execution \_\_\_\_\_  
Michael Coggin, Mayor

Attest:

By: \_\_\_\_\_  
Don Ferguson, Village Administrator

PETITIONERS

Mor-Maur Mustang, LLC

By \_\_\_\_\_ Date of Execution \_\_\_\_\_  
Ron Lynn Mitchell, President

Attest:

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By: \_\_\_\_\_

DRAFT

# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** HOLD A PUBLIC HEARING AND CONSIDER ACTION REGARDING A PROPOSED HISTORIC DISTRICT OVERLAY ORDINANCE

**Council Action Requested:**

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

**Project/Proposal Summary:**

This item was placed on the agenda to allow board members to hold a public hearing and consider approval of a proposed Historic District Overlay Ordinance.

The proposed ordinance establishes the boundaries for a Historic District along with standards, procedures and land uses for specific lands and structures within the designated district.

On March 28<sup>th</sup>, the Planning and Zoning Commission held a public hearing on the proposed ordinance. Afterwards, the Commission unanimously voted to recommend approval of the proposed ordinance with the following modifications:

- Prohibit Laundry/Dry Cleaning operations where cleaning process is done on-site.
- Permit drop-off and pick-up Laundry/Dry Cleaning operations where the cleaning process is done off-site.
- Allow, as a Conditional Use, drive-thru Laundry/Dry Cleaning operations where cleaning process is done off-site.

A copy of the proposed ordinance with the recommended revisions is attached for review and consideration. Please be advised the Historical Society will provide an updated inventory of recognized/designated historic properties and sites that will replace the existing list in the proposed ordinance.

It should be noted consideration of the proposed ordinance was continued to this meeting from the April 6, 2023, Board of Aldermen meeting to allow for additional public comment on the ordinance. Attached are copies of written comments received during the referenced input period.





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# ZONING ORDINANCE

*Amended*  
December 11, 2014  
February 19, 2015  
June 18, 2015  
\_\_\_\_\_, 2023

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**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS AMENDING THE EXISTING ZONING ORDINANCE TO CREATE SECTION 3.18, ESTABLISHING AN HISTORIC DISTRICT OVERLAY; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; RESERVATION OF RIGHTS; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the Board of Aldermen (the "Board") of the Village of Salado, Texas (the "Village") seeks to provide for the orderly development of land and use of property within its corporate limits and its extraterritorial jurisdiction; and

**WHEREAS**, the Board seeks to amend the Village's Zoning Ordinance, as amended; and

**WHEREAS**, the Board seeks to protect the health, safety, and general welfare of the public by adopting and enforcing zoning regulations; and

**WHEREAS**, pursuant to Chapter 51 of the Texas Local Government Code, the Board has determined that this Ordinance is reasonable and necessary to protect the health, safety, and general welfare of the Village of Salado; and

**WHEREAS**, Chapter 211 of the Texas Local Government Code specifically authorizes zoning functions and procedures for municipalities; and

**WHEREAS**, Section 211.003(b) of the Texas Local Government Code provides that in the case of designated places and areas of historical, cultural, or architectural importance and significance, the governing body of a municipality may regulate the construction, reconstruction, alteration, or razing of buildings and other structures; and

**WHEREAS**, Section 211.005(a) of the Texas Local Government Code authorizes the governing body of a municipality to divide the municipality into districts, within which the governing body may regulate the erection, construction, reconstruction, alteration, repair, or use of buildings, other structures, or land and within which zoning regulation must be uniform for each class or kind of building in a district; however, zoning regulations may vary from district to district.

**WHEREAS**, the Board is of the opinion and finds that its Zoning Ordinance should be amended;

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

This ordinance is hereby adopted as the Subdivision Ordinance, as amended, and shall read as follows:

## **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 Zoning Ordinance."
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply within the Village limits and its extraterritorial jurisdiction. This Ordinance applies to conduct on public streets, public street rights-of-way, public sidewalks, and public parks.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

## **SECTION II. ADOPTION**

Ordinance No. 2023-\_\_ 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. Historic District Overlay**

The Zoning Ordinance of the Village of Salado, Texas shall be amended to read as described in Exhibit A to this Ordinance.

## **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 Alderman 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 SECOND READING this, the \_\_ day of \_\_\_\_, 2023, by a vote of \_\_\_\_(ayes) to \_\_\_\_(nays) and \_\_ abstentions vote of the Board of Alderman of the**

**Village of Salado, Texas.**

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**Michael Coggin, Mayor**

**ATTEST:**

**Don Ferguson, Village Administrator**

**Approved to Form:**

**Josh Katz, Village Attorney**

## **Zoning Ordinance of the Village of Salado, Texas**

### **“Section 3.19: HDO, Historic District Overlay**

**Purpose and Description:** The Historic District Overlay is intended to preserve, enhance, and perpetuate those aspects of the properties within the District having historical, cultural, architectural, and archaeological merit, while at the same time, allowing for a vibrant mix of active storefronts featuring specialty stores, restaurants, and entertainment along with residential uses. The standards for the Historic District Overlay are intended to ensure that new development within the District will complement and build on the existing historic architectural character and integrity within the District. The boundaries of the Historic District Overlay are as defined in the Historic District Overlay Map attached as **Exhibit A**. Additional parcels may be added to the Historic District Overlay as sites outside the original boundary are identified and rezoned. Also, attached as **Exhibit B** is a list of landmarks designated by the Texas Centennial Commission, Texas Historical Commission, National Register of Historic Places and/or by the Planning and Zoning Commission and Board of Aldermen. This listing may be amended from time to time by separate resolution of the Board of Aldermen.

In addition to the general conditions set forth above, development projects within the Historic District Overlay shall meet the following additional standards.

1. **Definitions:** The following definitions are generally specific to the HDO section of the Zoning Ordinance. Definitions of other terms may be found in Section 5.8 of the Zoning Ordinance.
  - a. **Alteration:** Any change to the exterior of a Historic Landmark, building, object, structure or site within the designated district. For buildings, objects, sites or structures, alteration shall include, but is not limited to, the changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, or other ornamentation, painting previously unpainted surfaces, removing paint, or the changing of paint color.
  - b. **Demolition:** The intentional destruction of any building, structure, object or site, designated as a Historic Landmark or located within the Historic District.
  - c. **Historic District Overlay:** The “Historic District Overlay (HDO)” as designated by the Village Board of Aldermen, possesses a significant concentration, linkage, or continuity of buildings, structures, objects or sites united historically or aesthetically by plan or physical development. Existing within the “Historic

District” are examples of outstanding historical, cultural, architectural, or archaeological properties that are of significance in the state, nation, region and community.

