



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
AUGUST 2, 2018 – 6:30 P.M.

AGENDA

CALL TO ORDER AUGUST 2, 2018 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 SPECIAL BOARD OF ALDERMEN MEETING OF JULY 19, 2018.
- (B) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF JULY 19, 2018.

2. STATUS REPORTS

(A) VILLAGE ADMINISTRATOR'S STATUS REPORT

- WASTEWATER PROJECT UPDATE
- CODE ENFORCEMENT ACTIONS RELATING TO 2919 CHISHOLM TRAIL
- HOLIDAY INN EXPRESS HOTEL OCCUPANCY TAX LATE FEES
- FISCAL YEAR 2018 STREET IMPROVEMENT PROJECT
- SALADO CREEK WATER QUALITY
- PUBLIC MEETING ON POTENTIAL MILL CREEK GOLF COURSE ACQUISITION

(B) SALADO POLICE CHIEF STATUS REPORTS

- CALLS FOR SERVICE
- CITIZENS ON PATROL PROGRAM
- NATIONAL NIGHT OUT
- "SORD" TRAINING

(C) SALADO FIRE CHIEF STATUS REPORT

- CALLS FOR SERVICE

(D) TOURISM DIRECTOR'S REPORT

- SALADO TOURISM ADVISORY BOARD
- SALADO TOURISM SOCIAL MEDIA IMPROVEMENTS
- UPCOMING EVENTS

3. PRESENTATION

PRESENTATION FROM THE PACE PARK ADVISORY BOARD REGARDING A PROPOSED PACE PARK IMPROVEMENT PLAN. (*PACE PARK ADVISORY BOARD*)

4. ORDINANCES

- (A) CONSIDER APPROVAL OF THE SECOND AND FINAL READING OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AUTHORIZING THE CREATION OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND CERTAIN OTHER REQUIREMENTS FOR THE ADOPTION OF IMPACT FEES FOR THE WASTEWATER UTILITY. (*VILLAGE ADMINISTRATOR*)

- (B) CONSIDER APPROVAL OF THE FIRST READING OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ESTABLISHING THE REQUIREMENTS FOR MANDATORY CONNECTION TO A PUBLIC WASTEWATER SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE; PROPER NOTICE AND MEETING, SEVERABILITY AND REPEALER. (VILLAGE ADMINISTRATOR)
- (C) CONSIDER APPROVAL OF THE FIRST READING OF AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING SALADO ZONING ORDINANCE NO. 2015.04, ADDING THE PARKING OF A RECREATIONAL VEHICLE AND TRAVEL TRAILER IN A DRIVEWAY AS A CONDITIONAL USE IN SINGLE-FAMILY ESTATE RESIDENTIAL DISTRICT (SF-21), SINGLE-FAMILY RESIDENTIAL DISTRICT (SINGLE FAMILY HOME) (SF-7), SINGLE-FAMILY RESIDENTIAL-PATIO HOME DISTRICT (SF-PH), AND SINGLE FAMILY-ATTACHED RESIDENTIAL DISTRICT (CONDOS AND TOWNHOUSES) (SFA); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE AND MEETING. (VILLAGE ADMINISTRATOR)

5. DISCUSSION AND POSSIBLE ACTION

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION AUTHORIZING ADDITIONAL COMPENSATION FOR THE REMOVAL OF PRIVACY FENCING FOR THE INSTALLATION OF A VILLAGE OF SALADO WASTEWATER MAIN ON PROPERTY OWNED BY RICARDO BERUMEN LOCATED ON WEST VILLAGE ROAD IN SALADO, BELL COUNTY, TEXAS. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING THE PROPOSED FISCAL YEAR 2019 GOALS AND PRIORITIES FOR THE VILLAGE OF SALADO. (VILLAGE ADMINISTRATOR)
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION ON ISSUES RELATING TO DEVELOPMENT OF THE PROPOSED FISCAL YEAR 2019 OPERATING BUDGET FOR THE VILLAGE OF SALADO. (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 July 30, 2018, at 6:30 p.m.



Cara McPartland, City Secretary

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

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE JULY 19, 2018 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 agenda to allow the board members to consider approval of the minutes of the July 19, 2018 Special Meeting of the Board of Aldermen.

**Village of Salado
Salado Municipal Building
301 N. Stagecoach
Salado, Texas
Minutes of Special Meeting of Board of Aldermen
July 19, 2018 at 5:30 p.m.**

The Board of Aldermen meeting was called to order at 5:33 p.m. by Mayor Skip Blancett.

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

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

1. Executive Session

Discussion regarding the possible acquisition of real property for public recreation/open space purposes pursuant to Chapter 551.072 of the Texas Government Code. (*Village Administrator*)

Mayor Blancett adjourned Open Session and convened into Executive Session at 5:34 p.m., pursuant to Chapter 551.072 of the Texas Government Code to discuss matters related to real property acquisition.

Mayor Blancett adjourned Executive Session and reconvened Open Session at 6:25 p.m.

No action was taken in Executive Session.

2. Discussion and Possible Action

Discuss and consider possible action regarding matters discussed in Executive Session relating to the possible acquisition of real property for public recreation/open space purposes. (*Village Administrator*)

Alderman Coggin moved to direct staff to schedule and conduct a public meeting as soon as possible and to proceed with matters as discussed in Executive Session. Mayor Pro-tem Brown seconded. Motion carried on a vote of 5-0.

Adjournment

Mayor Blancett called the meeting adjourned at 6:27 p.m.

Recorded by:

Cara McPartland

These minutes approved on the ____ of August, 2018.

APPROVED:

Skip Blancett, Mayor

ATTEST:

Cara McPartland, City Secretary

DRAFT

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE JULY 19, 2018 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 agenda to allow the board members to consider approval of the minutes of the July 19, 2018 Regular Meeting of the Board of Aldermen.

**Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
July 19, 2018 at 6:30 p.m.**

The Board of Aldermen meeting was called to order at 6:31 p.m. by Mayor Skip Blancett.

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

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

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

Citizens Communications

Pete Stebbins of 1206 Ambrose Drive expressed concerns regarding a house at 2919 Chisholm Trail that was flooded in 2010 and has remained in disrepair or under construction since then. He stated he cares deeply about Salado's ambiance and felt that allowing this situation to continue sends a negative message about who we are as a community. He said that after eight years, the construction should be completed or bulldozed. He distributed photos of the subject property to the Board of Aldermen.

Larry Nathanson of 3901 Chisholm Trail spoke of the upcoming Patriot Day celebration to be held on September 11, 2018 in honor of our first responders. He noted that invitations have been sent out to many elected officials and concluded his remarks by passing out invitations to all Board members.

John Cole of 1420 Old Mill Road, present on behalf of the Mill Creek Community Association, spoke on his organization's growing membership, association-sponsored events, and deed restriction enforcement issues. He noted the Board's previous discussion and action on yard/driveway parking, specifically of boats, travel trailers, and campers, and advised of difficulties encountered by the Association when attempting to enforce its deed restrictions. He said there are alternatives available, such as local storage facilities, and asked for the Board's help in regulating parking of these types of vehicles on residential properties in Mill Creek. Mr. Cole provided a copy of current deed restrictions to the Board.

1. Consent Agenda

- A. Approval of minutes of the Special Board of Aldermen meeting of July 12, 2018.
- B. Approval of minutes of the Regular Board of Aldermen meeting of July 5, 2018.
- C. Approval of minutes of the Special Board of Aldermen meeting of July 5, 2018.
- D. Approval of minutes of the Special Board of Aldermen meeting of June 28, 2018.

E. Approval of the June 2018 Financial Statements for the Village of Salado.

Alderman Coachman moved to approve the Consent Agenda, as presented. Alderman McDougal seconded. Motion carried on a vote of 5-0.

2. Village Administrator's Report

- Status Report on the Salado Wastewater Project

Village Administrator Ferguson reported collection system crews are expected to move trenching equipment onto West Village Road in the next 7-10 days. He anticipated Main Street construction to be completed in the next 30 days. He noted temporary cold mix patching work has been done on Church and Royal Streets and installation of a guard rail on Royal Street. He spoke of progress at the treatment plant site and equipment delivery. He advised that the Village has paid almost \$1,300,000 for the collection system and almost \$1,100,000 for the treatment plant construction to date. He displayed photos showing the progression of work at the treatment plant site.

- Status Report on Salado Gateway Sign Project

Village Administrator Ferguson reported the Village has made its financial contribution to the project and anticipated that the glass sculpture will be completed within the next few weeks. He spoke of power supply alternatives for the sign and landscaping maintenance and irrigation at both the north- and southbound I-35 sign locations.

- Status Report on sales tax collections for the Village of Salado

Village Administrator Ferguson reported that the Village's June check, representing May collections, totaled almost \$35,000, up 22 percent from the same period last year. He noted this is the largest June check in the Village's history, with fiscal year-to-date collections running well ahead of budget.

In addition, Village Administrator Ferguson reported on recent meetings with the owner of the Chisholm Trail property previously referenced by Pete Stebbins (see Citizens Communications) attempting to expeditiously resolve the unfinished and unpermitted construction at that site.

He also spoke on the condition of Royal Street, which was identified as being in dire need of rebuilding before the commencement of wastewater construction. He spoke of alternatives to complete reconstruction, including a possible 2-inch overlay and chip sealing. He recommended a more affordable two-course surface treatment approach at a cost of \$45,000-50,000, with the intent of seeding a fund for such repairs while wastewater construction is still ongoing. He said cost estimates are being finalized for Church Street, which has been in bad condition for a long time. Additionally, it was noted that the Board will have an item on its August 2nd agenda to consider placing a lien on the Holiday Inn Express for non-payment of Hotel Occupancy Tax.

3. Presentation

Presentation from the Pace Park Advisory Board regarding a proposed Pace Park Improvement Plan. (*Pace Park Advisory Board*)

Village Administrator Ferguson advised that the Pace Park Advisory Board has requested continuance of this item until the Board's August 2nd meeting.

4. Public Hearing and Possible Action

Hold a public hearing and consider approval of a request for a variance from Section 5.3C1B of the Village of Salado Zoning Ordinance, which prohibits fences in the front yard of any single family residential lot, to allow for construction of a front yard fence on property located at 620 De Grummond Way in Salado, Bell County, Texas. (*Village Administrator*)

Village Administrator Ferguson reviewed the variance request from applicant Bobbie Carroll, who is seeking the variance to install a front yard fence to enhance security and keep deer off her property. He said 13 notices were sent to property owners within 200 feet of the subject property and 7 responses were received, all in support of the variance request. He noted there are some pre-existing front yard fences in the neighborhood.

Applicant Bobbie Carroll of 620 De Grummond Way read a letter that expressed concerns for the security, safety, and health of her family members and pet dog. She described the design and features of the fence that would be ornamental wrought iron in the front (with a 30-foot setback) and wooden on the sides. She said the fence would be attractive in appearance and have a matching driveway gate with automatic opener.

Discussion between Alderman McDougal and the applicant established that the reason for the variance is primarily for security for her family and protection from deer, including deer-borne ticks and fleas.

Mayor Blancett opened the public hearing and announced the first call for speakers at 7:05 p.m.

John Cole of 1420 Old Mill Road understood problems with deer, but feared if the rules are bent for this applicant, it would "open the flood gates" for all in Salado who have the similar problems.

Linda Reynolds of 507 Santa Rosa spoke of her mother's residence in Mill Creek, which she said is very wooded, shady, and infested with deer. She said after reading the Village's Zoning ordinance, she discovered there is already a provision that does not allow heavy equipment, and the Village could be charging a fine of up to \$2,000. She felt that the Village is small enough that individual issues involving safety, health, and the welfare of the family are important for us to consider, even though "we may not want them in other places." Given the nature of the subject property's area, Ms. Reynolds said she supports the applicant's variance request.

Ted Herman of 123 Bluebonnet Way spoke of receiving a 200-foot notification letter regarding the variance request and of his personal conversation with the Carrolls. Based on this conversation, he detailed reasons for the serious need for enhanced security and safety measures at the Carroll residence.

Mayor Blancett announced the second and third calls for public speakers at 7:10 p.m.

Hearing no responses, Mayor Blancett closed the public hearing.

Mayor Pro-tem Brown moved to approve the variance request, as presented. Alderman Coggin seconded.

Discussion among Board members addressed the issue of variances as weakening ordinances; possible need to re-visit ordinance to remove prohibition of front yard fences; deer problems common to the entire Village of Salado; 30-foot setback/ornamental wrought iron design for proposed front yard fence; the applicant's specific security/safety concerns ; and comparison of subject property's proposed fence with an existing fence across the street.

Motion to approve the variance, as presented, carried on a vote of 3-2, with Aldermen McDougal and Coachman voting against.

Village Administrator Ferguson recommended revisiting the Village's Zoning Ordinance to review the issue of front yard fences at the Board's August 2, 2018 meeting.

5. Ordinances

- A. Consider approval of the second and final reading of an ordinance of the Village of Salado, Texas, repealing Ordinance No. 2013-05 and replacing it with Ordinance No. 2018-10 regulating signs; providing for the following: findings of fact, severability, penalties, repealer, an effective date, and proper notice and meeting. (*Village Administrator*)

Village Administrator Ferguson recommended approval of the proposed ordinance to update the Village's existing sign ordinance and remove conflicting language.

Discussion addressed event signage; clarified the definition of "event" signs as primarily relating to events such as garage sales, open houses, wedding receptions, and birthday parties; pre-existing, non-conforming ("grandfathered") status of existing signage; circumstances that might revoke grandfathered status; and the consideration of future sign variances by the Village's Board of Adjustment to be comprised of volunteer citizens, rather than Board of Aldermen members.

Alderman Coachman moved to approve the second and final reading of Ordinance 2018-10, as presented. Alderman Jackson seconded. Motion carried on a vote of 5-0.

- B. Consider approval of the first reading of an ordinance of the Village of Salado, Texas, authorizing the creation of land use assumptions, capital improvements plan, and certain other requirements for the adoption of impact fees for the wastewater utility. (*Village Administrator*)

Village Administrator Ferguson reviewed prior impact fee discussions/public hearing procedures and highlighted the purpose and calculation of impact fees as statutorily limited use funds. He

spoke on the system's total funding in the context of balancing three revenue sources – taxes, impact fees, and rates. He stressed that any impact fee exemptions (such as for non-profit organizations) considered by the Board must be applied uniformly and be time-specific. He provided multiple scenarios for impact fee adoption, including consideration of adopting an impact fee for existing customers versus only for new development, impact fee payout options, and impact of future growth on funding. Other options were discussed to help minimize the costs of connections such as the opportunity to pay impact fees over four years at no interest and possible unit bid pricing for decommissioning of existing septics. Discussion continued regarding the Village's options to work with customers who cannot pay the impact fee, the number of LUEs anticipated for specific businesses, decommissioning costs, length of payout period for payment of impact fees, taxpayers' expectations of reduced rates as businesses connect to system, tax revenue needed to pay debt service, and benefits of a wastewater system to the local economy. Village Administrator Ferguson recommended the Board use a phased approach on actions to adopt an impact fee through a series of motions.

