



REGULAR BOARD OF ALDERMEN MEETING
SALADO MUNICIPAL BUILDING
301 N. STAGECOACH - SALADO, TEXAS
SEPTEMBER 1, 2022 – 6:30 P.M.

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

<https://us02web.zoom.us/j/87919610955?pwd=Q21UWnhtOHR5L0Q1QUhSeWJuK3d1UT09>

MEETING ID: 879 1961 0955

PASSWORD: 148520

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

1-346-248-7799

1-253-215-8782

1-669-900-6833

1-301-715-8592

1-312-626-6799

1-929-205-6099

AGENDA

CALL TO ORDER

SEPTEMBER 1, 2022, AT 6:30 P.M.

CALL OF ROLL

CITY SECRETARY

INVOCATION

PLEDGE OF ALLEGIANCE/SALUTE TO THE TEXAS FLAG

1. CITIZENS COMMUNICATIONS

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

2. CONSENT AGENDA

- (A) APPROVAL OF MINUTES OF THE REGULAR BOARD OF ALDERMEN MEETING OF AUGUST 18, 2022.
- (B) APPROVAL OF THE APPOINTMENT OF MARCIA COSTA TO THE VILLAGE OF SALADO PARKS ADVISORY BOARD.

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

4. STAFF REPORTS

- (A) VILLAGE ADMINISTRATOR'S REPORT
 - REZONING OF CERTAIN SANCTUARY PROPERTIES
 - HISTORIC OVERLAY DISTRICT DEVELOPMENT
 - STREET IMPROVEMENTS
- (B) SALADO POLICE CHIEF STATUS REPORT
 - SCHOOL SAFETY
 - CALLS FOR SERVICE REPORT
 - LICENSE PLATE READER PROGRAM UPDATE
 - CITIZENS ON PATROL PROGRAM UPDATE

(C) SALADO FIRE CHIEF STATUS REPORT

- CALLS FOR SERVICE

(D) TOURISM DIRECTOR'S REPORT

- SALADO MARKETING ACTIVITIES
- VISITORS CENTER ACTIVITIES
- UPCOMING EVENTS

5. **PUBLIC HEARING**

HOLD A PUBLIC HEARING REGARDING THE PROPOSED FISCAL YEAR 2023 OPERATING BUDGET FOR THE VILLAGE OF SALADO, TEXAS. (VILLAGE ADMINISTRATOR)

6. **DISCUSSION AND POSSIBLE ACTION**

- (A) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A REQUEST TO SELL AND SERVE BEER AND WINE AT THE SIRENA'S CREEKSIDE CARNAVAL AT PACE PARK IN OCTOBER 2022. (VILLAGE ADMINISTRATOR)
- (B) DISCUSS AND CONSIDER ACTION REGARDING A PROPOSED CONCEPT PLAN AND REQUESTED VARIANCES FOR BAR V BAR RANCH, A 432.53 ACRE RESIDENTIAL DEVELOPMENT LOCATED NEAR THE INTERSECTION OF FM 2484 AND CROWS RANCH ROAD IN THE E-T-J OF THE VILLAGE OF SALADO. (VILLAGE ADMINISTRATOR)
- (C) DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN AMENDMENT TO THE INTERLOCAL AGREEMENT WITH THE SALADO ISD REGARDING SCHOOL RESOURCE OFFICERS. (VILLAGE ADMINISTRATOR)
- (D) DISCUSS AND CONSIDER POSSIBLE ACTION AWARDDING A CONTRACT FOR IMPROVEMENTS TO PACE PARK ROAD AND MILL CREEK ROAD BETWEEN MAIN STREET AND CHISHOLM TRAIL. (VILLAGE ADMINISTRATOR)
- (E) DISCUSS AND CONSIDER ISSUES RELATING TO THE DEVELOPMENT OF THE FY 2023 VILLAGE OF SALADO OPERATING BUDGET. (MAYOR MICHAEL COGGIN; THIS IS A WORKSHOP ITEM AND NO ACTION WILL BE TAKEN)

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 August 29, 2022, at 6:00 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: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: CONSIDER APPROVAL OF MINUTES OF THE AUGUST 18, 2022, REGULAR MEETING OF THE BOARD OF ALDERMEN

Funds Required:

Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider approval of the minutes of the August 18, 2022, Regular Meeting of the Board of Aldermen.