- d. **Historic Landmark:** A “Historic Landmark”, as designated by the Village Board of Aldermen, is a building, structure, object or site that has outstanding historical, cultural, architectural, archaeological significance in the state, nation, region or community. The designation “Historic Landmark” recognizes that the accessory building(s), fences or other appurtenances at the site, are equally and vitally important to the preservation of the property.
  - e. **New Construction:** Any buildings, object, or structure which is relocated, assembled, produced or erected that alters the appearance of a parcel, including the replacement of a building or structure or a portion thereof that has been removed or destroyed.
  - f. **Object:** Any material thing that cannot otherwise be defined as a building or structure.
  - g. **Ordinary Repair and Maintenance:** Ordinary repair and maintenance is an in-kind replacement of materials located on the external portion of a building or structure that conform to the provisions of this ordinance. Ordinary repair and maintenance does not involve a change in design, material, or outward appearance. The replacement of a sign, building, objects or structure in its entirety does not constitute ordinary repair and maintenance.
  - h. **Rehabilitation:** The act or process of returning a building, object, or structure to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, cultural or architectural values. The historic society may help in the securing for financial help of money and supplies of materials if the structure is to be brought back to its original condition. This will keep from causing any undue financial burden on the property owner.
  - i. **Restoration:** The act or process of accurately recovering the form and details of a building, object or structure and its setting as it appeared at a particular period of time by the removal of later work or by the replacement of missing earlier work.
2. **General Criteria for External Alterations, New Development or Redevelopment:** The general design, arrangement, and character of external alterations, new development, or redevelopment shall be in harmony and consistent with and conform to the overall character of other development in the Historic District Overlay. The proposed development shall not adversely impact the overall historic, cultural, and architectural nature of designated landmark structures in the Historic District Overlay.

3. **Maximum Building Size:** 6,000 square feet (Heated/Cooled Space).
4. **Maximum Lot Coverage:** Seventy percent (70%) total, including main buildings and accessory buildings.
5. **Area Regulations:**
  - a. **Minimum Lot Size:** Five thousand (5,000) square feet
  - b. **Minimum Lot Width:** Fifty feet (50')
  - c. **Minimum Lot Depth:** One hundred feet (100')
6. **Height Regulations:**
  - a. **Main Building(s):** Maximum two (2) stories or forty feet (40') for the main building(s).
  - b. **Accessory Building(s):** One (1) story for accessory buildings.
  - c. **Other:** Refer to Section V of the Zoning Ordinance, Development Standards & Use Regulations for other regulations.
7. **Setback Regulations:**
  - a. **Minimum Front Yard Setback:** Five feet (5'); all yards adjacent to a street shall be considered a front yard. See Section 5.1 through Section 5.5 for any additional setback requirements.
  - b. **Minimum Side Yard Setbacks:** Ten feet (10'); fifteen feet (15') adjacent to a public street or residential lot
  - c. **Minimum Rear Yard:** Fifteen feet (15')
8. **Pedestrian Access:** Pedestrian access shall be provided from parking areas to the main building(s). In addition, pedestrian access within the site (from building to building, from a building to an open space area, etc.) and pedestrian access to adjacent sites shall also be provided. Pedestrian-oriented site amenities such as street furniture and public spaces (gazebos, fountain areas, etc.) are encouraged.
9. **Land Uses:** The Land Use Chart is amended as described in Exhibit C to this Ordinance See Amended Land Use Chart, attached as **Exhibit C**.
10. **Parking:** On-street parking shall be permitted. As for on-site parking, a typical ratio of parking spaces to square footage is encouraged but not mandatory. The required number of parking spaces may be reduced if parking can be shared with an adjacent development(s) or use(s). Such a reduction shall be approved as part of the site plan. In no case shall the required parking be reduced in excess of fifty percent (50%) of the required spaces. In addition to concrete and asphalt surfaces, gravel, decomposed granite, or pavers are