Alderman McDougal moved to charge an impact fee to existing customers. Alderman Coachman seconded. Motion carried on a vote of 4-1, with Mayor Pro-tem Brown voting against.

Mayor Pro-tem Brown moved to charge an impact fee to new growth (new customers) in Salado. Alderman Jackson seconded. Motion carried on a vote of 5-0.

Mayor Pro-tem Brown moved to charge an impact fee of \$1,875 to existing customers, payable over a two-year period, interest-free. Discussion included projected number of total LUEs and possible future connections. Motion died for lack of a second.

Alderman Coachman moved to accept the Wastewater Impact Fee Advisory Committee's recommended impact fee of \$3,750, payable over a four-year period, interest-free. Alderman McDougal seconded. Motion carried on a vote of 4-1, with Mayor Pro-tem Brown voting against.

Mayor Pro-tem Brown moved to charge an impact fee of \$3,750 for new customers, with no payout period. Alderman McDougal seconded. Motion carried on a vote of 5-0.

Village Administrator Ferguson advised that the Board needs to consider the length of time customers have to connect in order to take advantage of the interest-free payout option, once the wastewater service becomes available to them and they are required to connect. He said customers would be required to provide proof their systems have been properly decommissioned as part of the connection process. The pros and cons of various timeframes (30-, 60-, 90-, 180-days) to connect were discussed, including a possible request to Bell County to consider allowing a longer period (10-12 months) to decommission existing septics or use of a check valve that would allow existing customers to switch over to their old septics as a back-up in the event of a wastewater system failure. As another means of offsetting costs to customers, there was discussion of a possible rebate program for those connected customers who provide proof of decommissioning, if there are available project contingency funds.

Alderman Coachman moved that existing customers must connect to the wastewater system within 90 days, in order to retain their eligibility as existing customers. Alderman Jackson seconded. Motion carried on a vote of 5-0.

Alderman Jackson moved to approve first reading of the ordinance to establish an impact fee, as presented, including the various adjustments made tonight by prior motions. Alderman Coachman seconded. Motion carried on a vote of 5-0.

Village Administrator Ferguson explained a possible proposal for undeveloped properties to receive a credit on their impact fee for any reservation fee paid ahead of connection to the system.

6. Discuss and Possible Action

Discuss and consider possible action regarding the proposed Fiscal Year 2019 Goals and Priorities for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson requested that this item be continued until the Board's August 2, 2018 meeting.

7. Workshop

- A. Discuss and consider issues relating to a proposed ordinance requiring a conditional use permit to park a recreational vehicle or travel trailer in the driveway of a single-family residential property within the corporate limits of Salado. (*Village Administrator*)

Village Administrator Ferguson explained the Planning and Zoning Commission's recommendation to require a conditional use permit (CUP) to park a recreational vehicle (RV) or travel trailer in the driveway of a single family residential property. He noted the public hearing/notification process required for CUP applications that engages neighbors and allows for public input. He reminded that CUPs are zoning actions that remain with the property, regardless of changes in ownership, but can be revoked for non-compliance with CUP conditions or at the request of the property owner. He advised the proposed ordinance gives the Board flexibility in placing CUP conditions that address neighbors' concerns. Discussion included complaint-driven CUP enforcement, CUP application procedures, public notification/zoning notice publication, and public hearings required before the Planning and Zoning Commission and the Board of Aldermen. Village Administrator Ferguson said applicants are encouraged to communicate with neighbors prior to applying for a CUP, as the application fee is not refundable in the proposed ordinance, should the CUP be withdrawn or denied. It was noted that the first reading of the ordinance is scheduled for the Board's meeting on August 2, 2018.

- B. Discuss and consider issues relating to the Village of Salado Wastewater System including, but not limited to, proposed ordinances regarding mandatory connection and pre-treatment, customer connection procedures, treatment plant operations and system expansion. (*Village Administrator*)

Village Administrator Ferguson requested Board direction on issuance of a Request for Proposals (RFP) for contract operation of the wastewater treatment plant, as opposed to creating a Village department to operate the plant. He also asked for input on possible creation of a customer care program for existing customers, if there are available unused contingency funds. This program would help to offset costs and might include items such as a rebate program (if contingency funds are available) and discounted contractor rates (for existing septic decommissioning).

C. Discuss and consider issues relating to the development of the Fiscal Year 2019 Operating Budget for the Village of Salado. (*Village Administrator*)

Village Administrator Ferguson presented a breakdown of General Fund expenditures and Fund Balance allocations. He explained the use of a “Needs” Budget for long-term planning, which is intended to be a realistic view of true real needs, as identified and justified by department heads. He stressed that the Board is not being asked to approve this year’s “Needs” Budget, as funds are not available, but asked that Board members start thinking about identified needs now, for budget discussions in future years. The following “Needs” Budget items were presented:

- Two additional police officers
- Police records clerk/court clerk (part-time shared position)
- Receptionist/Accounts Payable Clerk
- Market adjustment for officer pay to help lessen turnover and remain competitive in recruiting new officers
- Police step-pay program; competitive certification pay
- Pay adjustment for all non-police personnel (except for Village Administrator)
- One new computer for Police Department; one new computer for Municipal Building staff
- New mobile data terminals (laptops) for Police Department
- Gateway security system with license plate recognition software
- Large format copier for oversized documents such as plats
- PA system improvements in Board chambers
- Traffic counters with better traffic monitoring capabilities
- Development of a two-trolley program, including two part-time employees (paid from General Fund), to allow for continuous trolley use Fridays-Sundays
- New lawn mower
- Trail system in Pace Park
- Downtown public restroom
- Two warning sirens in the event of floods or natural disasters (or for match funding, if grants are available)
- Four low water crossing gates
- New air conditioning system for Police Department
- Start seed fund for police patrol vehicle replacement
- Codification of Village ordinances
- Street condition assessment and associated capital improvements package
- Wayfinding signage
- Gateway signage island maintenance
- Park maintenance

- Drainage culvert maintenance

Village Administrator Ferguson noted that the Board will be asked to act on certain budget items at its next meeting on August 2, 2018.

Adjournment

Mayor Blancett called the meeting adjourned at 9:07 p.m.

Recorded by:

Cara McPartland

These minutes approved on the ____ of August, 2018.

APPROVED:

Skip Blancett, Mayor

ATTEST:

Cara McPartland, City Secretary

DRAFT

BOA Agenda Item Form



Date Submitted: July 31, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: VILLAGE ADMINISTRATOR'S STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Wastewater Project Update
- Code enforcement actions relating to 2919 Chisholm Trail
- Holiday Inn Express Hotel Occupancy Tax late fees
- Fiscal Year 2018 Street Improvement Project
- Salado Creek Water Quality
- Public Meeting on potential Mill Creek Golf Course acquisition

BOA Agenda Item Form



Date Submitted: July 31, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: SALADO POLICE CHIEF
STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Calls for Service
- Citizens on Patrol Program
- National Night Out
- SORD training

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: SALADO FIRE CHIEF
STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Calls for Service

BOA Agenda Item Form



Date Submitted: July 31, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: SALADO TOURISM
DIRECTOR STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Salado Tourism Advisory Board
- Salado tourism social media improvements
- Upcoming events

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: PRESENTATION FROM PACE PARK ADVISORY BOARD REGARDING A PROPOSED PACE PARK IMPROVEMENT PLAN

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to be briefed on a proposed Pace Park Improvement Plan developed by the Pace Park Advisory Board.

A copy of the proposed plan will be provided to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER ACTION REGARDING THE SECOND AND FINAL READING OF AN ORDINANCE ESTABLISHING AN IMPACT FEE FOR THE VILLAGE OF SALADO WASTEWATER SYSTEM

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of the second and final reading of an ordinance establishing an Impact Fee for the Village of Salado Wastewater System.

Consideration of the ordinance follows two (2) required public hearings recently held by the Board of Aldermen in the process of establishing an impact fee for the new Salado Wastewater System. The first hearing gathered public input on the land use plan and service area for the new wastewater system while the second public hearing focused on the maximum impact fee developed in the recently completed Salado Wastewater Impact Fee Study, a copy of which is attached.

The Village's Impact Fee Advisory Committee recommended that board members adopt an impact fee of \$3,750 per Living Unit Equivalent (LUE) and that the initial customers connecting to the new wastewater system be given four (4) years, interest free, to pay their respective impact fees.

On July 19, 2018, board members approved the first reading of an ordinance establishing an impact fee of \$3,750 per LUE and allowing the initial system customers who connect to the system within ninety (90) days of service availability four (4) years, interest free, to pay their respective impact fees.

The proposed ordinance must be approved on two (2) separate readings for the fee to be established.

Attached is a copy of the proposed ordinance for review and consideration.

VILLAGE OF SALADO

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ADOPTING IMPACT FEES FOR WASTEWATER IMPROVEMENTS THAT ARE ATTRIBUTABLE TO NEW DEVELOPMENT IN THE VILLAGE'S VILLAGE'S PROPOSED WASTEWATER IMPACT FEE SERVICE AREA; PROVIDING FOR IMPACT FEE COLLECTION AND ACCOUNTING FOR FEES AND INTEREST; PROVIDING FOR IMPACT FEE WAIVERS; PROVIDING FOR SEMI-ANNUAL REVIEW OF IMPACT FEES BY CAPTIAL IMPROVEMENT ADVISORY COMMITTEE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EFFECTIVE DATE.

- WHEREAS**, the Village of Salado, Texas (the "Village") is responsible for and committed to the provision of public services (including wastewater services) at levels necessary to provide service for customers connecting to the wastewater system;
- WHEREAS**, new residential and nonresidential development imposes increased demands upon the Village's public services, including sewer facilities, that would not otherwise be imposed;
- WHEREAS**, the Village's growth to date indicates that such development will continue and will place ever-increasing demands on the Village to provide necessary public facilities;
- WHEREAS**, to the extent that such new development places demands upon the public infrastructure, such demands should be satisfied by allocating the responsibility for financing the provision of new infrastructure by the development creating such demands;
- WHEREAS**, On January 4, 2018, the; Board of Aldermen appointed four members to the Village Impact Fee Advisory Committee; and
- WHEREAS**, HDR Engineering, Inc. prepared for the Village a professional engineering report (the "2018 Wastewater Impact Fee Study"), which is attached hereto as Exhibit "A" and incorporated into this Ordinance for all intents and purposes, on land use assumptions and a capital improvements plan for the implementation of impact fees for wastewater improvements in the Village's proposed wastewater impact fee service area; and
- WHEREAS**, Tex. Loc. Gov't Code Section 395.045 states that to impose wastewater impact fees, the Board of Aldermen must, after holding a public hearing, approve land use

assumptions and a capital improvements plan for the Village's proposed wastewater impact fee service area; and

WHEREAS, the Board of Aldermen finds and determines that the Village has complied with the requirements in Tex. Loc. Gov't Code Sections 395.042 and 395.043 for publicizing the 2018 Wastewater Impact Fee Study including the land use assumptions and capital improvements plan prior to holding public hearings; and

WHEREAS, the Village's Impact Fee Advisory Committee met on April 12, 2018 and approved the Impact Fee Report finding that the land use assumptions used in the report are reasonable, the Capital Improvements Plan used in the report is reasonable; and the method to calculate the maximum impact fee is reasonable; and

WHEREAS, the Village's Impact Fee Advisory Committee recommended to Board of Aldermen approval of the land use assumptions and capital improvement plan recommended by the preliminary Wastewater Impact Fee Study for the possible imposition of impact fees for wastewater improvements in the impact fee service area on April 19, 2018; and

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 395.044, the City Secretary of the Village of Salado timely published on April 26, 2018, the notice of public hearing (attached as Exhibit "B") in the Village of Salado's official newspaper of general circulation concerning the public hearing to consider approval of the land use assumptions and capital improvements plan associated with the imposition of impact fees for wastewater improvements in the impact fee service area; and

WHEREAS, the Board of Aldermen held a public hearing on May 29, 2018, to consider the land use assumptions and capital improvement plan associated with the Wastewater Impact Fee Study for the possible imposition of impact fees for wastewater improvements in the impact fee service area; and

WHEREAS, the Board of Aldermen adopted a Resolution on May 29, 2018, after the public hearing and adopted and approved the land use assumptions and capital improvement plan recommended by the Wastewater Impact Fee Study for the possible imposition of impact fees for wastewater improvements in the impact fee service area; and

WHEREAS, pursuant to Tex. Loc. Gov't Code Section 395.044, the City Secretary of the Village of Salado timely published on May 31, 2018, the notice of public hearing (attached as Exhibit "C") in the Village of Salado's official newspaper of general circulation concerning the public hearing to consider the calculation of the maximum impact fee amounts and possible imposition of impact fees for new or expanded wastewater utility service from the Village's wastewater utility; and

WHEREAS, the Board of Aldermen held a public hearing on July 5, 2018, to consider the calculation of the maximum impact fee amounts and possible imposition of impact

fees for new or expanded wastewater utility service from the Village's wastewater utility; and

WHEREAS, the Board of Aldermen, after careful consideration of the matter, hereby finds and declares that it is in the best interests of the general welfare of the Village and its residents to adopt this ordinance relating to the adoption of impact fees for wastewater utilities;

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

SECTION 1. FINDINGS

The facts and recitations found in the preamble of the Ordinance are true and correct and incorporated herein for all purposes.

SECTION 2. ENACTMENT

The Impact Fee Ordinance, including the impact fees recommended by the Impact Fee Advisory Committee is enacted so to read in accordance with Exhibit "D", which is attached hereto and incorporated into this Ordinance for all intents and purposes.

SECTION 3. ORDINANCE CUMULATIVE

This ordinance is cumulative of all other ordinances of the Village, and shall not operate to repeal or affect any of such other ordinances except as to provisions that are in conflict with the provisions of this ordinance, in which event the conflicting provisions are hereby superseded.

SECTION 4. SEVERABILITY

In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconditional; and the Board of Aldermen of the Village of Salado, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

SECTION 5. HEADINGS

Any headings or titles set forth in this ordinance, including the title hereof, are included for purposes of convenience only and shall not be used in the interpretation, construction or definition of the provisions of this ordinance.

SECTION 6. CODIFICATION

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

Government Code.

SECTION 7. OPEN MEETINGS

That it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and the public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chap. 551, Tex. Loc. Govt. Code.

SECTION 8. EFFECTIVE DATE

This Ordinance is in full force and effect immediately upon its adoption.

FIRST READING PASSED, APPROVED, AND ADOPTED on this the _____ day of _____, 2018 by _____ (ayes) to _____ (nays) to _____ (abstentions) vote of the Board of Aldermen of the Village of Salado, Texas.

SECOND READING PASSED, APPROVED, AND ADOPTED on this the _____ day of _____, 2018 by a _____ (ayes) to _____ (nays) to _____ (abstentions) vote of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO:

Skip Blancett, Mayor

ATTEST:

Cara McPartland, City Secretary

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

EXHIBIT "A"

Wastewater Impact Fee Study prepared by HDR Engineering, Inc., entitled "2018 Development of a Wastewater Impact Fee for the Village of Salado"

***2018 Development of a
Wastewater Impact Fee
for the Village of Salado***

Prepared for:



Prepared by:

**HDR Engineering, Inc.
4401 West Gate Blvd, Suite 400
Austin, Texas 78745**



April 2018

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1.0 Introduction and Summary

The Village of Salado (Village) is in the process of creating a new wastewater impact fee to help fund the new wastewater collection and treatment system serving the downtown business district and adjoining areas. This report presents HDR Engineering, Inc.'s (HDR) maximum impact fee determination for consideration by the Village's Impact Fee Advisory Committee and the Salado Board of Aldermen.