Village of Salado
Salado Municipal Building
301 North Stagecoach Road
Salado, Texas
Minutes of Regular Meeting of Board of Aldermen
August 18, 2022 at 6:30 p.m.

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

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

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

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

1. Citizens Communications

Larry Sands of 3901 Chisholm Trail asked those present to ponder the question: “Why did you move to Salado?” Mr. Sands spoke of his history as a Salado resident/property owner, his reasons for moving here, and his involvement in the Salado Historical Society, along with his wife, Cathy Sands. He recalled historic designations made in the 1980s and later concerns regarding Belton’s expansion toward Salado that prompted discussion of incorporation and preparation of a survey. He said there are 49 properties with historical place/landmark markers in Salado. He asked the Board to consider Salado’s unique history and the importance of preserving its historical value, as Salado is poised for growth in the next five years.

Vic Means of 305 N. Main Street spoke of the forethought of the Salado Historical Society to protect Salado’s history prior to incorporation and of continued work after incorporation, including development of zoning/subdivision regulations. He cited the importance of HD zoning protection and asked the Board to carefully consider rezoning decisions, such as tonight’s Agenda Item 7, as he felt approval may make it much easier for HD-zoned property owners to rezone in the future.

Bev Turnbo of 349 College Hill Drive spoke of her history as a Salado resident, reasons for moving here, and Salado’s intentional focus on its historic past. She referenced the 2007 publication of a book authored by her husband, Charles Turnbo, titled *Salado, Texas-Frontier College Town*. She cited important historical stories from the book, Salado’s reputation as the “Athens” of Texas, and its special atmosphere. She noted that Salado native Liz Carpenter wrote the book’s foreword, which included the saying “with great privilege comes great responsibility,” and hoped the Board’s overarching goal will be to protect the history, character, and integrity of our Village and that focus on protection will be the guiding light that illuminates all of its decisions.

2. Consent Agenda

- A. Approval of minutes of the Regular Board of Aldermen meeting of August 4, 2022.
- B. Approval of minutes of the Special Board of Aldermen meeting of August 4, 2022.
- C. Approval of the July 2022 Financial Statements for the Village of Salado.

In response to Alderman Cole's questions regarding playground donations and wastewater system expenditures, Village Administrator Ferguson replied that said donations are held in a separate fund for the all-abilities playground project and wastewater expenditures were for previously approved repairs on Peddlers Alley. Mayor Pro-tem Bell moved to approve the Consent Agenda, as presented. Alderman Cole seconded. Motion carried on a vote of 5-0.

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

No items were removed.

4. Discuss and consider possible action regarding the Proposed Ad Valorem Tax Rate to help fund the FY 2023 Village of Salado Operating Budget.

Village Administrator Ferguson explained the Board is required to take a public vote on the proposed rate, in order to proceed with public notification prior to public hearings. He stressed that the following rates listed in the Mayor's proposed budget filed last week are simply a proposal, as the Board will be presented with a plan to bring the debt service tax rate down considerably based on anticipated wastewater revenues.

Tax Rate	Proposed 2022 Tax Year	Adopted 2021 Tax Year
Property Tax Rate	0.435700	0.495300
No New Revenue Tax Rate	0.407300	0.489800
M&O Tax Rate	0.171300	0.195500
Debt Tax Rate	0.264400	0.299800
Voter Approval Rate	0.435700	0.530300

Village Administrator Ferguson advised the proposed property tax rate and debt service rate are about 6 cents and 2 cents lower, respectively, than the previous year's rates. He noted the Board's ability to consider rates above or below what is proposed and reminded that there is not a final vote on the budget and tax rate approval until mid-September, after public hearings have been held.