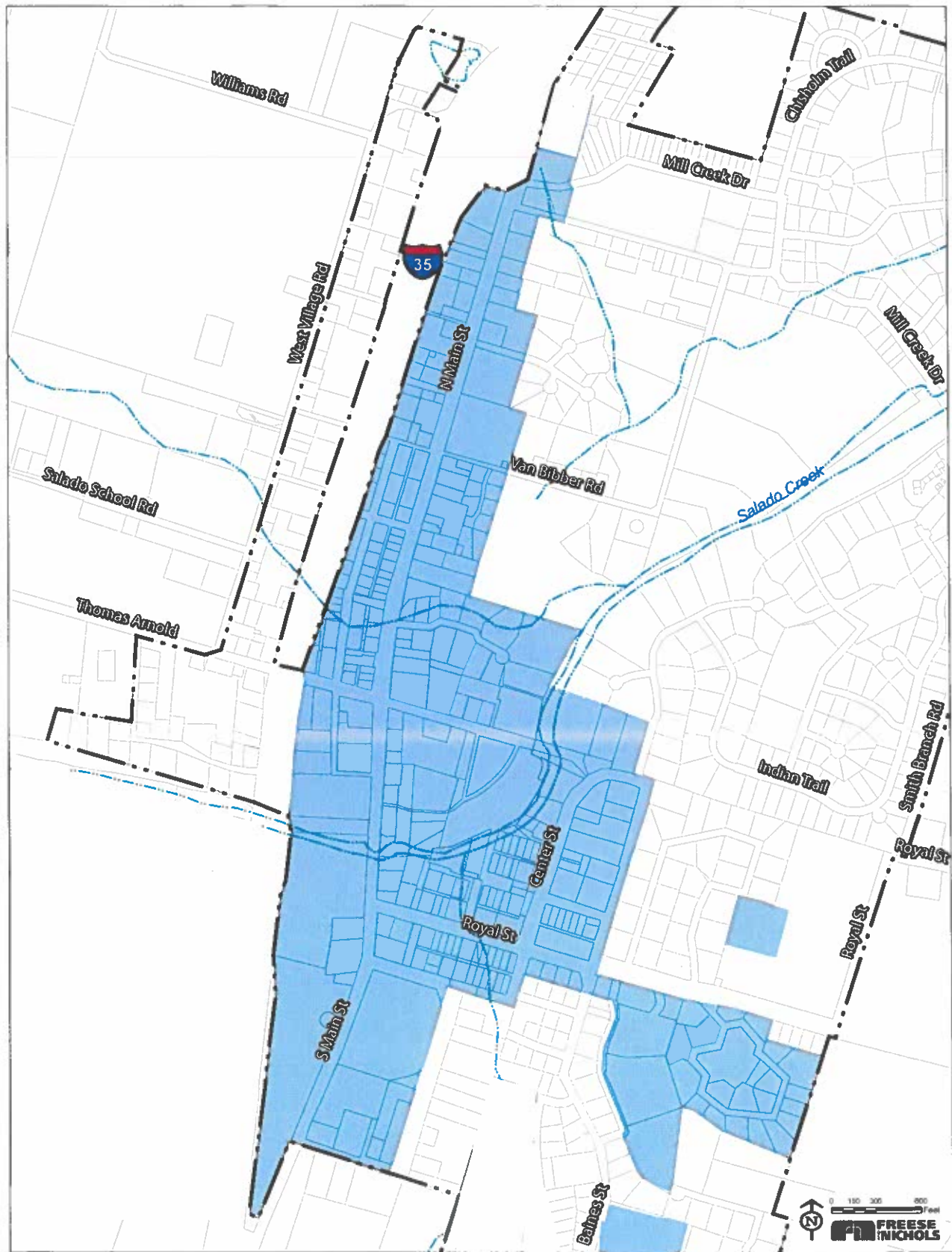


permitted for small parking area surfaces for parking areas with no more than twenty-five (25) parking spaces.

11. **Landscaping Requirements:** Refer to Section 5.2 of the Zoning Ordinance.
12. **Sign Requirements:** Refer to Ordinance 2012-01 (Sign Regulations).
13. **Lighting Requirements:** Refer to Comprehensive Plan (Amended 2019) & Ordinance 2013-08 Zoning Ordinance.
14. **Recreational Vehicles, Travel Trailers, etc.:** For properties with frontage on Main Street, a recreational vehicle, manufactured home, travel trailer, or motor home may be stored on the property provided it is not visible from the public right of way on Main Street. Such vehicles may not be used for on-site dwelling or non-residential purposes.  
  
Recreational vehicles, manufactured homes, travel trailers, or motor homes may be stored on the properties on Main Street and visible from the public right of way for community events authorized by the Village of Salado. In such cases, the subject vehicle may be used for on-site dwelling and non-residential purposes for a period not to exceed three (3) consecutive days.  
  
For properties not fronting Main Street that are located within the District, a recreational vehicle, manufactured home, travel trailer, or motor home may be stored on the property and be visible from the public right of way which fronts the property. In such cases, the subject vehicle may not be used for on-site dwelling or non-residential purposes.
15. **Temporary Facilities:** There shall be no permanent use of temporary facilities or buildings.
16. **Food Trucks:** Food trucks are permitted and regulated by Ordinance 2018-08.
17. **Open Storage:** Open storage shall be regulated by the requirements relating to open storage set forth in the underlying zoning district for a property.
18. **Outside Display for Retail Uses:** Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, that is associated with a primary retail use is permitted on the same lot as that retail use in the front yard area. Outside display shall be limited to the following:
  - a. Outside display areas shall not be placed or located more than thirty feet (30') from the main building.
  - b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two (2) displays per calendar year.

- c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.
- d. Outside display areas shall not extend into public right-of-way or onto adjacent property.
- e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.





















19. **Consultation Required:** Individuals seeking building permits for external alterations, new development or redevelopment on a property located within the District shall contact the Salado Historical Society to seek input and non-binding recommendations prior to submitting a building permit application.
20. **Commission Briefing Required:** The Planning and Zoning Commission shall be briefed by the Village Administrator or his/her representative on building permit requests for new development within the Historic District Overlay, excluding remodel and repair work, prior to the issuance of the requested building permits by the Village staff.



Proposed  
Historic District  
Village Of Salado

Landmarks Designated by the Texas Centennial Commission, Texas Historical Commission, by the National Register of Historic Places, and/or by the Planning & Zoning Commission and Board of Aldermen:

Site of Alexander's Medical Distillery (Subject Marker)	Center Circle
Anderson House and Store	Main Street
Armstrong Adams House	Main Street & Thomas Arnold
George W. Baines House	Royal Street
Moses H. Denman Log Cabin	Van Bibber Lane
First Baptist Church (Subject Marker)	Main Street
Captain Robert B. Halley House	Main Street
Hendrickson Caskey House	Center Circle
Lenticular Bridge (Subject Marker)	Main Street
McKie House - Twelve Oaks	Center Circle
Norton Orgain House	Main Street
Major A.J. Rose House	Wm. Rose Way
Major Archibald J. Rose (Subject Marker)	Wm. Rose Way
Salado Bridge (Subject Marker)	Main Street at Salado Creek
Salado Creek Natural Landmark (First in Texas)	Main Street
Salado Church of Christ (Subject Marker)	IH 35
Salado College Ruins Archeological Site	Main Street
Welborn Barton, M.D. House	Main Street
J.M.G. Davis House	Pace Park Road
Site of Davis Mill (Subject Marker)	Main Street & Pace Park Road
Salado United Methodist Church Chapel	Royal Street
Stagecoach Inn	Main Street
Levi Tenney House	Pace Park Road
Orville T. Tyler House	Main Street
Vickery Berry House	Main Street
Granville N. Vickery House	Main Street
Barbee Berry Mercantile Building	Main Street
Thomas Arnold High School (Subject Marker)	Main Street
Salado Cemetery (Subject Marker)	Baines Street
Old Salado Graveyard (Historic Texas Cemetery)	Salado Cemetery
Rev. James & Fanny Ferguson (Subject Marker)	Salado Cemetery
Captain Robert B. Halley (Subject Marker)	Salado Cemetery
Dr. Samuel & Charlotte H. Jones (Subject Marker)	Salado Cemetery
Fowler House	Stagecoach Road
West Cemetery	West Village
Robertson Ranch Plantation	Robertson Road

Uses	(P) Permitted Use, (C) Conditional Use, ( ) Not Permitted
<b>AGRICULTURE</b>	
Bulk Grain and/or Feed Storage	
Farms, General (Crops) 	
Farms, General (Livestock/Ranch) 	
Greenhouse (Non-Retail/Hobby)	P
Livestock Sales	
Orchard/Crop Propagation	C
Plant Nursery (Grown for Commercial Purposes)	P
Stable, Commercial 	
Stables (Private, Accessory Use) 	
Stables (Private, Principal Use) 	
<b>RESIDENTIAL</b>	
Accessory Building/Structure (Residential) 	P
Accessory Building/Structure (Non-Residential)	P
Accessory Dwelling	P
Caretaker's/Guard's Residence 	C
Community Home 	
Duplex / Two-Family  (Defined under Two-Family Dwelling)	C
Family Home (Adult Care in Place of Residence)	P
Family Home (Child Care in Place of Residence)	P
Four Family (Quadraplex)	C
Garage Conversion 	C
Home Occupation 	C
Living Quarters On-Site With A Business 	P
Multiple-Family Dwelling 	
Private Street Subdivision	
Residential Loft 	P
Rooming/Boarding House  (Defined Under Boarding or Rooming House)	C
Single Family Dwelling, Detached 	P
HUD-Code Manufactured Home  (Defined Under Manufactured Housing)	
Single Family Industrialized Housing (i.e.) (Defined Under Manufactured Housing)	
Single Family Dwelling, Attached (Townhouse) 	C
Patio Homes (Zero Lot Line Dwelling) 	P
Swimming Pool (Private) 	P
Three Family (Triplex)	C