The methodology to determine the maximum fee amount considers two options. Consistent with State law, each fee component is calculated with either: (1) consideration of a credit for other methods of payments for utility capital by a new customer, such as through utility rates or taxes, or alternatively, (2) a reduction of the maximum fee amount equal to 50% of the unit capital cost of providing new service. By maximum amounts, this means that the determined fee amount was calculated as the highest that can be lawfully levied by the Village, given the prospective land uses and capital improvements plan, the cost of existing and new utility capacity, and consideration of a credit to new customers for capital contributions made through rate payments. The Board of Aldermen can decide to enact fees less than the maximum amounts shown in this report.

As detailed later in this report, the maximum impact fees were developed in component pieces. For example, the overall wastewater fee is comprised of separate amounts for treatment, pumping and collection. This will facilitate the consideration of offsets or credits from the applicable fee if a developer builds and dedicates eligible facilities to the Village or the Village provides wholesale service to a neighboring utility and wishes to charge only certain portions of the fee. The maximum fee amounts do not include capital costs for facilities required to be provided by developers at their own expense.

Planning, service demand, and design factor assumptions used in the wastewater facility sizing and costing were provided by the Village and, in general, are based upon recently completed cost estimates for the project (see Appendix A). Data on projected utility demand, needed future facilities, and prospective cash versus debt financing were obtained from or coordinated with the Village of Salado staff. HDR combined these elements into the maximum impact fee calculations presented in this report.

2.0 Utility Service and Fee Application Area

This fee would only apply to the Village's downtown business district and other adjoining areas as shown in Figure 1. This fee application area boundary will comprise the area in which Salado may levy the impact fee, in-part or in-full, if Village service is provided. The fee cannot be levied to areas outside of the proposed impact fee area. Further, this fee would only apply to all new connections to the system, including previously platted land unless a separate agreement has been previously established with the Village. This boundary does not mandate that the Village supply wastewater service to this area; however, if service is provided by the Village, any impact fee would be applicable to that parcel.

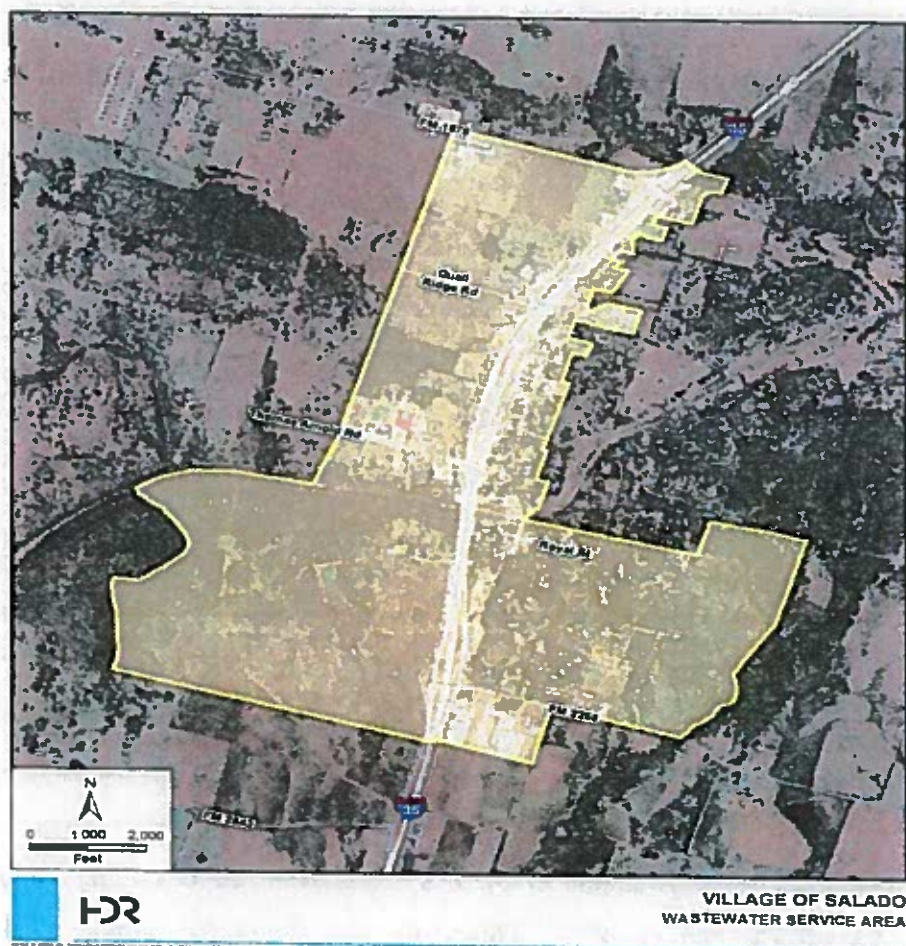


Figure 1. Wastewater Impact Fee Application Area

3.0 Land Use Assumptions

Table 1 provides an estimate of the current and future land use patterns of the potential service area with information provided by Village of Salado staff and a report by Kasberg, Patrick & Associates, LP¹. The estimated land area of the potential future service area is 1,808 acres. When the system is initially placed into operation in early 2019, it is estimated that the system will service 47 residential acres (2.6% of total land area) and 128 acres of commercial development (7.1% of total area). The remaining 1,633 acres of the potential wastewater service area will remain unserved until the system is expanded.

Over the next 10 years, some expansion of the system is forecasted, primarily to the areas south of Royal Street, although future expansion will be dictated by customer demand. At the end of the 10-year period, it is estimated that the wastewater system will serve 95 residential acres (5.3% of total area) and 160 acres of commercial development (14.1% of the total area). The remaining 1,553 acres will remain unserved until after this 10-year period.

Table 1.
Current and Projected Land Use

Item	Current		Future (10-years)	
	Acres	%	Acres	%
Residential (Served)	47	2.6%	95	5.3%
Non-Residential (Served)	128	7.1%	160	8.8%
Subtotal Served	175	9.7%	255	14.1%
Un-served	1,633	90.3%	1,553	85.9%
Total Land Use Acreage	1,808	100.0%	1,808	100.0%
Source: Village of Salado & KPA Report.				

Table 2 shows the anticipated number of service connections at the completion of the project as well as the projected future connections for the wastewater service area. This growth assumption includes a 1% growth rate in 2019, a 3% growth rate beginning in 2020 through 2025 and a 5% growth rate in 2026. This table also shows the number of Living Unit Equivalentents (LUEs) for the same time period. The number of LUEs is based on an assessment of

¹ Kasberg, Patrick & Associates, LP., Update to Preliminary Design of the 2015 Wastewater System Improvements, January 2016.

the winter water use for each customer within the Village. It was determined that the average residential customer uses approximately 100 gallons of water per day during the winter months. This was assumed to be the standard use for determining the number of LUEs for all customers. This is the industry standard practice for determining a base LUE. For each potential customer, the average daily water use during the winter months (November through February) was determined.² This value was divided by 100 to determine the number of LUEs for that customer. If this calculation resulted in a value less than one, the number was rounded to one LUE. Each new customer will be charged for a minimum of one LUE. This system is being used, instead of using meter size, due to the fact that using meter size may under estimate the impact of residential and commercial developments on the wastewater system within the Village.

Table 2.
Wastewater Service Area Connections & LUEs

Year	Service Connections	LUEs
2018	0	0
2019	137	341
2020	138	344
2021	143	355
2022	147	365
2023	151	376
2024	156	388
2025	160	399
2026	165	411
2027	173	432

² Using the winter water average as a basis of determine impact fees only applies to the impact fee methodology. At the time of this report, the basis for actual wastewater use billing has not been determined and may be some other factor such as actual water use.

4.0 Current and Projected Utility Demand and Supply

Table 3 summarizes the Village's current and projected wastewater service demands and existing service capabilities by facility. Current and future service demands are also compared with the existing service capacity of the utility system. This table shows the projected service demands on the system once the system is completed, but shows no current capacity in 2018 as the project is still under construction and is anticipated to be completed in early 2019. Wastewater demand was forecast using historical data and technical studies of the Village's proposed system.

Table 3.
Estimated Wastewater Service Demands and Available Capacity

Facility Type	2018	2027	10-yr Demand Increment
Treatment			
Existing 2018 Capacity (mgd) *	0.000	0.000	
Est. Service Demand	0.063	0.080	0.017
Excess (Deficiency)	(0.063)	(0.080)	
Pumping			
Existing 2018 Capacity (mgd)	0.000	0.000	
Est. Service Demand**	0.126	0.160	0.034
Excess (Deficiency)	(0.126)	(0.160)	
Interceptors			
Existing 2018 Capacity (mgd)	0.000	0.000	
Est. Service Demand	0.126	0.160	0.034
Excess (Deficiency)	(0.126)	(0.160)	
LUEs			
Existing 2018 Capacity (LUEs) *	0	0	
Est. Service Demand	341	432	91
Excess (Deficiency)	(341)	(432)	
* Assume LUE conversion factor of :			
	185	gpd/LUE for ww treatment	
	370	gpd/LUE for ww pumping	
	370	gpd/LUE for interceptors	
These are average estimates of use over the 10-year period. It is felt that the average use may be less than these values in the early years of the system and greater than these value during the later portion of the 10-year period depending on customer response to having wastewater service available.			
** Assumes:			
	100.0%	of ww demand pumped	

5.0 Identified Major Capital Improvement Needs and Costs

Given the anticipated wastewater demands in the planning area, facilities have been identified to meet the projected wastewater needs for the next 10 years. The Village's 10-year capital need for new capacity totals \$9.993 million for wastewater (see Appendix A).

Specific projects that will be constructed as part of the wastewater project are identified in Table 4 along with their cost, capacity, unit cost, and allocation of existing and projected demand to these facilities. A weighted unit cost of service (\$ per SU) is then calculated by facility type, based on the proportionate share of use of existing versus new facility capacity by the growth anticipated over the next ten years.

TABLE 4
WASTEWATER CIP INVENTORY AND COSTING
VILLAGE OF SALADO

Facility Name	Construction Cost	Capacity		Construction Cost per SU	Facility Capacity Allocations (LUEs)			Total Capacity
		Total	LUEs		Existing Customers	Growth Use in Next 10 Years	Excess Capacity after 10 Years	
TREATMENT								
<i>EXISTING FACILITIES</i>								
		mgd						
Subtotal Existing Facilities	\$ -	-	-	\$ -	-	-	-	-
<i>FUTURE FACILITIES</i>								
Treatment Plant	\$ 5,803,025	0.200	1,081					
Subtotal Future Facilities	\$ 5,803,025	0.200	1,081	\$ 5,368		432	649	1,081
TOTAL WASTEWATER TREATMENT	\$ 5,803,025	0.200	1,081			432	649	1,081
	AVERAGE CAPITAL COST PER NEW LUE = \$			5,368				
PUMPING								
<i>EXISTING FACILITIES</i>								
		mgd						
Subtotal Existing Facilities	\$ -	-	-	\$ -	-	-	-	-
<i>FUTURE FACILITIES</i>								
Two Lift Stations	\$ 750,095	1.200	3,243					
Subtotal Future Facilities	\$ 750,095	1.200	3,243	\$ 231		432	2,811	3,243
TOTAL PUMPING	\$ 750,095	1.200	3,243			432	2,811	3,243
	AVERAGE CAPITAL COST PER NEW LUE = \$			231				
INTERCEPTORS								
<i>EXISTING FACILITIES</i>								
		mgd						
Subtotal Existing Facilities	\$ -	-	-	\$ -	-	-	-	-
<i>FUTURE FACILITIES</i>								
Collection System	\$ 3,439,474	1.200						
Subtotal Future Facilities	\$ 3,439,474	1.200	3,243	\$ 1,061		432	2,811	3,243
TOTAL INTERCEPTORS	\$ 3,439,474	1.200	3,243			432	2,811	3,243
	AVERAGE COST PER NEW SU			\$ 1,061				
WASTEWATER TOTAL	\$ 9,992,594							
	AVERAGE CAPITAL COST PER NEW LUE = \$			6,660				

6.0 Consideration of Other Methods of Capital Payment

For utilities that charge an impact fee, the new customer pays for capital in two ways: (1) initially through the up-front impact fee, and (2) over the longer-term through utility rate payments, where typically some portion of customer rate payments also funds capital projects.

The 77th Texas Legislature amended Chapter 395 of the Local Government Code to require either: (1) a calculated credit for rate payments be reflected in the fee amount, or (2) a credit equal to 50% of the total projected cost of the capital improvements plan be given in calculating the maximum fee amount.

Table 5 indicates the estimated cost per LUE that is projected to be borne in the utility rates by the average new customer. The rate credit calculation considered: (1) existing debt, (2) future debt payments incurred in the year in which the facilities would be built and financed, and (3) the projected LUEs at the mid-point year of the weighted average life of the debt for the facilities that are part of the impact fee calculation for each utility.

7.0 Alternative Impact Fee Calculations

Table 6 summarizes the unit capital cost of providing new service and the two alternative credit calculations for new customers. The alternative approach that calculates a specific rate credit (Option A) results in the maximum impact fee calculation of \$5,152 per LUE for new wastewater service. See Appendix B for example impact fees calculated at the maximum impact fee amount derived from Option A.

As shown in Table 6, the alternative 50% of capital cost method for calculating a rate credit (Option B) results in a lesser wastewater impact fee of \$3,353 per LUE.

Table 5.
Existing or Anticipated Debt to be Paid through Utility Rates

Facility Type	Est. Debt In Rates	Mid-Point LUEs	Est. Debt In Rates per LUE
WASTEWATER UTILITY			
Treatment			
Existing Debt	\$ 0	386	\$ 0
New Debt ¹	327,664	386	848
Subtotal WWTP	327,664		848
Pumping			
Existing Debt	0	386	0
New Debt ¹	69,626	386	180
Subtotal Wastewater Pumping	69,626		180
Interceptors			
Existing Debt	0	386	0
New Debt ¹	194,207	386	503
Subtotal Interceptors	194,207		503
Total Wastewater			\$1,531
1. It is understood that the Village has already issued debt associated with this project; however, for purposes of calculating the impact fee, all debt associated with the project was shown as new debt since the facilities have not been placed into service.			

Table 6.
Derivation of Alternative Maximum Wastewater Impact Fee Amounts

Item	Capital Cost of New Service per LUE	Optional Adjustments		Option A	Option B	Highest of Option A or B
		Option A Rate Credit	Option B 50% Cost Adjustment			
WASTEWATER						
Treatment	\$ 5,368	\$ 848	\$ 2,684	\$ 4,520	\$ 2,684	
Pumping	231	180	116	51	116	
Interceptors	1,061	503	530	558	530	
Allocated Impact Fee Study Cost	23			23	23	
TOTAL WASTEWATER	\$6,683	\$1,531	\$3,330	\$5,152	\$3,353	\$5,152

For comparison purposes, the current impact fees of other near-by cities are listed in Table 8.