Mayor Coggin reiterated these are not final numbers and more details will be provided during workshop discussion during Agenda Item 8B.

Alderman Cole moved to approve the proposed 2022 Tax Rates, as presented. Mayor Pro-tem Bell seconded. Discussion addressed examples of Village of Salado taxes for properties valued at \$250,000, which are calculated to be lower than last year, despite increased valuations, and the commitment of the Board to lower the debt service tax rate.

Motion carried on a record vote as follows: Alderman Howard, aye; Alderman Graham, aye; Alderman Cole, aye; Mayor Pro-tem Bell, aye; and Alderman Cox, aye. Motion carried on a 5-0 vote. Village Administrator Ferguson advised public hearing notices will be published in next week's local newspaper.

5. Village Administrator's Report

- Sales Tax Collections

Village Administrator Ferguson reported August's sales tax check, representing June sales, totaled \$83,700, up 33 percent from the same period last year, with fiscal year-to-date collections totaling \$711,005, up 17 percent from the same period last year, with collections running ahead of budget. He noted that the August check is the largest single sales tax check in the history of the Village.

- QT Travel Center Project

Village Administrator Ferguson reported the design team is wrapping up work on the site/building plans, which will be reviewed while property annexation is underway, in order to expedite the project timeframe. He anticipated it will take approximately 8 months to complete construction, once started.

- Royal Street Improvement Project

Village Administrator Ferguson reported KTMPO awarded \$1,000,000 for the project (from Smith Branch to Main Street), which will include pulverizing the existing surface, stabilizing the remaining road base with cement, and applying a 2-inch HMA roadway surface. He advised that upon completion, Royal Street will have consistent lane width, curbs, and a new durable roadway surface. He anticipated project letting early next year and noted the Village's project funding match of about \$200,000, is allocated to come from Fund Balance. He said there will be extensive communication with Royal Street property owners to minimize impact from construction activity.

- Sanctuary Development Update

Village Administrator Ferguson reported public hearing dates for rezoning have been set for September 13th and September 15th, for the Planning & Zoning Commission and the Board of Aldermen, respectively. He noted public hearing notices will be published next week and letters will be sent to adjacent property owners. He said the apartment developer has reached a tentative agreement to secure an easement needed to deliver wastewater service to the apartments, other Sanctuary properties, and another planned development off Baines Street.

Discussion addressed an estimated 60-day duration for the Royal Street Improvement Project and right-of-way issues impacting design; confirmation that the project funding does not include sidewalks at this time; and future planning for sidewalks and streetlights, when funds become available.

6. Presentation

Presentation of the *Northbound and Down Music Festival* and *Salado Cowboy Poetry and Music Gathering* HOT Fund grant performance reports. (*Tourism Director Andrea Howard*)

Tourism Director Howard introduced K.D. Hill, who presented statistics on expenses and income from *Northbound and Down*, partnerships, participants from other locations, and hotel stays. Mrs. Hill noted that most attendees were day trippers, with the majority of tickets “day-of-event” sales, rather than online.

Sharon Douglas presented statistics on expenses and income from the *Salado Cowboy Poetry and Music Gathering*, including data on how people learned about the event (mostly word of mouth); partnerships; advertising; overnight visitation; and purpose of the event to help keep Texas history alive.

Discussion addressed possible ways to improve attendance and student participation next year; future use of HOT funds for items such as banners to encourage local residents to attend; and improvements to the process of HOT fund grant administration.