Uses																			
<b>OFFICE</b>																			
Armed Services Recruiting Center	P																		
Check Cashing Service	P																		
Credit Agency	P																		
Insurance Agency Offices	P																		
Offices (Brokerage Services)	P																		
Offices (Health Services)	P																		
Offices (Legal Services)	P																		
Offices (Medical Office)	P																		
Offices, Professional and General Business (L)	P																		
Offices (Parole-Probation)																			
Real Estate Offices	P																		
Telemarketing Center (L)	P																		
Bank	P																		
Savings and Loan	P																		
Security Monitoring Company (No Outside Storage)	P																		
<b>Uses</b>																			
<b>PERSONAL &amp; BUSINESS SERVICES</b>																			
Appliance Repair	C																		
Artist Studio (L)	P																		
Ambulance Service (Private) (L)																			
Automobile Driving School																			
Automatic Teller Machines (ATM's)	P																		
Barber Shop (Non-College)	P																		
Beauty Shop (Non-College)	P																		
Bud & Breakfast Inn or Facility(s) (L)	P																		
Communication Equipment (Installation and or Repair No outdoor sales or storage)																			
Computer Sales	P																		
Cooking School	P																		
Credit Unions	P																		
Dance/Drama/Music Schools (Performing Arts)	P																		
Extended Stay Hotels Motels (Residence Hotels) (L)	P																		
Exterminator Service (No outdoor sales or storage)																			
Financial Services (Advice-Invest)	P																		











[illegible]

[illegible]



## Don Ferguson

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**From:** Carolyn Britt <[REDACTED]>  
**Sent:** Sunday, May 14, 2023 7:00 PM  
**To:** Don Ferguson  
**Subject:** Proposed Ordinance re; Historic District Overlay

Hi Don. As you might expect, I'm

In favor of the proposed Historic District Overlay ordinance. I think it deals fairly with both the historic (and therefore, "tourist friendly") aspects of the village and, at the same time, is also less restrictive to business interests. As small business owners, we took a dim view of too many layers of regulations—a true Texan attitude! Anyway, I think it's a good balancing act and I hope the aldermen will vote in favor of it. I probably can't be at the meeting this Thursday, but I'm keeping my fingers crossed. Thanks for all you do for Salado! Peace, Carolyn Britt

Sent from my iPhone

## Don Ferguson

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**From:** Cathy Sands <cathysands50@gmail.com>  
**Sent:** Thursday, May 4, 2023 11:39 AM  
**To:** Don Ferguson  
**Subject:** Fwd: Historic District Overlay

----- Forwarded message -----

**From:** Cathy Sands <[REDACTED]>  
**Date:** Thu, May 4, 2023 at 11:38 AM  
**Subject:** Re: Historic District Overlay  
**To:** Beverly Turnbo <[REDACTED]>, Don Ferguson <[dferguson@saladotx.gov](mailto:dferguson@saladotx.gov)>, <[REDACTED]>

On Thu, May 4, 2023 at 10:51 AM Cathy Sands <[REDACTED]> wrote:  
Hello Alderman,

I am definitely in favor of the Historic District Overlay as a member of the SHS for over forty years. When Larry and I moved to Salado, we jumped right in as young people back then, as civic minded citizens and we did a pretty good job of preserving our history and new businesses and people were encouraged to stay with the character of Historic Salado. New businesses were happy to build or remodel with the character of Salado. The character of history is the theme that drew them to Salado. All they needed was encouragement. \*\*\*\*\*  
I was on the chamber board when we preserved the Civic Center before it was demolished. The entire community jumped in to work and we received grants which are available today. When you have a Historic District you have more clout.  
We had the foresight to go to work and we are to this day still working and encouraging others to maintain our treasures and character.

Many tourist towns in Texas, which are historic, are the most popular destinations and they have adopted Historic Districts.  
Examples: Fredericksburg, Georgetown, Jefferson, Gruene, Bastrop and Boerne, just to name a few.  
Their city leaders had the foresight to maintain and preserve their past.  
We have the opportunity to work together as a community to preserve and maintain our past with an adopted Historic District Overlay

Cooperation is the key. \*\*\*\*\*

We can do it with a positive attitude...

Our theme should be:\*\*\*\*\*

LOOK AHEAD WITH AN EYE TO WHAT  
CAME BEFORE !!!!

Thank you  
Cathy Sands

## Don Ferguson

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**From:** Charlene Carson [REDACTED]  
**Sent:** Saturday, May 6, 2023 10:52 AM  
**To:** Don Ferguson  
**Subject:** Historic District Overlay

Hello Don,

My name is Charlene Carson and I live at 418 Creekside Drive. I serve on the Salado Historical Society Board of Directors as the archivist. My husband and I have lived in Salado for almost 23 years, moving here from the Houston area in August 2000. It seems that during this time, the Village of Salado has been in a constant state of growth and change.

With continued growth and change forecast for our future, I support the proposed historic district overlay. This well-thought-out document puts no undue burdens or restrictions on anyone. Furthermore, it will guide future growth that will enable the village to retain its rustic charm and its country style of gracious living.

I would appreciate your support of this important document.

Sincerely,  
Charlene Carson

## Don Ferguson

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**From:** Carol Wilson [REDACTED]  
**Sent:** Thursday, May 4, 2023 6:40 PM  
**To:** Don Ferguson  
**Subject:** Historic district overlay

I am writing to express my strong support for the proposed Historic District Overlay so that the Village can continue to ensure its rich history is honored. Thank you for any consideration on this topic.

Carol Wilson, SHS member



## Don Ferguson

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**From:** Beverly Turnbo [REDACTED]  
**Sent:** Thursday, May 4, 2023 4:39 PM  
**To:** Don Ferguson  
**Subject:** Historic District Overlay

Don, I am obviously for the proposed HDO but wanted to go on record with that during the public hearing process. I have written letters to the aldermen and mayor asking for their support of the HDO. Unfortunately, there is some misleading information that has been expressed in the Village Voice by Alderman Bell about the HDO about variances and property rights. I have addressed those issues with Rodney in my letter to him. I plan to speak at the May 18 BOA meeting to clarify those issues.

Thanks again for all your hard work, Don. We all appreciate it.