Table 7.
Area Impact Fee Comparison

City/Utility	Wastewater
Salado	\$5,152
Buda	\$3,515
Kyle	\$2,826
Pflugerville	\$2,725
Austin	\$2,200
Hutto	\$2,128
Round Rock	\$2,099
Jarrell	\$1,600
Taylor	\$1,230
Florence	\$575

8. **Advisory Committee Actions and Recommendations**

The following summarizes the Impact Fee Advisory Committee activities during the impact fee updating process:

- On 2/6/18, the Committee met to:
 - Review Chapter 395 Impact Fee process and requirements; and
 - Review methodology for maximum fee calculation.
- On 3/21/18, the Committee met to:
 - Review CIP information;
 - Review unit cost calculations and maximum fee calculation;
 - Receive draft report for review;
- On 4/12/18, the Committee met to:
 - Approve the Impact Fee Report. By approving this report the Committee found the following:
 - The land use assumptions used in the report are reasonable;
 - The CIP used in the report is reasonable; and
 - The method used to calculate the maximum impact fee of is reasonable.
 - In addition, the Committee recommends to Board of Alderman that the maximum impact fee amount of \$5,152/LUE in this document be adopted.

**Appendix A
Summary of 10-Year Wastewater
CIP Projects**

PROJECT EXPENDITURES	COST
Wastewater Treatment Plant	\$4,883,000.00
Wastewater Treatment Collection System	\$3,326,632.50
Construction Contingencies	\$410,000.00
Project Management	\$339,000.00
Engineering On-Site Deduction	-\$193,900.00
Engineering (Project Management Coord.)	\$35,000.00
Engineering Construction Services	\$496,641.00
Oncor 3 Phase Overhead Power to Plant	\$69,926.07
Oncor 3 Phase Overhead Power to Lift Stations	\$7,943.41
CCN Designation	\$18,850.00
Rate Study	\$40,000.00
Environmental Monitoring	\$25,000.00
Archeological Monitoring	\$8,500.00
Property Connection	\$156,000.00
Grinder Pumps for 30 Main Street properties	\$210,000.00
Decommissioning Stagecoach WW Plant	\$160,000.00
TOTAL	\$9,992,592.98

PROJECT EXPENDITURES SPLIT INTO SYSTEM COMPONENTS				
Cost Item	WWTP	Lift Station	Collection System	Total
Capital Cost	\$ 4,883,000	\$ 650,253	\$ 2,676,380	\$ 8,209,633
Construction Contingencies	\$ 243,864	\$ 32,475	\$ 133,662	\$ 410,000
Project Management	\$ 201,634	\$ 26,851	\$ 110,516	\$ 339,000
Engineering On-Site Deduction	\$ (115,330)	\$ (15,358)	\$ (63,212)	\$ (193,900)
Engineering (Project Management Coord.)	\$ 20,818	\$ 2,772	\$ 11,410	\$ 35,000
Engineering Construction Services	\$ 295,397	\$ 39,337	\$ 161,907	\$ 496,641
Oncor 3 Phase Overhead Power to Plant	\$69,926.07	\$ -	\$ -	\$ 69,926
Oncor 3 Phase Overhead Power to Lift Stations	\$ -	\$7,943.41	\$ -	\$ 7,943
CCN Designation	\$ -	\$ -	\$18,850.00	\$ 18,850
Rate Study	\$ 23,792	\$ 3,168	\$ 13,040	\$ 40,000
Environmental Monitoring	\$ 14,870	\$ 1,980	\$ 8,150	\$ 25,000
Archeological Monitoring	\$ 5,056	\$ 673	\$ 2,771	\$ 8,500
Property Connection	\$ -	\$ -	\$156,000.00	\$ 156,000
Grinder Pumps for 30 Main Street properties	\$ -	\$ -	\$210,000.00	\$ 210,000
Decommissioning Stagecoach WW Plant	\$160,000.00	\$ -	\$ -	\$ 160,000
Total	\$ 5,803,025	\$ 750,095	\$ 3,439,474	\$ 9,992,593

Appendix B
Example Impact Fee Calculations

Example 1 – Single Family Household with estimated use of 19,800 gallons during the winter (November through February).

- 19,800 gallons = an average daily use of 165 gallons ($19,800 / 120$)
- 165 gallons/day divided by 100 gallons/day (defined as one LUE) = 1.7 LUEs. Since this number is greater than 1.0, this is the number of LUEs that would be charged.
- *LUEs times \$5,152 = \$8,758 – this would be the impact fee paid.*

Example 2 – Single Family Household with estimated use of 10,500 gallons during the winter (November through February).

- 10,500 gallons = an average daily use of 87.5 gallons ($10,500 / 120$)
- 87.5 gallons/day divided by 100 gallons/day (defined as one LUE) = 0.88 LUEs. Since this number is less than 1.0, this number would be rounded up to 1.0 LUE. This is the number of LUEs that would be charged.
- *LUEs times \$5,152 = \$5,152 – this would be the impact fee paid.*

Example 3 – Commercial Customer with estimated annual use of 650,000 gallons.

- 650,000 gallons = an average daily use of 1,780.8 gallons ($650,000 / 365$)
- 1,780.8 gallons/day divided by 100 gallons/day (defined as one LUE) = 17.8 LUEs. Since this number is greater than 1.0, this is the number of LUEs that would be charged.
- *LUEs times \$5,152 = \$91,706 – this would be the impact fee paid.*

Example 4 – Commercial Customer with estimated annual use of 100,000 gallons.

- 100,000 gallons = an average daily use of 274 gallons ($100,000 / 365$)
- 274 gallons/day divided by 100 gallons/day (defined as one LUE) = 2.7 LUEs. Since this number is greater than 1.0, this is the number of LUEs that would be charged.
- *LUEs times \$5,152 = \$13,910 – this would be the impact fee paid.*

Example 5 – Commercial Customer with estimated annual use of 30,000 gallons.

- 30,000 gallons = an average daily use of 82.2 gallons ($30,000 / 365$)
- 82.2 gallons/day divided by 100 gallons/day (defined as one LUE) = 0.82 LUEs. Since this number is less than 1.0, this number would be rounded up to 1.0 LUE. This is the number of LUEs that would be charged.
- *LUEs times \$5,152 = \$5,152 – this would be the impact fee paid.*

EXHIBIT "B"

**Notice of Public Hearing on Land Use Assumptions and Capital Improvements Plan Relating to
Possible Adoption of Impact Fees**

EXHIBIT "C"

Notice of Public Hearing on Wastewater Impact Fees

EXHIBIT "D"

VILLAGE OF SALADO IMPACT FEE ORDINANCE

VILLAGE OF SALADO IMPACT FEE ORDINANCE

ARTICLE I.

SECTION 1. SHORT TITLE

This ordinance, shall be known and cited as the Village of Salado Impact Fee Ordinance.

SECTION 2. PURPOSE

This ordinance is intended to assure the provision of adequate public facilities to serve new development in the Village by requiring each new development to contribute payments toward its share of the costs of the facilities necessitated by and attributable to such new development.

SECTION 3. AUTHORITY

This ordinance is adopted pursuant to the Texas Local Government Code. The provisions of this ordinance shall not be construed to limit the power of the Village to use other methods authorized under Texas law or pursuant to other Village powers to accomplish the purposes set forth herein, either in substitution or in conjunction with this ordinance. The Board of Aldermen is authorized to adopt and administer guidelines for applying the provisions of this section. Guidelines may be developed and approved by ordinance, resolution, or otherwise to implement and administer this ordinance.

SECTION 4. DEFINITIONS

“Advisory committee” means a capital improvements advisory committee on impact fees designated by the Board of Aldermen in accordance with Texas Local Government Code Chapter 395.

“Assessment” means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development under an impact fee ordinance.

“Capital improvement” means a wastewater facility, with a life expectancy of three or more years, to be owned and operated by or on behalf of the Village.

“Capital improvements plan” means an adopted plan, as amended from time to time, that identifies wastewater capital improvements or facility expansions and their associated costs which are necessitated by and attributable to new development and will be financed in whole or in part through wastewater impact fees imposed under an impact fee ordinance.

“Credit” means the amount of the reduction of an impact fee for fees, payments or charges for the same type of capital improvements for which such fee has been assessed.

“Facility expansion” means an expansion of the capacity of any existing wastewater facility, as applicable, for the purpose of serving existing or new development, but does not include the repair, maintenance, or modernization of an existing facility.

“Impact fee” means a fee for wastewater facilities in order to generate revenue to fund or recoup all or part of the costs of capital improvements or facility expansions necessitated by new

development. Impact fees do not include (1) the dedication of rights-of-way or easements for wastewater facilities, (2) a requirement for the construction of such facilities imposed under the Village's zoning or subdivision regulations, (3) pro rata fees for reimbursement of the Village's costs for extending wastewater mains, or (4) charges for wastewater services to a wholesale customer such as a political subdivision of the state or other wholesale utility customer

"Land use assumptions" means projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the Village, as amended from time to time, upon which a capital improvements plan is based.

"Land use equivalency table" means a table included by reference in the Impact Fee Ordinance as an exhibit, as amended from time to time, that converts the demands for capital improvements generated by various land uses to numbers of service units.

"New development" means any activity involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which (1) has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by the activity, (2) requires the approval of a plat, the issuance of a building permit or connection to the Village's wastewater system, and (3) is not exempted from impact fees by the provisions of an impact fee ordinance. New development includes the conversion of an existing use from private on-site wastewater facilities to the use of Village wastewater facilities.

"Offset" means a reduction of an impact fee designed to fairly reflect the value of system facilities provided by a developer under the Village's subdivision regulations or other requirements, in accordance with the Impact Fee Ordinance or Board of Aldermen-approved administrative guidelines.

"Plat" has the meaning given the term in Article 5.8 of the Village's Zoning Ordinance. Plat includes replat.

"Plat recordation" means the date the final plat of a subdivision is filed in the appropriate county records.

"Plumbing permit" means any plumbing permit used by Village's building inspection division.

"Property owner" means any person, corporation, legal entity or agent thereof having a legal or equitable interest in the land for which an impact fee becomes due. Property owner includes the developer for a new development.

"Recoupment" means the imposition of an impact fee to reimburse the Village for capital improvements which the Village has previously oversized to serve new development.

"Service area" means either an impact fee wastewater service area within the Village or the Village's extraterritorial jurisdiction, within which an impact fee may be collected for new

development, and within which impact fees will be expended for the types of facility improvements or expansions identified in a capital improvements plan.

“Service unit” means a living unit based upon metered water usage, which will serve as the standardized measure of consumption, use or generation attributable to new development.

“Site-related facility” means an improvement or facility which (1) is for the primary use or benefit of a new development, or for the primary purpose of safe and adequate provision of wastewater facilities to serve a new development (including improvements and facilities needed to meet the Village’s minimum standards for wastewater facilities, (2) is not included in an impact fees capital improvements plan and (3) the developer or property owner is solely responsible for constructing or installing under subdivision or other applicable regulations.

“System facility” means a capital improvement or facility expansion which is designated in a capital improvements plan and is not a site-related facility. System facility may include a capital improvement which is located offsite, or within or on the perimeter of the development site.

“Utility application” includes (1) any request for connection of a new development to the Village wastewater system, or (2) any report, including a report from a property owner, a Village employee or official, or another provider of wastewater services, of an additional connection to, or an increase in the use of, Village wastewater facilities.

“Village” means the Village of Salado, Texas.

“Wastewater facility” means a wastewater interceptor or main, lift station, treatment facility or other facility included within and comprising an integral component of the Village’s collection, transmission and treatment system for wastewater. Wastewater facility includes land, easements or structures associated with such facilities. Wastewater facility excludes a site-related facility.

“Water meter” means a device for measuring the flow of water to a development, whether for domestic, commercial, industrial, fire protection, irrigation, or other purposes.

ARTICLE II.

SECTION 1. CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

A. In accordance with Tex. Loc. Govt. Code Chapter 395, the Board of Aldermen is required to appoint a Capital Improvements Advisory Committee on Impact Fees to advise the Board of Aldermen concerning the finalization of the land use assumptions, impact fee capital improvements plan and the amounts of impact fees for wastewater facilities. The Capital Improvements Advisory Committee on Impact Fees shall be composed of the members appointed by the Board of Aldermen. Representatives of the real estate, development, or building industries and/or a representative from the extra-territorial jurisdiction of the Village, neither of who are an employee or official of the Village will be included on the Capital Improvements Advisory Committee on Impact Fees.

- B. The Advisory Committee serves in an advisory capacity and is established to:
1. advise and assist the Village in adopting land use assumptions;
 2. review the capital improvements plan and file written comments;
 3. monitor and evaluate implementation of the capital improvements plan;
 4. file semiannual reports with respect to the progress of the capital improvements plan and report to the Village any perceived inequities in implementing the plan or imposing the impact fee; and
 5. at least every five years, advise the Board of Aldermen of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

SECTION 2. NOTICES

The Board of Aldermen shall give such notices, hold such public hearings, and fulfill all other such requirements as are required under Tex. Loc. Govt. Code Chapter 395 with respect to the adoption of and updates to the Impact Fee Ordinance.

ARTICLE III.

SECTION 1. IMPACT FEE ORDINANCE REVISIONS

This Impact Fee Ordinance may be revised from time to time based on recommendations by the Impact Fee Advisory Committee after review and revision of the land use assumptions and capital improvements plan.

SECTION 2. IMPACT FEE AS CONDITION OF DEVELOPMENT APPROVAL

All applications for approval related to a new development shall be subject to assessment and collection of impact fees under the Impact Fee Ordinance and Sections 395.016 and 395.019 of the Texas Local Government Code. Each approval of a building permit, plumbing permit or utility application shall be conditioned on payment by the Applicant of impact fees imposed under the Impact Fee Ordinance.

SECTION 3. MAXIMUM IMPACT FEES PER SERVICE UNIT

- A. The maximum impact fee per service unit for each service area shall be established by category of capital improvements, and shall be as set forth in the attached Schedule "A". The maximum impact fee per service unit for each service area for each category of capital improvement is computed in the following manner:
1. Calculate the total projected costs of capital improvements identified in the capital improvements plan for each category of capital improvements;
 2. (a) From such amounts, subtract a credit equal to 50 percent of the such total projected costs; or

(b) From such amounts, subtract a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; and

3. Divide the resulting amounts by the total number of service units anticipated in the respective service area, based on the land use assumptions for that service area.
- B. The impact fee per service unit to be paid by each new development as set forth in the attached Schedule "A" is an amount less than or equal to the maximum impact fee per service unit calculated under Subsection A.