7. Public Hearing and Possible Action

Hold a public hearing and consider approval of an ordinance of the Village of Salado, Texas rezoning approximately 2.059 acres, located at 1209 N. Stagecoach Road in Salado, Bell County, Texas, from HD (Historic District) to LR (Local Retail) and providing for the following: severability; effective date and proper notice and meeting. (*Village Administrator; this item was continued from the August 4, 2022 Board of Aldermen meeting*)

Village Administrator Ferguson presented the applicant’s request for rezoning to allow for additional uses for future retail development on the subject property, which is consistent with the Village’s Comprehensive Plan that calls for properties on the IH-35 frontage road to be zoned for retail use. He noted the subject property has no historic significance. He said the Planning & Zoning Commission continued consideration on July 13th due to concerns regarding a presentation made by the applicant’s representative depicting a proposed architectural design the Commission felt was not consistent with the surrounding area. He noted that building designs do not play a role in nor do they constitute a viable reason for approval or denial of a zoning change request. He advised that on July 26th, the Commission was presented a revised architectural design by the applicant’s representative and after considerable discussion voted 4-1 to recommend denial of the zoning change request. The Commission expressed concerns that the zoning change could have an adverse impact on the character of the Main Street historic area, as the property is located at the north entrance to Main Street. He explained the applicant filed a timely appeal in accordance with the Village’s Zoning Ordinance, so that the Board may reconsider the Commission’s denial of the rezoning request. Village Administrator Ferguson reminded that in order to overturn the Planning & Zoning Commission’s denial, four affirmative votes of the Board of Aldermen are required.

Mayor Coggin spoke of an email sent from the applicant directly to the Board, which Village Administrator Ferguson confirmed is highly inappropriate, as it sought responses outside of a

public forum. He noted that Board members were cautioned to not respond to the applicant's email, as discussions need to take place in public. Mayor Coggin asked for more detailed information on relevant decision-making criteria. Village Administrator Ferguson said the Board may look to the Village's Comprehensive Plan as a guide, rather than a regulatory document, and consider whether the requested zoning is the highest and best use of the property. He noted the decision should be based on use, not the way the proposed building looks, as there have been no building plans or building permit application filed with the Village.

Discussion addressed State law severely restricting cities' ability to regulate building design and the Board's ability to include in the ordinance a provision that the building must be consistent with surrounding structures, if approved.

Applicant's representative Linda Reynolds said her sister (applicant Darlene Walsh) did not realize the implications of sending an email prior to tonight's hearing. She pointed to the Board's recent HD to LR rezoning of another IH-35 frontage road property across from the Anderson historic house that would allow for a drive-through. She alleged that the Village has ignored north side development, said that the applicant's two-acre subject property should be developed, and will bring in a lot of tax dollars. She cited problems with the existing building and the desire of the applicant to put in a drive-through. Ms. Reynolds stated the applicant is proceeding with selling many of her properties to have the money to develop the subject property. She said the subject property is not a "gateway" to Salado and cited businesses along Salado Plaza Drive such as a gas station and the back side of Salado Plaza. She reminded that rezoning was recently approved for the former Mel's Bakery property between the IH-35 frontage road and Church Street.

Mayor Coggin opened the public hearing at 7:32 p.m.

Cathy Sands of 3901 Chisholm Trail said the subject property is a gateway and spoke of the historic significance of the adjacent Fowler House, which has been on the home tour many times.

Bev Turnbo of 349 College Hill agreed with Mrs. Sands' comments on the subject property, which she felt could potentially devalue the historic property next door and more importantly change the area's character.

John Newman of 2221 Chisholm Trail said the owner of the Fowler House was the only person to return the "inquiry sheet" (speaker was referencing the letters regarding the rezoning request that were sent to property owners within 200 feet of the subject property to allow for their input). He said the owner of the Fowler House approved of the zoning change request.

Jim Lassiter of 230 N. Main, said he is speaking on a personal basis, not as a Planning & Zoning Commission member. He said his objective is to maintain the historical quality of the Village. He stated he was not against development and had no animosity toward this particular property or any other. He favored the development of an overlay created to provide protections for the historic district that would serve as a transition between the historic district and local retail. He felt that creation of a historic overlay district could be achieved in 2 to 3 months and allow for public input. He encouraged the Board to pause and think about bringing an historic overlay to fruition that will bridge the gap between this rezoning request and the historical quality of this community.