Blessings,  
Bev Turnbo

## Don Ferguson

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**From:** Cathy Sands [REDACTED]  
**Sent:** Thursday, May 4, 2023 11:38 AM  
**To:** Beverly Turnbo; Don Ferguson; larry@saladoproperties.com  
**Subject:** Re: Historic District Overlay

On Thu, May 4, 2023 at 10:51 AM Cathy Sands <[REDACTED]> wrote:  
Hello Alderman,

I am definitely in favor of the Historic District Overlay as a member of the SHS for over forty years. When Larry and I moved to Salado , we jumped right in as young people back then , as civic minded citizens and we did a pretty good job of preserving our history and new businesses and people were encouraged to stay with the character of Historic Salado. New businesses were happy to build or remodel with the character of Salado. The character of history is the theme that drew them to Salado. All they needed was encouragement. \*\*\*\*\*  
I was on the chamber board when we preserved the Civic Center before it was demolished. The entire community jumped in to work and we received grants which are available today. When you have a Historic District you have more clout.  
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Cooperation is the key. \*\*\*\*\*

We can do it with a positive attitude...

Our theme should be:\*\*\*\*\*

LOOK AHEAD WITH AN EYE TO WHAT  
CAME BEFORE !!!!

Thank you  
Cathy Sands



### SALADO VILLAGE WEST IH35 PROPERTY OWNER PETITION

The following owners of Salado Village property located along the west side of IH35 request that if the Village deems the west side will be included in the proposed east side Historic District Overlay (HDO), or if a new or revised west side Overlay is necessary (note: to include changes in zoning and/or land uses), that a Task Force to include west side property owners must first be established and involved in the ordinance development. **NOTE: Any new ordinance must permit current residential property owners be grandfathered to remain on their property until, or IF, they decide to sell.**

NAME

ADDRESS:

DATE:

Albert Lopez	519 W Village Rd.	5-8-2023
Ricardo Borumen	140 W Village Rd.	5-8-2023
Ricardo Borumen	131 W. Village Rd.	5-8-2023
L. Dianne Lemus	110 & 115 101 W. Village Rd	5-8-2023
Ruben J. Lemus	110 & 115 101 W. Village Rd	5-8-2023
Hayden Lopez	540 W. Village Rd	5-8-2023
Michael D. Dudenewski	681 W Village Rd	5-12-2023
Michael D. Dudenewski	421321 ID W Village Rd	5-12-2023
Michael D. Dudenewski	421322 ID W. Village Rd	5-12-2023
Michael D. Dudenewski	421320 ID W Village Rd	5-12-2023

### SALADO VILLAGE WEST IH35 PROPERTY OWNER PETITION

The following owners of Salado Village property located along the west side of IH35 request that if the Village deems the west side will be included in the proposed east side Historic District Overlay (HDO), or if a new or revised west side Overlay is necessary (note: to include changes in zoning and/or land uses), that a Task Force to include west side property owners must first be established and involved in the ordinance development. **NOTE: Any new ordinance must permit current residential property owners be grandfathered to remain on their property until, or IF, they decide to sell.**

NAME

ADDRESS:

DATE:

Barbara Newman 1220 N Robertson Rd 5-9-2023

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*NOTE: Please give a copy to the Mayor and each Alderman. DW 5/12/23*

May 12, 2023

To Whom It May Concern,

Regarding the proposed West Side Overlay (WSO), we urge the Village to leave the currently existing Overlay in place along with the accompanying existing zoning and uses. At the last Planning and Zoning meeting it was stated that the purpose of a proposed WSO was to ensure the "character" of the west side of IH35 access road properties had the same "character" of the east side. However, the east side (i.e., along N. Stagecoach Road from the corner of Thomas Arnold to North Main) now consists of numerous drive-thru's and metal buildings including the following:

1. Baptist Church Youth Center wood buildings (the historic Methodist Church was moved years ago to a new site)
2. Muscovy DRIVE- THRU coffee shop (newly re-zoned to PERMITTED)
3. 70s stone office center
4. 100% METAL building fire station
5. Church of Christ stone bldg.; METAL & stone bldg. activity center
6. Village brick offices with several 100% METAL STORAGE BUILDINGS
7. Old Salado Flooring wood building with 100% METAL bldg. addition
8. Gatenbein's Salado Antique 100% METAL bldg (some stone on front)
9. Large Stone office center with METAL roof
10. Old Town wood boardwalk with METAL roof
11. Dr. Ellis's 100% METAL car garage (with flying horse & old signs attached)
12. Symphony METAL bldg. with wood siding covering several sides
13. ANTIQUE Center with four large 100% METAL buildings
14. Horizon Bank, stone sided with METAL roof and DRIVE-THRU
15. Walsh old single story retail building with METAL roof
16. Subway DRIVE-THRU
17. PNC Bank with DRIVE-THRU

The current west side Overlay, therefore, is adequate to continue the existing "character" of the east side access road area. In addition, there currently are other standards, or ordinances, in place to ensure any new construction will adhere to existing Village setbacks, signage height and size, platting, drainage, building codes, lighting, noise, building height/location/maximum size, etc.



Sincerely,

A handwritten signature in blue ink, appearing to read "Michael & Darlene Walsh". The signature is written in a cursive, flowing style.

Michael & Darlene Walsh

PO BOX 829

Salado, TX

254-913-0309

# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION REGARDING THE PROPOSED CONSTRUCTION/FINAL PLAT AND CONSTRUCTION PLANS FOR DRAKE'S LANDING PHASE III

**Commission 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 proposed Construction/ Final Plat and Construction Plans for Phase III of Drake's Landing, a three (3) phase, 54.029-acre subdivision located northeast of the intersection of Royal Street and Smith Branch Road, within the corporate limits of the Village of Salado.

Phase III consists of 49-residential lots on approximately 15.180 acres. The subject property is zoned SF-7A (Single-Family Residential).

Water for the subdivision will be provided by the Salado Water Supply Corporation. The Village of Salado will provide wastewater.

The Village of Salado's Engineer has reviewed the plat and construction plans and found them to be in conformance with the approved Concept Plan for the development along with the Village's technical standards and subdivision requirements.

Upon approval, construction of the public infrastructure may commence. Once completed and inspected, the plat will be filed at the Bell County Clerk's Office.

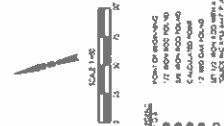
On May 16<sup>th</sup>, the Planning and Zoning Commission is scheduled to consider making a recommendation regarding the plat and plans. That recommendation will be presented to board members under separate cover in advance of the Board meeting for review and consideration.