SECTION 4. ASSESSMENT OF IMPACT FEE AMOUNTS

- A. The assessment of the amount of the impact fee per service unit for each category of capital improvements for a new development in the designated impact fee service area shall be made as follows:
1. For a new development on land which is unplatted, at the time building permit is issued.
 2. For a new development on platted property, the assessment shall occur at the time of plat recordation, and shall be the amount of the impact fee per service unit applicable for the date of recordation, as described in an attached Schedule included by reference in the impact fee ordinance.
- B. After assessment under subsection A, the amount of the assessment per service unit for the development cannot be increased unless the quantity of service units needed for the development increases. In the event of such an increase, a new assessment for the development shall occur using the applicable scheduled rate then in effect and the applicable service unit computation criteria in Section 5 below.
- C. Following the vacating of any plat or submittal of any replat, a new assessment must be made in accordance with subsections A and B.
- D. Approval of an amended plat under Texas Local Government Code Section 212.016 and the Village's subdivision regulations will not change the assessment for the affected area.

SECTION 5. COMPUTATION OF SERVICE UNITS AND COLLECTION OF IMPACT FEES

- A. Impact fees shall be computed and collected at the following times:
Except as provided by Subsection 5.B below, if the Village has wastewater capacity available:
1. For land platted within the corporate boundaries of the Village, the Village shall collect the fees at the time the Village issues a building permit or if no building permit is needed, at the time an application for a utility connection is filed;
 2. For land platted outside the corporate boundaries of the Village, the Village shall collect the fees at the time an application for a utility connection is filed; and
 3. For a new development on land which is unplatted, at either the time of recordation of the subdivision plat or application for a utility connection, or at the time the City issues either the building permit or the certificate of occupancy.

B. Impact fees may be assessed, but may not be collected in areas where services are not currently available unless:

1. The collection is made to pay for a capital improvement or facility expansion that has been identified in the capital improvements plan and the Village commits to commence construction within two years, under duly awarded and executed contracts or commitments of staff time covering substantially all of the work required to provide service, and to have the service available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in no event longer than five years;
2. The Village agrees that the owner of a new development may construct or finance the capital improvements or facility expansions and agrees that the costs incurred or funds advanced will be credited against the impact fees otherwise due from the new development or agrees to reimburse the owner for such costs from impact fees paid from other new developments that will use such capital improvements or facility expansions, which fees shall be collected and reimbursed to the owner at the time the other new development records its plat; or
3. An owner voluntarily requests the Village to reserve capacity to serve future development, and the Village and owner enter into a valid written agreement.

C. The computation of the quantity of service units required for a new development will be as follows:

1. For new development subject to assessment under Paragraph 4.A.1, and for new development subject to assessment under Paragraph 4.A.2 with plat recordation on or after the effective date of the impact fee ordinance, the quantity of service units will be determined as follows:
 - a. Single Family Residential - By average daily winter water use during the preceding winter (November through February). The average daily water use for this time will be determined by examining water use billing records. The average daily water use will be divided by 100 (the average use for single-family customers) to determine the number of service units. If this calculation results in a value less than one, the number of service units will be rounded to one. Each new customer will be charged for a minimum of one service unit. For development with no water use history, an estimate of the water use will be derived using measures deemed appropriate by the Village. This may include using building plans, plumbing layouts, flow calculations and other information to support a request for use of a specific size or type of water meter.
 - b. All Other Development - By average annual water use during the preceding calendar year. The average daily water use for this time will be determined by examining water use billing records. The average daily water use will be divided by 100 (the average use for single-family customers) to determine the number of service units. If this calculation results in a value less than one, the number of service units will be rounded to one. Each new customer will be charged for a minimum of one service unit. For

development with no water use history, an estimate of the water use will be derived using measures deemed appropriate by the Village. This may include using building plans, plumbing layouts, flow calculations and other information to support a request for use of a specific size or type of water meter.

2. For new development subject to assessment under Section 4.A.2 with plat recordation on or before the effective date of the impact fee ordinance, the quantity of service units will be determined by reference to certain scheduled service unit computation criteria as described in 5.C.1 above.

D. The Village shall compute the impact fees for a new development in the following manner:

1. The amount of the impact fee shall be determined by multiplying the number of service units required for the new development by the impact fee per service unit using the applicable scheduled rate, as identified in Schedule "A".
2. The amount of each impact fee shall be reduced by any allowable offsets or credits for that category of capital improvements, in the manner provided in Section 6 below.
3. The total amount of the impact fee for the new development shall be calculated and attached to the permit or utility application as a condition of approval.

E. The amount of the impact fee for a new development shall not exceed an amount computed by multiplying the assessment amount per service unit under Section 4 by the number of service units for the development determined under this section.

F. If a building or plumbing permit or an approved utility application for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees shall be computed using the scheduled rate then in effect, with credits for previously paid fees being applied against the newly determined amount.

G. In the case of redevelopment, the amount of the impact fee shall be determined by multiplying the incremental number of service units associated with any new water use estimate, compared to the prior water use estimate, times the base impact fee per service unit.

H. The Board of Aldermen may approve an agreement with a property owner for a different time, manner of computation, or payment of impact fees for new development on the owner's property.

I. Property Owners who connect to the wastewater system within the first ninety (90) days that the system is operational qualify to have their impact fees paid out over four (4) years without incurring interest on the amount owed.

SECTION 6. OFFSETS AND CREDITS AGAINST IMPACT FEES

A. The Village shall offset or credit the present value of any system facility which has been dedicated or contributed to by a property owner and accepted by the Village, including the

value of rights-of-way or capital improvements constructed under an agreement with the Village, against the amount of the impact fee due for that category of capital improvement. The offset or credit shall be associated with the plat of the property that is to be served by the system facility.

- B. All offsets or credits against impact fees shall be based upon standards promulgated by the Village, which may be adopted as administrative guidelines, including the following standards:
1. An offset or credit shall not be given for the dedication or construction of site-related facilities, including improvements and facilities needed to meet the Village's minimum standards for wastewater facilities.
 2. An offset shall not exceed an amount equal to the eligible costs of the improvement multiplied by a fraction, the numerator of which is the impact fee per service unit due for the new development computed by schedule, and the denominator of which is the maximum impact fee per service unit for the new development as computed by schedule.
 3. The unit costs used to calculate offsets and credits shall not unreasonably exceed those assumed for the capital improvements included in the impact fees capital improvements plan for the category of facility for which the impact fee is imposed as delineated in Schedule "A". An offset or credit for an oversized improvement or facility shall not exceed the incremental increase in the cost of the improvement or facility over the cost of an improvement or facility needed to meet the Village's minimum standards for wastewater facilities.
 4. An offset or credit shall not be given for an oversized facility which is not identified within the capital improvements plan, unless the Village agrees that the facility supplies capacity to other new developments, and provisions for offsets or credits are incorporated in an agreement for capital improvements under Section 14.
 5. An offset or credit shall not be given (a) when no impact fees for a new development can be collected under an impact fee ordinance, (b) for any amount exceeding the total impact fees due for a new development for that category of capital improvements, unless expressly agreed to by the Village in writing, or (c) for any oversized facility where the Village executes an oversize reimbursement agreement with the property owner for the oversize cost.
 6. The Village may participate in the costs of a system facility to be dedicated to the Village in connection with a new development, including costs that exceed the amount of the impact fees due for the development for its scheduled category of capital improvements, in accordance with the Village's subdivision regulations. The amount of any offset shall not include the amount of the Village's participation.
- C. Offsets or credits created after the effective date of the Impact Fee Ordinance shall expire ten (10) years from the date the offset or credit was created. Offsets or credits arising prior to that effective date shall expire ten (10) years from the date the offset or credit was created.

- D. An offset or credit associated with a new development shall be applied to reduce the impact fee for the first building or plumbing permit or utility application for the property at the applicable time for collection of the fee, and thereafter to each subsequent building or plumbing permit or utility application, until the offset or credit is exhausted.

SECTION 7. ESTABLISHMENT OF ACCOUNTS, ACCOUNTING AND INTEREST

- A. The Village's finance department shall establish an account to which interest is allocated for each category of capital improvement for which an impact fee is imposed under the impact fee ordinance. Each impact fee collected for that category shall be deposited in that account.
- B. Interest earned on an impact fee account is considered funds of the account and shall be used solely for the purposes authorized in Section 8.
- C. The finance department shall establish adequate financial and accounting controls to ensure that impact fees disbursed from the account are utilized solely for the purposes authorized in Section 8. Disbursement of funds shall be authorized by the Village at such times as are reasonably necessary to carry out the purposes and intent of the impact fee ordinance; provided, however, that any fee paid shall be expended within a reasonable period of time, but not to exceed ten (10) years from the date the fee is deposited into the account.
- D. The finance department shall maintain and keep financial records for impact fees, which shall show the source and disbursement of all fees collected in or expended from each account. The records of the accounts into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours.
- E. The finance department shall maintain and keep financial records for these accounts which shall show the source and disbursement of all funds placed in or expended from the accounts.

SECTION 8. USE OF PROCEEDS OF IMPACT FEE ACCOUNTS

- A. The impact fees collected under the Impact Fee Ordinance may be used for the following expenses:
 - 1. To finance or to recoup the costs of any capital improvements or facility expansion identified in the capital improvements plan for the applicable category of capital improvements, including but not limited to the construction contract price, surveying and engineering costs, and land acquisition costs including purchase price, court awards and costs, attorney's fees, and expert witness fees.
 - 2. To pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the Village to finance capital improvements or facility expansions.
 - 3. To pay fees paid to an independent qualified engineer or financial consultant for preparing or updating the capital improvements plan and impact fees.

4. To pay for expansion of existing capital improvements in order to meet the need for capital improvements generated by new development.
- B. Impact fees collected under the Impact Fee Ordinance shall not be used to pay for any of the following expenses:
1. Construction, acquisition or expansion of capital improvements or assets other than those identified in the capital improvements plan for the applicable category of capital improvements;
 2. Repair, operation, or maintenance of existing or new capital improvements or facility expansions;
 3. Upgrade, expansion or replacement of existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;
 4. Upgrade, expansion, or replacement of existing capital improvements to provide better service to existing development when no new development is involved;
 5. Administrative and operating costs of the City.

SECTION 9. APPEALS

- A. The property owner or applicant for new development may appeal the following administrative decisions to the Board of Aldermen:
1. The applicability of an impact fee to the development;
 2. The amount of the impact fee due;
 3. The availability of, the amount of, or the expiration of an offset or credit;
 4. The application of an offset or credit against an impact fee due;
 5. The amount of the impact fee in proportion to the benefit received by the new development;
 6. The amount of a refund due, if any; or
 7. The applicability of an exception or exemption.
- B. The appellant must file a written notice of appeal with the Village clerk within thirty (30) days after the decision being appealed. If the notice of appeal is accompanied by a payment or other security satisfactory to the Village attorney in an amount equal to the original determination of the impact fee due, the development application may be processed and approved while the appeal is pending.

- C. The appeal shall be heard by the Board of Aldermen at its next regular meeting that is scheduled at least fifteen (15) days from the date the appeal is filed. The appellant may present evidence directly relevant and material to the grounds for the appeal. The burden of proof shall be on the appellant to demonstrate that the decision being appealed was not in accordance with the Impact Fee Ordinance or standards or guidelines adopted under or referred to in the Impact Fee Ordinance.
- D. The Board of Aldermen, after public hearing, may grant the appeal in whole or in part, or deny the appeal. If the amount of an impact fee is reduced, any portion of the impact fee paid under protest shall be refunded to the appellant.

SECTION 10. REFUNDS

- A. Upon written request, any impact fee or portion thereof collected under the impact fee ordinance, which has not been expended within ten (10) years from the date of payment, shall be refunded to the record owner of the property for which the impact fee was paid, or to a governmental entity, if the entity paid the fee, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Section 302.002 of the State Finance Code, or its successor statute. The application for refund under this section shall be submitted within sixty (60) days after the expiration of the ten-year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.
- B. An impact fee collected under the Impact Fee Ordinance shall be considered expended if the total expenditures for capital improvements or facility expansions authorized in Section 8 within ten (10) years after the date of payment exceeds the total fees collected for such improvements or expansions during that period.
- C. Upon written request, all or part of an impact fee collected under the Impact Fee Ordinance shall be refunded if:
 - 1. Existing service is available and service is denied;
 - 2. Service was not available when the fee was collected, and the Village has failed to commence construction of facilities to provide service within two (2) years of fee payment; or
 - 3. Service was not available when the fee was collected and has not subsequently been made available within a reasonable period of time considering the type of capital improvement or facility expansion to be constructed, but in any event this period shall not extend more than five (5) years from the date of fee payment.
- D. If a refund is due under subsections A, B or C, the Village shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

SECTION 11. REBATES

- A. If a tract of land for which an impact fee has been paid is replatted, resulting in a reduction in the number of service units, and the new impact fee to be collected is less than that paid, the Village shall rebate the difference, if water meters to serve the area being replatted have not been installed.
- B. If a building or plumbing permit or an approval of a utility application in a new development expires after an impact fee has been paid, no utility connection for the applicable category of capital improvements has been made under the permit or approval, and a modified or new application has not been filed within six months of the expiration, the Village shall, upon written request, rebate the amount of the impact fee to the record owner of the property for which the impact fee was paid. If no application for rebate under this subsection has been filed within this period, no rebate shall become due.

SECTION 12. UPDATES TO PLANS AND REVISION OF FEES

- A. The Village shall update the land use assumptions and capital improvements plan at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the impact fees based thereon in accordance with the procedures set forth in Tex. Loc. Govt. Code Chapter 395, or in any successor statute.
- C. The Village may review its land use assumptions, impact fees, capital improvements plan and other factors more frequently than provided in subsection A. to determine whether the land use assumptions and capital improvements plan should be updated and the impact fees recalculated accordingly, or whether any schedules thereto should be changed.
- D. The schedule setting forth the impact fee per service unit may be amended without revising land use assumptions and capital improvements plan at any time prior to the update described in subsection A, as long as the impact fee per service unit to be collected thereunder does not exceed the maximum impact fee per service unit set forth in another schedule.
- C. If the Board of Aldermen determines that no change to the land use assumptions, capital improvements plan or impact fee is needed at the time of an update under subsection A, the Board of Aldermen may dispense with the update in accordance with Tex. Loc. Govt. Code Section 395.0575.

SECTION 13. AGREEMENTS FOR CAPITAL IMPROVEMENTS

- A. The property owner for a new development may construct or finance a capital improvement or facility expansion designated in the capital improvements plan, if required or authorized by the Board of Aldermen, by entering into a facility agreement with the Village prior to the issuance of any building permit for the development. The facility agreement shall be on a form approved by the Village, and shall identify the estimated cost of the improvement or expansion, the schedule for initiation and completion of the improvement or expansion, a requirement that the improvement be designed and completed to Village standards, and such other terms and conditions as deemed necessary by the Village. The facility agreement shall provide for the

method to be used to determine the amount of the offset or credit to be given against impact fees due for the development.

- B. The Village and the property owner may agree that the costs incurred or funds advanced will be (1) offset or credited against the impact fees otherwise due from the new development, or (2) reimbursed to the owner from impact fees paid from other new developments that will use the capital improvements or facility expansions, or from other funding sources. In the event the Village elects to reimburse an owner for the dedication, construction or financing of a capital improvement or facility expansion designated in the capital improvements plan, the terms of reimbursement shall be incorporated in the agreement required by subsection A. Reimbursement agreements shall further be based on the availability of Village funds from all sources including current and projected impact fee fund accounts.
- C. Any agreement to offset or credit a portion of impact fees or to reimburse a portion of impact fees for certain capital improvements does waive the requirement to pay impact fees or reduce the amount thereof for other infrastructure to be utilized by new development. For example, a credit for the portion of impact fees associated with a property owner's installation of collection system lines does not waive the requirement to pay the portion of the impact fee associated with the treatment plant.