Maurice Carson of 418 Creekside Drive said it seems that regulations are about control over what is built in the Historic District, whereas with the Local Retail District “you can get just about anything.” He felt it would be a terrible disservice to the ambiance of the Village if the rezoning is approved. He appreciated the owner’s right to develop the property but objected to the rezoning due to its location and historic properties adjacent to the subject property. He recommended the zoning remain HD and favored working with the owners on the construction “to have something beautiful” that will increase revenue for them and for the Village.

Hearing no further comments, Mayor Coggin closed the public hearing at 7:41 p.m.

Discussion addressed:

- Citation of factors to be considered by the Board when making land use decisions
- Existing allowed HD uses (many types of retail)
- Allowed LR uses (includes drive-through operations)
- Consistency with surrounding buildings required in HD, but not required in LR
- Surrounding properties and easements
- Historical marker on Fowler House
- Goal of task force to create a historic overlay district to provide enhanced protection for properties within historic areas that will subsequently be zoned according to their uses
- Ability to require compatible building design in the newly created overlay district

Alderman Graham moved to delay the appeal decision until final recommendations are provided by the Historic District Overlay Task Force to the Planning & Zoning Commission and to the Board of Aldermen for consideration. Alderman Graham continued speaking on the purpose of the task force to come to a shared understanding of what a historic district is relative to an overlay and what State and/or local zoning laws will allow. Alderman Graham questioned why the Board is looking at this zoning appeal at this time and stated his justification for the motion to delay action based on possible changes that could happen within a couple of months.

Discussion addressed clarification of the motion; legal concerns relating to repeated continuations of this item affecting public notice requirements; preferable course of action to deny the appeal and advise the applicant to re-apply for the zoning change once the overlay district is created and re-notice the public hearings in accordance with statutory requirements; and the ability of the Board to waive the applicant’s rezoning fee for the future re-filing.

After some discussion of possible motions, Alderman Graham amended his original motion to deny the rezoning request, have the applicant re-file the request, once the overlay district has been approved, and to waive the rezoning fee to the applicant for the re-filing.

Alderman Howard stated he would like to place a 60-day timetable on Alderman Graham’s motion, to which Village Administrator Ferguson replied that 60 days is the timeframe for completion of the task force’s recommendation and actions by the Planning & Zoning Commission and the Board of Aldermen.

Mayor Coggin entertained a second for Alderman Graham’s amended motion. Motion died for lack of a second.

Alderman Cole moved to “preserve the integrity of Salado” and keep the zoning as Historic District. In the interest of clarification, Mayor Coggin synopsisized that Alderman Cole’s motion is to deny the appeal. Alderman Cole confirmed Mayor Coggin’s restatement of his motion. Mayor Coggin entertained a second for Alderman Cole’s motion. Motion died for lack of a second.

Alderman Cox moved to deny the appeal and keep the HD zoning, while waiving the drive-through prohibition, but Village Administrator Ferguson explained it is not possible to deny the zoning request and approve a drive-through use, as drive-through operations are not allowed for HD-zoned properties.

Mayor Pro-tem Bell suggested revisiting Alderman Graham’s previously failed motion. Village Administrator Ferguson reminded that approval of the zoning change will require four affirmative votes to overturn a denial recommendation from the Planning & Zoning Commission.

Mayor Coggin entertained a second to Alderman Cox’s motion. Motion died for lack of a second.

After brief discussion and clarification on procedural issues, Alderman Graham restated his earlier motion to deny the rezoning request, advise the applicant to re-file following the development of a historic overlay district (to be completed within 60 days), and should the applicant choose to re-file, the Village of Salado will not require payment of a rezoning fee. Alderman Cox seconded.