VILLAGE OF LAJUNO, BELL COUNTY, TEXAS  
 BEING A 15.160 ACRES TRACT OF LAND, LOCATED IN THE G-1 LANDLORDS SURVEY,  
 AS A TRACT NO. 312, BELL COUNTY, TEXAS, SAID 3.16 ACRES TRACT BEING A  
 PORTION OF THAT CALLED 34.00 ACRES TRACT OF LAND RECORDED IN  
 BOOK 4016 PAGE 2015-2016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

VILLAGE OF LAJUNO, BELL COUNTY, TEXAS  
 BEING A 15.160 ACRES TRACT OF LAND, LOCATED IN THE G-1 LANDLORDS SURVEY,  
 AS A TRACT NO. 312, BELL COUNTY, TEXAS, SAID 3.16 ACRES TRACT BEING A  
 PORTION OF THAT CALLED 34.00 ACRES TRACT OF LAND RECORDED IN  
 BOOK 4016 PAGE 2015-2016, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



Year	Age	Gender	Height
2010	14	Male	1.70
2011	15	Male	1.75
2012	16	Male	1.80
2013	17	Male	1.85
2014	18	Male	1.90
2015	19	Male	1.95
2016	20	Male	2.00
2017	21	Male	2.05
2018	22	Male	2.10
2019	23	Male	2.15
2020	24	Male	2.20
2021	25	Male	2.25
2022	26	Male	2.30
2023	27	Male	2.35
2024	28	Male	2.40
2025	29	Male	2.45
2026	30	Male	2.50
2027	31	Male	2.55
2028	32	Male	2.60
2029	33	Male	2.65
2030	34	Male	2.70
2031	35	Male	2.75
2032	36	Male	2.80
2033	37	Male	2.85
2034	38	Male	2.90
2035	39	Male	2.95
2036	40	Male	3.00
2037	41	Male	3.05
2038	42	Male	3.10
2039	43	Male	3.15
2040	44	Male	3.20
2041	45	Male	3.25
2042	46	Male	3.30
2043	47	Male	3.35
2044	48	Male	3.40
2045	49	Male	3.45
2046	50	Male	3.50
2047	51	Male	3.55
2048	52	Male	3.60
2049	53	Male	3.65
2050	54	Male	3.70
2051	55	Male	3.75
2052	56	Male	3.80
2053	57	Male	3.85
2054	58	Male	3.90
2055	59	Male	3.95
2056	60	Male	4.00
2057	61	Male	4.05
2058	62	Male	4.10
2059	63	Male	4.15
2060	64	Male	4.20
2061	65	Male	4.25
2062	66	Male	4.30
2063	67	Male	4.35
2064	68	Male	4.40
2065	69	Male	4.45
2066	70	Male	4.50
2067	71	Male	4.55
2068	72	Male	4.60
2069	73	Male	4.65
2070	74	Male	4.70
2071	75	Male	4.75
2072	76	Male	4.80
2073	77	Male	4.85
2074	78	Male	4.90
2075	79	Male	4.95
2076	80	Male	5.00
2077	81	Male	5.05
2078	82	Male	5.10
2079	83	Male	5.15
2080	84	Male	5.20
2081	85	Male	5.25
2082	86	Male	5.30
2083	87	Male	5.35
2084	88	Male	5.40
2085	89	Male	5.45
2086	90	Male	5.50
2087	91	Male	5.55
2088	92	Male	5.60
2089	93	Male	5.65
2090	94	Male	5.70
2091	95	Male	5.75
2092	96	Male	5.80
2093	97	Male	5.85
2094	98	Male	5.90
2095	99	Male	5.95
2096	100	Male	6.00
2097	101	Male	6.05
2098	102	Male	6.10
2099	103	Male	6.15
2100	104	Male	6.20
2101	105	Male	6.25
2102	106	Male	6.30
2103	107	Male	6.35
2104	108	Male	6.40
2105	109	Male	6.45

Case No.	Case Name	Case Type	Case Status	Case Date	Case Time	Case Location	Case Description	Case Action	Case Result
001	Case 001	Case Type 001	Case Status 001	Case Date 001	Case Time 001	Case Location 001	Case Description 001	Case Action 001	Case Result 001
002	Case 002	Case Type 002	Case Status 002	Case Date 002	Case Time 002	Case Location 002	Case Description 002	Case Action 002	Case Result 002
003	Case 003	Case Type 003	Case Status 003	Case Date 003	Case Time 003	Case Location 003	Case Description 003	Case Action 003	Case Result 003
004	Case 004	Case Type 004	Case Status 004	Case Date 004	Case Time 004	Case Location 004	Case Description 004	Case Action 004	Case Result 004
005	Case 005	Case Type 005	Case Status 005	Case Date 005	Case Time 005	Case Location 005	Case Description 005	Case Action 005	Case Result 005
006	Case 006	Case Type 006	Case Status 006	Case Date 006	Case Time 006	Case Location 006	Case Description 006	Case Action 006	Case Result 006
007	Case 007	Case Type 007	Case Status 007	Case Date 007	Case Time 007	Case Location 007	Case Description 007	Case Action 007	Case Result 007
008	Case 008	Case Type 008	Case Status 008	Case Date 008	Case Time 008	Case Location 008	Case Description 008	Case Action 008	Case Result 008
009	Case 009	Case Type 009	Case Status 009	Case Date 009	Case Time 009	Case Location 009	Case Description 009	Case Action 009	Case Result 009
010	Case 010	Case Type 010	Case Status 010	Case Date 010	Case Time 010	Case Location 010	Case Description 010	Case Action 010	Case Result 010