SECTION 14. APPLICABILITY, EXCEPTIONS AND EXEMPTIONS

- A. Political subdivisions and other governmental entities shall pay impact fees imposed under this ordinance.
- B. A school district is not required to pay impact fees imposed by this ordinance unless the board of trustees of the district consents to the payment of the fees by entering a contract with the Village.
- C. A property connected to the Stagecoach wastewater system owned and operated by the Village of Salado is not required to pay impact fees imposed by this ordinance unless capital improvements are made to the property increasing the capacity or expanding the use of wastewater service.

SECTION 15. USE OF OTHER FINANCING MECHANISMS

- A. The Village may finance capital improvements or facility expansions designated in the capital improvements plan through the issuance of bonds, through the formation of public utility districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- B. Except as herein otherwise provided, the assessment and collection of an impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.
- C. The Board of Aldermen may decide that the Village shall waive all or a part of impact fees due for a new development under duly adopted criteria.

SECTION 16. IMPACT FEE AS ADDITIONAL AND SUPPLEMENTAL REGULATION

- A. Impact fees established by the Impact Fee Ordinance are additional and supplemental to, and not in substitution of, any other requirements imposed by the Village on the development or subdivision of land, the issuance of building permits, or the sale of wastewater taps. Impact fees are intended to be consistent with and to further the policies of the Village's comprehensive land use plan, the capital improvements plan, the zoning ordinance, subdivision regulations and other Village policies, ordinances and resolutions by which the Village seeks to ensure the provision of adequate public facilities in conjunction with the development of land.
- B. The Impact Fee Ordinance shall not affect in any manner the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to Village zoning, subdivision or other regulations, which shall remain in full force and effect without limitation.
- C. The Impact Fee Ordinance is not intended to replace or supersede the Village's subdivision and other regulations requiring the dedication, extension or construction of wastewater improvements, and is intended to be interpreted consistently with such regulations.
- D. The cost per service unit for any category of capital improvement under the Impact Fee Ordinance may be used in determining whether a Village regulation requiring the dedication or construction of that type of capital improvement is proportional to the nature and extent of the impacts of a new development on the Village's facilities.

SECTION 17. RELIEF PROCEDURES

- A. Any person who has paid an impact fee or a property owner for a new development for which an impact fee has been paid may submit a written petition for the Board of Aldermen to determine whether any duty of the Village under the Impact Fee Ordinance has been performed in a timely manner. The petition shall be submitted to the Village clerk, and shall state the nature of the duty. The Board of Aldermen will hear the petition at its next meeting that is scheduled at least seven days from the date the petition is filed. If the Board of Aldermen determines that the duty is required under the Impact Fee Ordinance and is late in being performed, the Board of Aldermen shall direct that the duty be promptly commenced and continued until completion. This subsection is not applicable to matters which may be appealed under Section 9.
- B. The Board of Aldermen may grant a variance in whole or in part from any requirement of the Impact Fee Ordinance, upon written request by a property owner, following a public hearing. The Board of Aldermen will grant a variance only upon finding that a strict application of a requirement would, when regarded as a whole, result in the confiscation of a property owner's property.

- C. If the Board of Aldermen grants a variance to the amount of the impact fee due for a new development under this section, the Board of Aldermen may transfer the amount of the reduction in the impact fee to the proper impact fee account from other Village funds.

Schedule A
Adopted Impact Fee Schedule
(Effective: _____, 2018)

Maximum Allowable Wastewater Impact Fee per Service Unit

Wastewater	
Treatment	\$4,520
Pumping	\$51
Interceptors	\$558
Study Allowable	\$23
Total Wastewater Fee per Service Unit	\$5,152

Adopted Effective Wastewater Impact Fee per Service Unit

Wastewater	
Treatment	\$3,290
Pumping	\$37
Interceptors	\$406
Study Allowable	\$17
Total Wastewater Fee per Service Unit	\$3,750

BOA Agenda Item Form



Date Submitted: August 1, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER ACTION REGARDING THE FIRST READING OF AN ORDINANCE ESTABLISHING REQUIREMENTS FOR MANDATORY CONNECTION TO THE VILLAGE OF SALADO WASTEWATER SYSTEM

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of the first reading of a mandatory connection ordinance for the new Salado Wastewater System ("System").

The proposed ordinance, if approved, requires commercial and residential property owners that own building or properties connected to an on-site sanitary sewer system to connect to the System within ninety (90) days of being notified by the Village that wastewater service is available to them. If the property owner does not connect to the System within the allowable time period, the Village will connect the property to the System and place a lien on the property for the costs and expenses of making the connection.

In addition, the proposed ordinance requires the owner of any new building intended for habitation or occupancy who applies for a Certificate of Occupancy ("CO") after the date the System is operational, on property located within one-hundred fifty (150) feet of the System's collection facilities, must connect to the System prior to the issuance of a CO. Also, all new subdivisions platted after the date the System is operational and located within one-hundred fifty (150) feet of the System must connect to the System.

Attached is a copy of the proposed ordinance for review and consideration.

It should be noted that Mayor Pro-tem Fred Brown is planning to present an amendment to the proposed ordinance that would allow single-family homes and duplexes within the initial service area to have the option of not connecting to the System.

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ESTABLISHING THE REQUIREMENTS FOR MANDATORY CONNECTION TO A PUBLIC WASTEWATER SYSTEM; AND PROVIDING FOR AN EFFECTIVE DATE; PROPER NOTICE AND MEETING; SEVERABILITY AND REPEALER.

WHEREAS, the Board of Aldermen of the Village of Salado seeks to promote the health, safety and general welfare of the citizens of the Village, and the best interests of the Village; and

WHEREAS, pursuant to Texas Local Government Code 51.001, the Board of Aldermen is authorized to adopt an ordinance that is for good government, peace and order of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, pursuant to Texas Local Government Code 51.012, the Board of Aldermen is authorized to adopt an ordinance, not inconsistent with state law, that the Board considers proper for the government, interest, welfare or good order of the Village; and

WHEREAS, the Board of Aldermen seeks to ensure that water and sewer service is adequate and efficient for the citizens of the Village; and

WHEREAS, currently a majority of the properties located within the Village operate on-site sanitary sewer systems; and

WHEREAS, the Board is in the process of constructing a public wastewater system to serve the Village's downtown business district and some adjacent areas; and

WHEREAS, the Board finds that is in the best interest of the public health, safety and welfare of the citizens to require connections to the Village sewer system once operational as provided by this ordinance; and

WHEREAS, the Board of Aldermen finds that the restrictions imposed by this Ordinance are reasonable, necessary, and proper for the good government of the Village of Salado; and

WHEREAS, pursuant to Chapter 552 of the Texas Local Government Code and other laws, the Village is authorized to operate its sewer utility system inside and outside its municipal boundaries, to regulate the systems in a manner that protects the interests of the municipality, and to extend the lines of its utility systems inside and outside the municipal boundaries.

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

I. FINDINGS OF FACT

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

II. ORDINANCE

That this Ordinance is hereby enacted for the purpose of establishing requirements for mandatory connection to a public wastewater system and shall read as follows:

SECTION 1. CONNECTION TO SEWER SYSTEM REQUIRED.

(A) This section applies to all properties within the corporate limits of the Village of Salado.

(B) *Connection is required.* All property owners are required to connect buildings or structures intended for human habitation or occupancy located on their property to the Village's Sewer System in accordance with the following provisions:

(1) *Existing On-Site Sanitary Sewer Systems.* Within ninety (90) days of notice from the Village of the availability of the Village's Sewer System to the public, all property owners that own buildings or properties connected to an existing on-site sanitary sewer system shall connect to the Village's Sewer System and shall immediately cease using the on-site sanitary sewer system upon such connection. Such connections shall be made in accordance with required procedures set forth by the Village and within the time prescribed by the Village.

If the building or property is not connected to the Village's Sewer System within the time prescribed or operation of the on-site sanitary sewer system is not discontinued, it shall be a violation of this Ordinance and subject the property owner to the penalties set forth in this Ordinance. In addition to the penalties set forth in this ordinance, the Village Administrator may provide written notice to the person owning the property that is required to be connected to the Village's Sewer System. Such notice shall also state that, upon failure of the property owner or occupant to connect to the Village's Sewer System within thirty (30) days from the date of the notice, the Village will connect the property to the Village's Sewer System, and will charge the cost and expense incurred by the Village to connect the property to the Village's Sewer System to the owner of such property, and that the Village may place a lien on such property for those costs and expenses, may institute suit against the owner to collect the costs incurred by the Village or may undertake other measures within the Village's authority to recover the costs. The notice provided for this section shall be in writing and either served personally or sent by letter addressed to the owner of such property, at the address of the property, or at the address as identified by the appraisal district.

(2) *New Connections.* The owner of every new building intended for human habitation or occupancy, applying for a certificate of occupancy after the date the Village Sewer System is operational and available, on property within one-hundred fifty (150) feet of the Village's Sewer System or facilities, shall connect the new building to the Village's Sewer System prior to the issuance of a certificate of occupancy and in accordance with

the required procedures established by the Village. A separate connection for each house or building on the property requiring service shall be required unless the Village Administrator approves the connection of more than one (1) building located on the single property to a single connection. All new subdivisions platted after the date of an operational Village Sewer System, located within one-hundred fifty (150) feet of the Village Sewer System shall be connected to the Village's Sewer System in accordance with required procedures set forth by the Village and within the time prescribed by the Village.

SECTION 2. PENALTY.

(A) *General.* Any person who violates any provision of this Ordinance for which no other penalty is provided shall, upon conviction, be subject to penalties as set forth in this Section of the Ordinance.

(1) *Civil and criminal penalties.* The Village shall have the power to administer and enforce the provisions of this Ordinance, as may be provided by governing law. Any person violating any provision of this Ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations.

(2) *Criminal prosecution.* It is a criminal offense to violate any portion of this Ordinance. Any person willfully and knowingly violating any provision of this Ordinance shall, upon conviction, be fined a sum not exceeding \$2,000. Each day that a provision of this Ordinance is violated shall constitute a separate offense.

(3) *Civil remedies.* Nothing in this Section shall be construed as a waiver of the Village's right to bring a civil action to enforce the provisions of this Section and to seek remedies as allowed by law, including, but not limited to the following:

- (a) Injunctive relief to prevent specific conduct that violates this Ordinance or to require specific conduct that is necessary for compliance with this Ordinance; and
- (b) A civil penalty of not less than \$100 nor more than \$5,000 a day when it is shown that the defendant was actually notified of the provisions of this Ordinance and after receiving notice committed acts in violation of this Ordinance or failed to take action necessary for compliance with this Ordinance; and
- (c) Other available relief.

III. SEVERABILITY

It is hereby declared to be the intention of the Board of Aldermen 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 judgement 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 the Ordinance shall be enforced as written.

IV. EFFECTIVE DATE

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

V. 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 purposes of the meeting was given as required by the Open Meetings Act, chapter 551 of the Texas Local Government Code, and the Standard Zoning Enabling Act, Chapter 221 of the Texas Local Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED ON FIRST READING, this _____ day of August, 2018, by a _____ (Ayes) _____ (Nays) _____ (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

PASSED AND APPROVED ON SECOND READING this _____ day of August 2018, by a _____ (Ayes) _____ (Nays) _____ (Abstain) vote of the Board of Aldermen of the Village of Salado, Texas.

VILLAGE OF SALADO

By: _____
Skip Blancett, Mayor

ATTEST:

Cara McPartland, City Secretary

APPROVED AS TO FORM:

Erin Selvera, Assistant City Attorney

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER APPROVAL OF FIRST READING OF AN ORDINANCE AMENDING THE VILLAGE OF SALADO ZONING ORDINANCE TO REQUIRE A CONDITIONAL USE PERMIT TO PARK RECREATIONAL VEHICLES AND TRAVEL TRAILERS ON CERTAIN RESIDENTIALLY ZONED PROPERTIES

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of a proposed ordinance amending the Village of Salado Zoning Ordinance to require a Conditional Use Permit ("CUP") to park a recreational vehicle ("RV") or travel trailer in the driveway of a single-family residential property within the corporate limits of the Village of Salado.

Attached is a copy of the proposed ordinance recommended by the Planning and Zoning Commission for review and consideration.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE SALADO ZONING ORDINANCE, NO. 2015.04 ADDING THE PARKING OF A RECREATIONAL VEHICLE OR TRAVEL TRAILERS IN A DRIVEWAY AS A CONDITIONAL USE IN SINGLE-FAMILY ESTATE RESIDENTIAL DISTRICT (SF-21), SINGLE-FAMILY RESIDENTIAL DISTRICT (SINGLE FAMILY HOME) (SF-7), SINGLE-FAMILY RESIDENTIAL-PATIO HOME DISTRICT (SF-PH), AND SINGLE FAMILY-ATTACHED RESIDENTIAL DISTRICT (CONDOS AND TOWNHOUSES) (SFA); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; PROPER NOTICE & HEARING.

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code, the Village of Salado (the "Village") has broad authority to regulate zoning of land within the Village's jurisdiction; and

WHEREAS, pursuant to Section 51.001 of the Texas Local Government Code, the Village has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the Village and is necessary or proper for carrying out a power granted by law to the Village.

WHEREAS, the Board of Aldermen finds that, from time to time, there may be a desire from some residents to park recreational vehicles or travel trailers on their residentially zoned property within the Village of Salado; and

WHEREAS, the Board of Aldermen finds that the parking of recreational vehicles or travel trailers, can sometimes be unsightly, harmful to visual lines of sight, detrimental to neighboring property values, and generally a public nuisance; and

WHEREAS, the Board of Aldermen finds that allowing the parking of recreational vehicles or travel trailers on certain residentially zoned properties by Conditional Use Permit will help prevent a public nuisance in residential areas of the Village while, at the same time, attempting to meet the needs of those wanting to park recreational vehicles on their property.

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

SECTION 1. Amendment.

Section 4.1.E. (Use Charts) of Ordinance No. 2015.04 is hereby amended to add the following:

“Parking of a Recreational Vehicle or Travel Trailer” as a Conditional Use in the following residential zoning districts: Single-Family Estate Residential District (SF-21), Single-Family Residential District/Single Family Home (SF-7), Single-Family Residential-Patio Home District, and Single-Family Attached Residential District (Condos and Townhouses) (SFA).”

SECTION 2. Severability. If any portion of this Ordinance or the application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance and the application of such provision to other persons and circumstances shall remain valid and in full force and effect, and the Board of Aldermen hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 3. Conflicting Provisions. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Order shall be and remain controlling as to the matters ordered herein.

SECTION 4. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 5. Proper Notice and Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was acted upon 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.

SECTION 6. Authorization to Execute. The Mayor is authorized to execute and the City Secretary is authorized to attest this Ordinance on behalf of the Board;

SECTION 7. Effective Date. This Ordinance is effective immediately upon its passage and approval.