Alderman Cole said the Board is not listening to the Planning & Zoning Commission, nor the people who came here to speak. Mayor Pro-tem Bell said he does not have a problem with the drive-through, but his main issue is that he does not know what kind of development will be built.

Mayor Coggin called for a vote on Alderman Graham’s restated motion, as follows: Alderman Cox, aye; Mayor Pro-tem Bell, aye; Alderman Cole, nay; Alderman Graham, aye; and Alderman Howard, aye. Motion carried on a vote of 4-1.

8. Discussion and Possible Action

- A. Discuss and consider possible action regarding the proposed interlocal agreement with the Salado ISD relating to school resource officers. (*Village Administrator*)

Village Administrator Ferguson reviewed key provisions of the agreement, which are the same as previous years, except for the addition of two school resource officers (SROs) and certain associated equipment/vehicle costs.

Discussion addressed automatic renewal of the agreement and budgeted salaries.

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

- B. Discuss and consider possible action relating to the development of the FY 2023 Village of Salado Operating Budget. (*Mayor Michael Coggin; this is a workshop item and no action will be taken*)

Mayor Coggin said that Village of Salado's budget is proposed to increase 27 percent, but Village tax bills should be lower due to reduced tax rates, even when taking into account higher appraised values. Village Administrator Ferguson advised that much of the increase comes from approximately \$200,000 to come from Fund Balance for road improvements.

Village Administrator Ferguson presented an overview of the proposed budget:

- Total General Operating Fund Budget of \$2,148,563
- General Fund expenditures for road/streets/park improvements, two additional SROs, and associated vehicles/equipment
- Hotel-Motel Fund Budget totaling \$288,943, up 1.8 percent from the current fiscal year
- Wastewater Operating Fund Budget totaling \$288,035, up 12 percent from the current fiscal year, with a decrease in the interest and sinking fund and debt service payment due to refinancing

He presented details on the following:

- General Fund allocation for a 3 percent pay adjustment for all employees, except for a 10 percent market adjustment for the Public Works Foreman; addition of two SROs
- General Fund allocation of approximately \$200,000 for reconstruction of Salado School Road and Center Circle
- General Fund allocations for general street repairs, Pace Park Pavilion improvements, and parking lot lighting at Sirena Park
- Increased tree maintenance budget
- \$8,000 contribution for the Village's share of costs for development of the Habitat Conservation Plan
- Approximately 40 percent of administration expenditures are for public safety
- Proposed 15 percent increase in sales tax revenue
- Proposed 7.8 percent increase in property tax revenue
- Proposed 40 percent increase in mixed beverage sales tax revenue
- Proposed 67 percent increase in certificate of occupancy fees; 31 percent increase in building permit fees; increased municipal court revenue
- Percentage breakdown of revenues from taxes and various franchise/license/permit fees
- Increased Hotel-Motel Fund Budget, including increased marketing expenses and a 3 percent pay adjustment for the Tourism Director and Visitor's Center Coordinator
- 43 percent reduction in the Community HOT Fund Grant Program, which is being reviewed to be more productive and less cumbersome for applicants
- 12 percent increase in the Wastewater Operating Fund Budget, largely due to operations/maintenance/utility costs, with no increase proposed in wastewater rates for the coming year and no subsidies from the General Fund; decreased debt service payment

Mayor Coggin's requested a comparison of cost of living adjustment (COLA) percentages for employees.

Village Administrator Ferguson presented the proposed tax rates as a starting point for budget discussions. He noted that the current proposed debt tax rate is a “ceiling” rate and said a plan to significantly reduce that rate will be presented to the Board prior to the public hearing and final approval. The current proposed tax rate of 0.435700 per \$100 valuation is about 12 percent below the current rate of 0.495300. He also compared the proposed 2022 Tax Year No New Revenue and Voter Approval tax rates, which are lower than the adopted 2021 Tax Year tax rates. He stressed that tax rates presented are for the Village of Salado and not applicable to other taxing jurisdictions such as Salado ISD and Bell County. He provided the following example: For a home with last year’s appraised value of \$250,000 that increased to \$280,000, the tax bill for the Village of Salado would be \$18.29 less under the proposed tax rate, which may be approved at a lower rate.