Curve	NAME	EXPONENT	TIME	COINTEGRATION	COINTEGRATION
C1	2000	0.4	1000	NO	NO
C2	2000	0.4	1000	NO	NO
C3	2000	0.4	1000	NO	NO
C4	2000	0.4	1000	NO	NO
C5	2000	0.4	1000	NO	NO
C6	2000	0.4	1000	NO	NO
C7	2000	0.4	1000	NO	NO
C8	2000	0.4	1000	NO	NO
C9	2000	0.4	1000	NO	NO
C10	2000	0.4	1000	NO	NO
C11	2000	0.4	1000	NO	NO
C12	2000	0.4	1000	NO	NO
C13	2000	0.4	1000	NO	NO
C14	2000	0.4	1000	NO	NO
C15	2000	0.4	1000	NO	NO
C16	2000	0.4	1000	NO	NO
C17	2000	0.4	1000	NO	NO
C18	2000	0.4	1000	NO	NO
C19	2000	0.4	1000	NO	NO
C20	2000	0.4	1000	NO	NO
C21	2000	0.4	1000	NO	NO
C22	2000	0.4	1000	NO	NO
C23	2000	0.4	1000	NO	NO
C24	2000	0.4	1000	NO	NO
C25	2000	0.4	1000	NO	NO
C26	2000	0.4	1000	NO	NO
C27	2000	0.4	1000	NO	NO
C28	2000	0.4	1000	NO	NO
C29	2000	0.4	1000	NO	NO
C30	2000	0.4	1000	NO	NO
C31	2000	0.4	1000	NO	NO
C32	2000	0.4	1000	NO	NO
C33	2000	0.4	1000	NO	NO
C34	2000	0.4	1000	NO	NO
C35	2000	0.4	1000	NO	NO
C36	2000	0.4	1000	NO	NO
C37	2000	0.4	1000	NO	NO
C38	2000	0.4	1000	NO	NO
C39	2000	0.4	1000	NO	NO
C40	2000	0.4	1000	NO	NO
C41	2000	0.4	1000	NO	NO
C42	2000	0.4	1000	NO	NO
C43	2000	0.4	1000	NO	NO
C44	2000	0.4	1000	NO	NO
C45	2000	0.4	1000	NO	NO
C46	2000	0.4	1000	NO	NO
C47	2000	0.4	1000	NO	NO
C48	2000	0.4	1000	NO	NO
C49	2000	0.4	1000	NO	NO
C50	2000	0.4	1000	NO	NO
C51	2000	0.4	1000	NO	NO
C52	2000	0.4	1000	NO	NO
C53	2000	0.4	1000	NO	NO
C54	2000	0.4	1000	NO	NO
C55	2000	0.4	1000	NO	NO
C56	2000	0.4	1000	NO	NO
C57	2000	0.4	1000	NO	NO
C58	2000	0.4	1000	NO	NO
C59	2000	0.4	1000	NO	NO
C60	2000	0.4	1000	NO	NO
C61	2000	0.4	1000	NO	NO
C62	2000	0.4	1000	NO	NO
C63	2000	0.4	1000	NO	NO
C64	2000	0.4	1000	NO	NO
C65	2000	0.4	1000	NO	NO
C66	2000	0.4	1000	NO	NO
C67	2000	0.4	1000	NO	NO
C68	2000	0.4	1000	NO	NO
C69	2000	0.4	1000	NO	NO
C70	2000	0.4	1000	NO	NO

		Quantities		Costs (millions)		Productivity	
Country	Year	Inputs	Outputs	Inputs	Outputs	Inputs	Outputs
Germany	1990	30.33	3.14	10.93	107.43	36.43	
France	1990	25.33	2.54	10.93	107.43	36.43	
Italy	1990	15.02	1.29	10.93	107.43	36.43	
Spain	1990	1.14	0.10	10.93	107.43	36.43	
UK	1990	3.14	0.31	10.93	107.43	36.43	
Japan	1990	3.14	0.31	10.93	107.43	36.43	
USA	1990	3.14	0.31	10.93	107.43	36.43	
Germany	1991	30.33	3.14	10.93	107.43	36.43	
France	1991	25.33	2.54	10.93	107.43	36.43	
Italy	1991	15.02	1.29	10.93	107.43	36.43	
Spain	1991	1.14	0.10	10.93	107.43	36.43	
UK	1991	3.14	0.31	10.93	107.43	36.43	
Japan	1991	3.14	0.31	10.93	107.43	36.43	
USA	1991	3.14	0.31	10.93	107.43	36.43	

**Quick Inc.**  
and Surveying, Land Planning, Consulting.  
Firm: 30191404  
512-815-4950  
1430 N. Robertson Road, Suite 105, Dallas, Texas 75271

CONSTRUCTION/FINAL PLAT  
DRAKES LANDING, PHASE III

CONSTRUCTION/FINAL PLAT  
DRAKES LANDING, PHASE III

DATE	10-22-23
BY	NAV 2022
NAME	✓
STATUS	NO
REMARKS	2 OF 2



# BOA Agenda Item Form



Date Submitted: May 15, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION  
SELECTING A CONTRACTOR TO REPLACE THE MILL  
CREEK ROAD CULVERT AND AUTHORIZING THE  
MAYOR TO EXECUTE A CONTRACT WITH THE  
CHOSEN CONTRACTOR

**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 selecting a contractor to replace the Mill Creek Road culverts and authorizing the Mayor to execute a contract with the chosen contractor.

The subject drainage improvement project involves the replacement of the existing Mill Creek Road culvert, located west of the South Ridge Low Water Crossing, to reduce the frequency storm water goes over the road in times of heavy rainfall.

Last month the Village of Salado solicited bids for the culvert replacement project. The following five (5) bids were submitted:

- SJ & J Construction, LLC (\$107,111.55)
- Westar Construction, Inc. (\$133,100)
- Myers Concrete Construction, LP (\$147,558.07)
- Quality Concrete Construction (\$181,301)
- Liberty Civil Construction, LLC (202,520)

After reviewing the detailed bids and checking references, the Village Engineer recommends the Village contract with SJ&J Construction, LLC to replace the Mill Creek Road culvert in the amount of \$107,111.55.

The culvert replacement is expected to take two (2) to three (3) months to complete.

The Village staff recommends board members select SJ&J Construction, LLC to replace the Mill Creek Road culvert and authorize the Mayor to execute the contract on behalf of the Village with the chosen contractor.



# BID OPENING SUMMARY

Village OF Salado  
Mill Creek Drive Culvert  
MRB Project No. 1963.22000.11  
Thursday, May 11, 2023

Bidder's Name	Base Bid
SJ & J Construction, LLC.	\$107,111.55
Westar Construction, Inc.	\$133,100.00
Myers Concrete Construction, LP.	\$147,558.07
Quality Concrete Construction	\$181,301.00
Liberty Civil Construction, LLC.	\$202,520.00

Results are as read at the bid opening and are not official until a bid tabulation is created and qualifications are reviewed.