FIRST READING PASSED AND APPROVED by the Village of Salado Board of Aldermen on the ___th day of August, 2018, by a vote of ____ (Ayes) and ____ (Nays).

SECOND READING PASSED AND APPROVED by the Village of Salado Board of Aldermen on the ___th day of August, 2018, by a vote of ____ (Ayes) and ____ (Nays).

VILLAGE OF SALADO

By: _____
Skip Blancett, Mayor

ATTEST:

Cara Mc Partland, City Secretary

(SEAL)

APPROVED AS TO FORM:

Alan Bojorquez, City Attorney

BOA Agenda Item Form



Date Submitted: July 31, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER AUTHORIZING ADDITIONAL COMPENSATION TO MR. RICARDO BERUMEN FOR THE REMOVAL OF FENCING ON HIS WEST VILLAGE ROAD PROPERTY TO FACILITATE THE INSTALLATION OF A VILLAGE OF SALADO SEWER MAIN ON THE PROPERTY

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 authorizing additional compensation to a property owner on West Village Road for the replacement of a privacy fence that must be removed to facilitate installation of a Village of Salado sewer main on the owner's property.

The property owner, Mr. Ricardo Berumen, previously granted a permanent utility easement for the subject sewer main. That agreement, a copy of which is attached, requires the Village to compensate the property owner for the replacement of up to one-hundred seventy-five (175) feet of privacy fencing on his property at a cost of \$21 per linear foot.

The contractor installing the collection system for the Village's new wastewater system has identified the need to remove up to fifty (50) additional feet of fencing to accommodate the size of the construction equipment that will be needed to cut the trench line on the subject property.

With the above-mentioned in mind, the Village staff is recommending board members approve compensation to Mr. Berumen for the replacement of not more than two hundred twenty-five (225) feet of fencing on the subject property at a cost of \$21 per linear foot. The Village staff will verify the exact length of fencing replaced prior to compensating the subject property owner.

**VILLAGE OF SALADO
PERMANENT UTILITY EASEMENT AND TEMPORARY CONSTRUCTION
EASEMENT**

THE STATE OF TEXAS

§
§
§

COUNTY OF BELL

That I Ricardo Berumen, GRANTOR herein, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the VILLAGE OF SALADO, general law municipality of the County of Bell, State of Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, do hereby grant, sell and convey unto the said GRANTEE three permanent and perpetual easements for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating wastewater facilities in, into, upon, over, across, under and through all that land in Bell County Texas described as follows, together with three adjacent temporary construction easements, as follows, to-wit:

A 0.082 acre Permanent Utility Easement as shown the attached *Exhibit A*, labelled *Survey*, attached hereto and as more particularly described in the *Field Notes* portion of the attached *Exhibit B*, and

A 0.003 acre Permanent Utility Easement as shown on the attached *Exhibit A*, labelled *Survey*, attached hereto and as more particularly described in the *Field Notes* portion of the attached *Exhibit C*, and

A 0.046 acre Permanent Utility Easement as shown on the attached *Exhibit A*, labelled *Survey*, attached hereto and as more particularly described in the *Field Notes* portion of the attached *Exhibit D*, and

Three thirty feet wide temporary construction easements adjacent to the above described utility easements and as shown on the attached *Exhibit A*, labelled *Survey*, attached hereto.

together with the right of ingress and egress as necessary for such purposes.

TO HAVE AND TO HOLD the above described Temporary Construction Easement unto the said Grantee, its successors, assigns, and legal representatives, and Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to Grantee and its successors, assigns, and legal representatives, against every person whom so ever lawfully claiming or to claim the same or any part thereof.

GRANTOR covenants and agrees that GRANTOR and GRANTOR's heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or

constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that GRANTEE shall have the right to excavate and fill upon said permanent easement and to remove from said permanent easement, any fences, buildings, landscaping or other obstructions as may now be found upon said permanent easement regarding GRANTEE'S installation and maintenance of its wastewater service line.

It is further intended that the Permanent Utility Easement herein granted to the GRANTEE shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR's chain of title. The Permanent Utility Easement, rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person except for other utility easements crossing the GRANTEE's easement, preferably such crossings at a ninety degree angle, provided such utility lines placed in these other easements to do not damage or interfere with the operation and maintenance of the GRANTEE'S waste water service line. In this regard, GRANTEE has requested and GRANTOR hereby agrees that if such other utilities are Dry utilities, then they will be seven feet (7') off the centerline of the sewer line, and if another utility is a water line, then all separation distances will meet TCEQ requirements.

The GRANTOR reserves all of the oil, gas, Sulphur and all other minerals and materials thereon, therein or thereunder.

The GRANTEE shall not unnecessarily disturb the easement beyond what is ordinary and customary to install, operate and maintain GRANTEE's waste water service line and use its best efforts to return the easement to its condition prior to Grantee's use with the understanding that landscape will be addressed as outlined below.

GRANTEE will:

1. **Tap fees:** agree to waive up to 3 wastewater tap fees for taps that are 4" or less in size, and not to exceed a total value of \$4,000.
2. **Driveway cut:** agree that it will not object to a driveway cut on I-35, except that the driveway must meet all City Technical Standards and Specifications, permits, Zoning Ordinance provisions, and TXDOT requirements and permits.
3. **Fence:**
 - a. provide an allowance of up to \$21.00 per linear foot for replacement of any portion of an existing wooden privacy fence (generally running parallel to I-35 frontage road – see *Exhibit E*) damaged or removed during construction; total amount of allowance for actual damages is not to exceed \$3,675 (175' in length);
 - b. install approximately 175' of temporary fencing along the western boundary of the 0.082 acre easement identified in *Exhibit E*, prior to start of construction and remove temporary fence upon completion of construction.
4. **Trees and Shrubs:**
 - a. provide an allowance of \$1,500.00 for GRANTOR to replace 5 trees that must be removed during temporary construction; trees are labeled #5, 6, 9, 14, and 15 on the attached *Exhibit E – Tree Survey*;
 - b. provide an allowance of up to \$16.50 per shrub for replacement of any shrub adjacent to the wooden privacy fence referenced in Section 3a herein, that is damaged or removed during construction; total amount of allowance for actual damages is not to exceed \$825 (50 shrubs);

- c. All new installations described in Section 4a and 4b above are to be at GRANTOR cost utilizing funds provided by GRANTEE as specified in Section 4a and with GRANTOR to be present at installation. GRANTOR assumes all maintenance responsibility thereafter, with no further Village obligation and no replacement for dead trees or shrubs;
- d. As to the existing trees that may be damaged or die as a result of temporary construction in the easement, GRANTEE agrees to provide an allowance of up to \$600 for 2 existing trees, trees are labeled #3 and #4 on the attached *Exhibit E - Tree Survey* (not the "replacement trees" as provided for in 4a), if they die as a result of temporary construction activities for a period of up to one year after construction work completion.

IN WITNESS WHEREOF, this dedication instrument is executed this 15th day of September, 2016.

BY: *Ricardo Berumen*
 Ricardo Berumen, GRANTOR

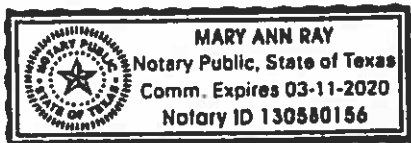
ACKNOWLEDGEMENT

**THE STATE OF TEXAS, COUNTY
 OF BELL**

BEFORE ME, the undersigned authority in and for Bell County, Texas, on this day personally appeared Ricardo Berumen known to me or proved to me through _____ (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of September, 2016.

NOTARY SEAL




Mary Ann Ray
 Notary Public, State of Texas

Mary Ann Ray
 Notary's Name (Printed)

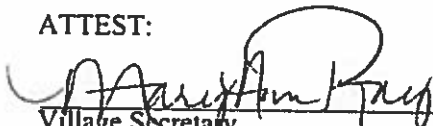
03-11-2020
 Notary's Commission

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest and real property conveyed by this dedication instrument the 15th day of September, 2016, from Ricardo Berumen to the VILLAGE OF SALADO, has been duly accepted subject to all terms and conditions contained therein, and the Board of Aldermen has consented to recordation of such dedication instrument by its duly authorized officer.


Dated 15 Sept 16
Skip Blancett, Mayor
VILLAGE OF SALADO

ATTEST:


Village Secretary

AFTER EXECUTION BY GRANTOR,
PLEASE RETURN ORIGINAL TO:

VILLAGE OF SALADO
c/o Village Engineer
301 North Stagecoach Road
Salado, TX 76571
Phone: 254-947-5060
Fax: 254-947-5061

AFTER RECORDING, PLEASE RETURN
ORIGINAL TO:

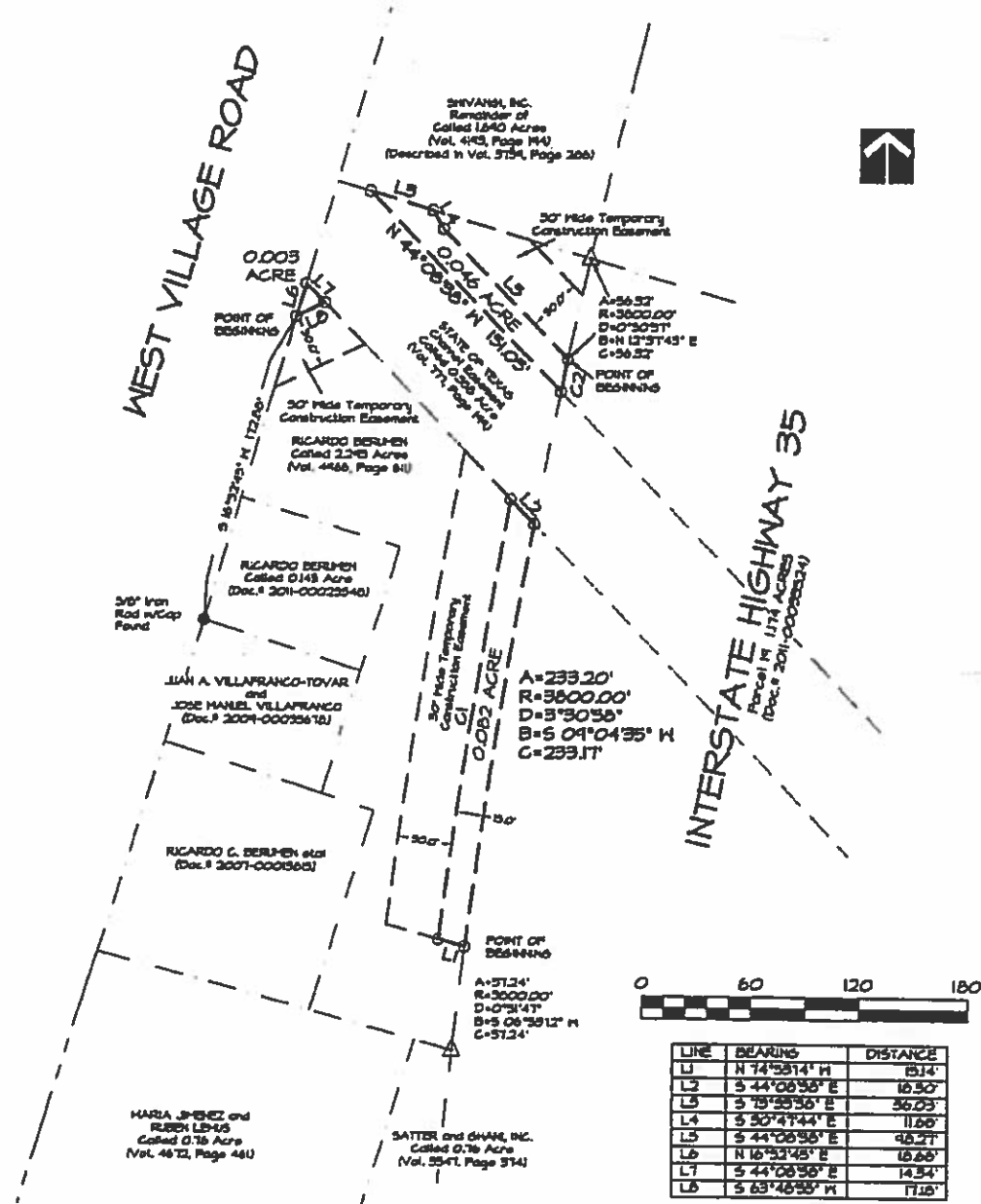
VILLAGE OF SALADO
c/o Village Secretary
301 North Stagecoach Road
Salado, TX 76571
Phone: 254-947-5060

UTILITY EASEMENT
Ricardo Berumen

EXHIBIT A

Survey showing 0.082 ACRE, 0.046 ACRE and 0.003 ACRE,
situated in the YOUNG WILLIAMS SURVEY,
ABSTRACT NO. 861, Bell County, Texas,

This sketch to accompany a metes and bounds descriptions of the hereon shown
0.082 ACRE, 0.046 ACRE and 0.003 ACRE Utility Easements



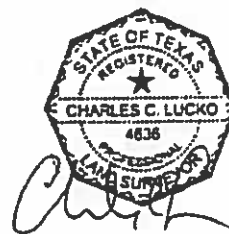
LINE	BEARING	DISTANCE
L1	N 74°58'14" W	1514'
L2	S 44°08'58" E	16.92'
L3	S 19°58'56" E	36.03'
L4	S 90°47'44" E	11.68'
L5	S 44°08'58" E	48.27'
L6	N 16°33'45" E	16.68'
L7	S 44°08'58" E	14.94'
L8	S 63°48'58" W	17.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3015.00'	242.51'	242.53'	N 04°12'14" E	3°38'53"
C2	3600.00'	16.05'	16.05'	S 12°04'04" W	0°16'20"

- ▲ Denotes TxDOT Aluminum Cap Monument Found
- Denotes calculated point

This project is referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System Network.

ACS
ALL COUNTY SURVEYING, INC.
1500 South 21st Street
Temple, Texas 76704
254-710-2212 Killeen 254-634-4636
Fax 254-714-1600
Tx. Firm Lic. No. 10003600



Survey completed: 02-25-2016
Scale: 1" = 60'
Job No.: E0687-Berumen Exp
Dwg No.: 150687
Drawn by: HDN
Surveyor: CCL # 4836
Copyright 2016 All County Surveying, Inc.

Plot Date: 04-27-2016

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 19, 2016

Surveyor's Field Notes:

0.082 ACRE, situated in the **YOUNG WILLIAMS SURVEY, ABSTRACT No. 861**, Bell County, Texas, being a portion of a called 2.295 acre tract of land conveyed to Ricardo Berumen in Volume 4966, Page 611, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a calculated point on a curve to the right on the west right of way of Interstate Highway 35, same being the west line of a called 1.174 acre tract of land conveyed to the State of Texas in Document No. 2011-00033524, Official Public Records of Real Property, Bell County, Texas, for the southeast corner of this tract, from which a TxDOT aluminum monument found at the southwest corner of said 1.174 acre tract bears *57.24 feet*, with a curve to the left, having a *radius of 3800.00 feet*, a *delta angle of 0° 51' 47"* and a *chord which bears S. 06° 53' 12" W., 57.24 feet*;

THENCE in a westerly direction, over and across said 2.295 acre tract, **N. 74° 53' 14" W., 15.14 feet**, to a calculated point, for the southwest corner of this tract;

THENCE in a northerly direction, continuing over and across said 2.295 acre tract, 15 feet west of and parallel to the west line of said 1.174 acre tract, with a curve to the right, **242.57 feet**, having a *radius of 3815.00 feet*, a *delta angle of 03° 38' 35"* and a *chord which bears N. 09° 10' 14" E., 242.53 feet*, to a calculated point on the south line of a called 0.558 acre channel easement conveyed to the State of Texas in Volume 777, Page 199, Deed Records of Bell County, Texas, for the northwest corner of this tract;

THENCE in an easterly direction, continuing over and across said 2.295 acre tract, with the south line of said 0.558 acre tract (*Deed S. 39° 09' 00" E.*), **S. 44° 08' 38" E., 18.30 feet**, to a calculated point on a curve to the left on the west line of said 1.174 acre tract, same being the west right of way of Interstate Highway 35, for the northeast corner of this tract;

THENCE in a southerly direction, with said curve to left on the west line of said 1.174 acre tract, same being the west right of way of Interstate Highway 35 (*Deed radius 3800.00 feet*), **233.20 feet**, having a *radius of 3800.00 feet*, a *delta angle of 03° 30' 58"* and a *chord which bears S. 09° 04' 35" W., 233.17 feet*, to the **POINT OF BEGINNING** and containing 0.082 Acre of Land.

This project is referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System network.

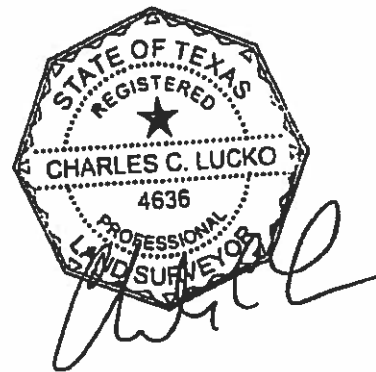
This metes and bounds description to accompany a Surveyors Sketch of the herein described 0.082 Acre tract.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed February 25, 2016

ALL COUNTY SURVEYING, INC.
1-800-749-PLAT

server/projects/pro150000/150600/150677/150677 Berumen 0.082AC.doc



Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 19, 2016

Surveyor's Field Notes:

0.003 ACRE (117.94 square feet), situated in the YOUNG WILLIAMS SURVEY, ABSTRACT No. 861, Bell County, Texas, being a portion of a called 2.295 acre tract of land conveyed to Ricardo Berumen in Volume 4986, Page 611, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a calculated point on a the west line of said 2.295 acre tract of land, same being the occupied east right of way of West Village Road, for the southwest corner of this tract, from which a 5/8" Iron rod with cap found at the southwest corner of a called 0.145 acre tract of land conveyed to Ricardo Berumen in Document No. 2011-00023348, Official Public Records of Real Property, Bell County, Texas, bears S. 16° 52' 45" W., 172.88 feet.

THENCE in a northerly direction, with the west line of said 2.295 acre tract (Deed N. 18° 57' 37" E.), same being the occupied east right of way of West Village Road, N. 16° 52' 45" E., 18.68 feet, to a calculated point on the south line of a called 0.558 acre channel easement conveyed to the State of Texas in Volume 777, Page 199, Deed Records of Bell County, Texas, for the northwest corner of this tract;

THENCE in a southeasterly direction, over and across said 2.295 acre tract, with the south line of said 0.558 acre tract (Deed S. 39° 09' 00" W.), S. 44° 08' 38" E., 14.34 feet, to a calculated point, for the most easterly corner of this tract;

THENCE in a southwesterly direction, continuing over and across said 2.295 Acre tract, S. 63° 48' 55" W., 17.18 feet, to the POINT OF BEGINNING and containing 0.003 Acre (117.19 square feet) of Land.

This project is referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System network.

This metes and bounds description to accompany a Surveyors Sketch of the herein described 0.003 Acre tract.

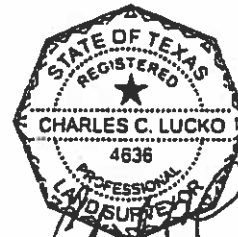
This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed February 25, 2016

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

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Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

UTILITY EASEMENT
Ricardo Berumen

EXHIBIT D

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

April 19, 2016

Surveyor's Field Notes:

0.046 ACRE, situated in the **YOUNG WILLIAMS SURVEY, ABSTRACT No. 861**, Bell County, Texas, being a portion of a called 2.295 acre tract of land conveyed to Ricardo Berumen in Volume 4966, Page 611, Official Public Records of Real Property, Bell County, Texas, and being more particularly described as follows:

BEGINNING at a calculated point on a curve to the left on the west right of way of Interstate Highway 35, same being the west line of a called 1.174 acre tract of land conveyed to the State of Texas in Document No. 2011-00033524, Official Public Records of Real Property, Bell County, Texas, for the most easterly, northeast corner of this tract, from which a TxDOT aluminum monument found at the northwest corner of said 1.174 acre tract bears *56.32 feet*, with a curve to the right, having a *radius of 3800.00 feet*, a *delta angle of 0° 50' 57"* and a *chord which bears N. 12° 37' 43" W., 56.32 feet*;

THENCE in a southerly direction, with said curve to left on the west line of said 1.174 acre tract, same being the west right of way of Interstate Highway 35 (*Deed radius 3800.00 feet*), *18.05 feet*, having a *radius of 3800.00 feet*, a *delta angle of 0° 16' 20"* and a *chord which bears S. 12° 04' 04" W., 18.05 feet*, to a calculated point on the north line of a called 0.558 acre channel easement conveyed to the State of Texas in Volume 777, Page 199, Deed Records of Bell County, Texas,, for the southeast corner of this tract;

THENCE in a northwesterly direction, over and across said 2.295 acre tract, with the north line of said 0.558 acre tract (*Deed N. 39° 09' 00" W.*), *N. 44° 08' 38" W., 151.05 feet*, to a calculated point on the north line of said 2.295 acre tract, same being the south line of a called 1.690 acre tract of land conveyed to Shivangi, Inc.in Volume 4193, Page 194, Official Public Records of Real Property, Bell County, Texas, for the northwest corner of this tract;

THENCE in an easterly direction, with the north line of said 2.295 acre tract (*Deed S. 71° 58' 30" E.*), same being the south line of said 1.690 acre tract, *S. 73° 33' 38" E., 36.03 feet*, to a calculated point, for the most northerly, northeast corner of this tract;

UTILITY EASEMENT
Ricardo Berumen

EXHIBIT D

2

THENCE in a southeasterly direction, over and across said 2.295 acre tract, the following two (2) courses and distances:

- 1) S. 30° 47' 44" E., 11.68 feet, to a calculated point, for a corner of this tract;
- 2) S. 44° 08' 38" E., 98.27 feet, to the **POINT OF BEGINNING** and containing 0.046 Acre of Land.

This project is referenced to the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations utilizing the Western Data System network.

This metes and bounds description to accompany a Surveyors Sketch of the herein described 0.046 Acre tract.

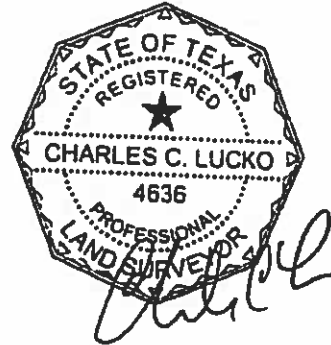
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Surveyed February 25, 2016

ALL COUNTY SURVEYING, INC.

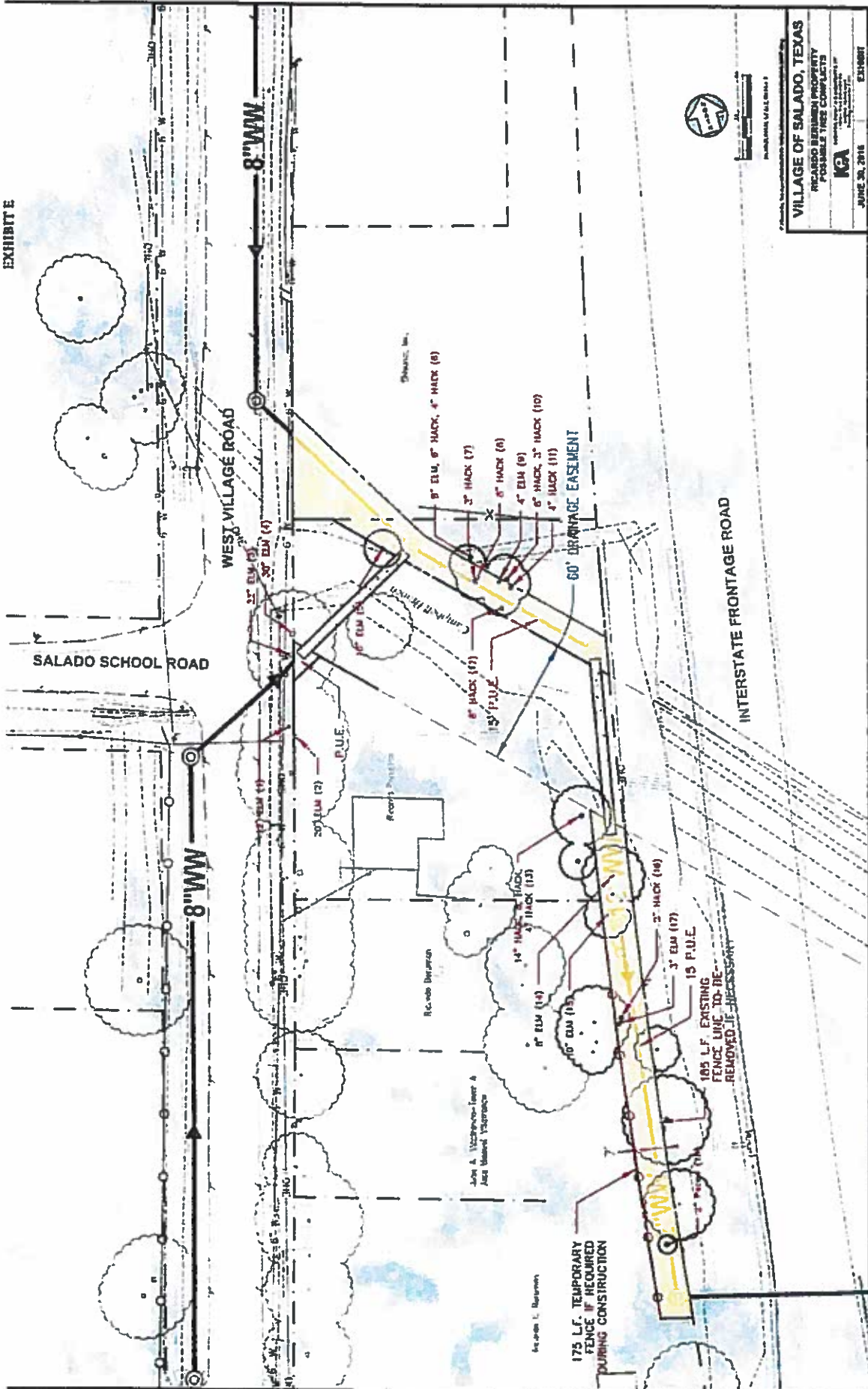
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Charles C. Lucko
Registered Professional Land Surveyor
Registration No. 4636

EXHIBIT E



VILLAGE OF SALADO, TEXAS
 RECALSO ESTIMATED PROPERTY
 POSSIBLE TREE COUNTS
KA
 JUNE 30, 2018 EXHIBIT

BOA Agenda Item Form



Date Submitted: August 1, 2018

Agenda Date Requested: August 2, 2018

Project/Proposal Title: CONSIDER APPROVAL OF THE PROPOSED FISCAL YEAR 2019 GOALS AND PRIORITIES FOR THE VILLAGE OF SALADO

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider approval of the proposed Fiscal Year 2019 Goals and Priorities for the Village of Salado.

On June 28, 2018, board members held a workshop to develop a set of goals and priorities for the Village for the coming fiscal year. Board members subsequently prioritized the proposed goals and priorities developed in the workshop.

Attached is a list of proposed goals and priorities for Fiscal Year 2019 for review and consideration.

FY 2019 GOALS AND PRIORITIES

Tier One

- Develop and implement a prioritized street improvement program

Tier Two

- Review and update the Village's annexation efforts and tax abatement program
- Reactivation of various citizen advisory committees (public safety, parks, economic development, ordinance, etc.) and establish Alderman-liaison positions on each committee
- Establish a development overlay district (zoning, development standards, etc.) for the I-35 Corridor
- Consider the possible expansion of the planned wastewater service area to include the north side hotel properties and Salado ISD schools
- Design and complete the Royal Street Roadway Restoration Program

Tier Three

- Initiate and complete construction of new wastewater system
- Establish an outreach program to encourage developers in the Village's ETJ to request annexation into the Village
- Secure a site on the west side of I-35 for a future wastewater treatment plant site
- Establish a development overlay district for the Royal Street Corridor, adjacent to Main Street

Tier Four

- Secure grant funding for future park and trail development
- Review and update Village of Salado Economic Development Strategy and Tax Incentive Program
- Enhance communication with citizens via newsletter, etc.

Tier Five

- Establish public and private partnerships to facilitate development of Pace Park
- Establish a capital vehicle and equipment replacement program for the Police Department and Public Works Department

Tier Six

- Modify the configuration of the intersection of Royal Street and Main Street
- Completion of planned sidewalk, lighting, parking and bike lane improvements on Main Street
- Enhance involvement in Central Texas Council of Government activities

Tier Seven

- Designate a Truck Route in the Village
- Review and update the Village's commercial development regulations
- Develop an incentive program to attract additional high-speed internet providers to the Village
- Develop and implement deer management program

Tier Eight

- Develop and implement a program supporting the Cultural Arts District in Salado
- Remove excess gravel build-ups from Salado Creek

Tier Nine

- Add patrol vehicles and increase manpower in the Salado Police Department.
- Develop and implement a Way Finding Signage Program
- Locate and develop new parking opportunities in the Main Street Business District

- Establish a "Village Mission" volunteer program

Tier Ten

- Establish a regular leadership luncheon for local and area elected officials
- Construct a walkway on the Main Street Bridge over Salado Creek
- Develop facilities and activities for the youth in the community
- Develop and implement an enhanced traffic enforcement program
- Improve the curbside appeal of the Municipal Building and Police Department

Tier 11

- Develop and implement an Ecotourism Program

BOA Agenda Item Form



Date Submitted: July 29, 2018

Agenda Date Requested August 2, 2018

Project/Proposal Title: CONSIDER ISSUES RELATING TO THE DEVELOPMENT OF THE FISCAL YEAR 2019 OPERATING BUDGET FOR THE VILLAGE OF SALADO

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

The item was placed on the agenda to allow board members to discuss and consider action on issues relating to the development of the Fiscal Year 2019 Operating Budget for the Village of Salado.