**BID TABULATION REPORT**  
**CLIENT: Village of Salado**  
**DESCRIPTION: Mill Creek Drive Culvert**  
**Engineer: MRB Group**  
**BID DATE: 5/1/2023**  
**BID TIME: 2:00 PM**

BASE BID										BIDDERS									
Item No.	Item Description	Unit	Quantity	S&J Construction, LLC	Weststar Construction, Inc.	Myers Concrete Construction, LP	Quality Concrete Construction	Liberty Civil Construction		S&J Construction, LLC	Weststar Construction, Inc.	Myers Concrete Construction, LP	Quality Concrete Construction	Liberty Civil Construction					
				Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total				
1.00	PREPARE ROW	STA	1	\$ 2,000.00	\$ 2,000.00	\$ 7,500.00	\$ 7,500.00	\$ 4,562.00	\$ 4,562.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 8,125.00	\$ 8,125.00				
2.00	PREPARING ROW (TREE) (1" TO 6" DIA)	EA	3	\$ 300.00	\$ 900.00	\$ 400.00	\$ 1,200.00	\$ 782.00	\$ 2,346.00	\$ 1,000.00	\$ 3,000.00	\$ 1,000.00	\$ 3,000.00	\$ 1,700.00	\$ 5,100.00				
3.00	REMOVING STAB BASE & ASPH PAV (8"-10")	SY	39	\$ 45.00	\$ 1,755.00	\$ 50.00	\$ 1,950.00	\$ 66.50	\$ 2,593.50	\$ 80.00	\$ 3,120.00	\$ 80.00	\$ 3,120.00	\$ 180.00	\$ 7,020.00				
4.00	EXCAVATION (ROADWAY AND CHANNEL)	CY	230	\$ 20.00	\$ 4,600.00	\$ 29.00	\$ 6,670.00	\$ 63.79	\$ 14,671.70	\$ 60.00	\$ 13,800.00	\$ 60.00	\$ 13,800.00	\$ 40.00	\$ 9,200.00				
5.00	EMBANKMENT (FINAL) (ORD COMP) (TY A)	CY	25	\$ 50.00	\$ 1,250.00	\$ 70.00	\$ 1,750.00	\$ 123.37	\$ 3,084.25	\$ 150.00	\$ 3,750.00	\$ 150.00	\$ 3,750.00	\$ 40.00	\$ 10,000.00				
6.00	CELL FBR MLCH SEED (PERM)(URBAN)(CLAY)	SY	150	\$ 1.50	\$ 225.00	\$ 10.00	\$ 1,500.00	\$ 15.64	\$ 2,346.00	\$ 4.00	\$ 600.00	\$ 4.00	\$ 600.00	\$ 20.00	\$ 3,000.00				
7.00	FLEX BASE (CMP IN PLC) (TYA GR1-2) (FNAL POS)	CY	27	\$ 65.00	\$ 1,755.00	\$ 100.00	\$ 2,700.00	\$ 231.50	\$ 6,250.50	\$ 350.00	\$ 9,450.00	\$ 350.00	\$ 9,450.00	\$ 330.00	\$ 8,910.00				
8.00	PRIME COAT (MULTI OPTION)	GAL	17	\$ 8.00	\$ 136.00	\$ 100.00	\$ 1,700.00	\$ 78.18	\$ 1,329.06	\$ 90.00	\$ 1,530.00	\$ 90.00	\$ 1,530.00	\$ 45.00	\$ 765.00				
9.00	CONC BOX CULV (5 FT X 2 FT)	LF	80	\$ 800.00	\$ 64,000.00	\$ 775.00	\$ 62,000.00	\$ 715.03	\$ 57,202.40	\$ 1,012.00	\$ 80,960.00	\$ 1,012.00	\$ 80,960.00	\$ 825.00	\$ 66,000.00				
10.00	WINGWALL (PW-1) (HW=3FT)	EA	2	\$ 4,000.00	\$ 8,000.00	\$ 10,000.00	\$ 20,000.00	\$ 12,359.24	\$ 24,718.48	\$ 12,250.00	\$ 24,500.00	\$ 300.00	\$ 600.00	\$ 300.00	\$ 600.00				
11.00	CEM STABIL BKFL	CY	8	\$ 220.00	\$ 1,760.00	\$ 275.00	\$ 2,200.00	\$ 482.09	\$ 3,856.72	\$ 300.00	\$ 2,400.00	\$ 300.00	\$ 2,400.00	\$ 25.00	\$ 200.00				
12.00	REMOV STR (PIPE)	LF	120	\$ 30.00	\$ 3,600.00	\$ 15.00	\$ 1,800.00	\$ 45.83	\$ 5,499.60	\$ 50.00	\$ 6,000.00	\$ 50.00	\$ 6,000.00	\$ 25.00	\$ 3,000.00				
13.00	MOBILIZATION, BONDS AND INSURANCE (NOT TO EXCEED 5% OF BASE BID)	LS	1	\$ 5,100.55	\$ 5,100.55	\$ 6,300.00	\$ 6,300.00	\$ 6,589.38	\$ 6,589.38	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 10,000.00	\$ 10,000.00				
14.00	BARRICADES, SIGNS, AND TRAFFIC HANDLING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 5,500.00	\$ 5,500.00	\$ 3,908.87	\$ 3,908.87	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 2,000.00	\$ 2,000.00				
15.00	TEMP SEDIMENT CONT FENCE (INSTALL)	LF	70	\$ 4.00	\$ 280.00	\$ 3.00	\$ 210.00	\$ 23.45	\$ 1,641.50	\$ 5.00	\$ 350.00	\$ 5.00	\$ 350.00	\$ 25.00	\$ 1,750.00				
16.00	TEMP SEDIMENT CONT FENCE (REMOVE)	LF	70	\$ 2.00	\$ 140.00	\$ 1.00	\$ 70.00	\$ 11.73	\$ 821.10	\$ 5.00	\$ 350.00	\$ 5.00	\$ 350.00	\$ 20.00	\$ 1,400.00				
17.00	REFL PAV MK TY II (Y) 4" (SLD)	LF	33	\$ 10.00	\$ 330.00	\$ 50.00	\$ 1,650.00	\$ 39.09	\$ 1,289.97	\$ 15.00	\$ 495.00	\$ 15.00	\$ 495.00	\$ 210.00	\$ 6,930.00				
18.00	TACK COAT	GAL	8	\$ 10.00	\$ 80.00	\$ 75.00	\$ 600.00	\$ 78.18	\$ 625.44	\$ 12.00	\$ 96.00	\$ 12.00	\$ 96.00	\$ 65.00	\$ 520.00				
19.00	D-GR HMA TY-D PG 64-22 (EXEMPT)	TON	6	\$ 200.00	\$ 1,200.00	\$ 1,300.00	\$ 7,800.00	\$ 703.60	\$ 4,221.60	\$ 1,900.00	\$ 11,400.00	\$ 1,900.00	\$ 11,400.00	\$ 1,400.00	\$ 8,400.00				
TOTAL BASE BID AMOUNT:				\$	107,111.55	\$	133,100.00	\$	147,558.07	\$	181,301.00	\$	181,301.00	\$	202,520.00				

# BOA Agenda Item Form



Date Submitted: May 13, 2023

Agenda Date Requested: May 18, 2023

**Project/Proposal Title:** CONSIDER ACTION  
SETTING THE DATE, TIME AND PLACE FOR THE FY  
2023-2024 VILLAGE OF SALADO GOALS AND  
PRIORITIES WORKSHOP

**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 setting the date, time and place for the FY 2023-2024 Village of Salado Goals and Priorities Workshop.