Mayor Pro-tem Bell requested information on what percentage of tax revenue is affected by certain exemptions and said a greater decrease in tax bills should be seen by those taxpayers whose values are frozen.

Village Administrator Ferguson noted that engineering work has begun on approved drainage projects to be funded with \$587,000 received by the Village under the America Rescue Plan Act (ARPA). In response to Mayor Coggin, Village Administrator Ferguson replied that KTMPO-awarded funding will be presented to the Board as a separate budget amendment. There was brief discussion of possible future income sources from a pending federal funding application and impact fees.

Adjournment

Alderman Graham moved to adjourn. Mayor Coggin called the meeting adjourned at 8:30 p.m.

Recorded by:

Cara McPartland

These minutes approved on the 1st of September, 2022.

APPROVED:

Michael Coggin, Mayor

ATTEST:

Cara McPartland, City Secretary

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: CONSIDER APPOINTMENT OF MARCIA COSTA TO THE VILLAGE OF SALADO PARKS ADVISORY BOARD

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to consider the appointment of Marcia Costa to the Village of Salado Parks Advisory Board.

Attached is a copy of Ms. Costa's application. Currently, there two (2) vacancies on the board.



APPLICATION FOR BOARDS AND COMMISSIONS

**I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS AND COMMISSIONS:
(PLEASE CHECK ONE)**

- Planning and Zoning Commission
- Parks Advisory Board
- Economic Development Advisory Board
- Tourism Advisory Board
- Music Friendly Community Advisory Board
- Other _____

PERSONAL INFORMATION

First Name MARCIA C Last Name LOSTA

Street Address 53 W CREEK DR

Street Address Line 2 _____

City SALADO

Zip Code 76571

Email _____

Phone Number 603 930 7707

Do you live inside the corporate limits of the Village of Salado? Yes No (Please Circle One)

QUALIFICATIONS

Please list any professional and/or community organizations and activities you are involved in:

Used to organize and lead a preschool group, nowadays I
volunteer with keep Salado beautiful.

Please list any areas of expertise, experience, training, skills, or interests which you believe qualifies you for membership on this board or commission.

Have children, I traveled the world and seen some great things and parks,
love hiking, want to help.

*Attach any additional documentation (resume, references, etc.)

CURRENT OR PREVIOUS PUBLIC SERVICE

Are you currently serving on a Village of Salado board or commission?

Yes No (Please Circle One)

Have you ever served on a Village of Salado board or commission?

Yes No (Please Circle One)

Do you have any relatives or members of your household serving as an elected or appointed official of the Village of Salado?

Yes No (Please Circle One)

ETHICS AGREEMENT

Have you ever been convicted of a crime, excluding traffic violations?

Yes No (Please Circle One)

Do you know of any reason you might have a conflict of interest because of your service on the board or commission that you are applying for? If so, please list below:

NO

SUPPLEMENTAL QUESTIONS

Have you ever attended a meeting of the board or commission you are applying for?

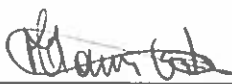
Yes No (Please Circle One)

Why are you willing to commit time to volunteer for this appointed position?

I want to bring my knowledge and help beautifying Salado.

PLEASE READ THE FOLLOWING STATEMENT CAREFULLY BEFORE SUBMITTING YOUR APPLICATION:

I CERTIFY THAT ALL STATEMENTS THAT I HAVE MADE ON THIS APPLICATION AND ANY OTHER SUPPLEMENTARY MATERIALS ARE TRUE AND CORRECT. I HEREBY AUTHORIZE THE VILLAGE OF SALADO TO INVESTIGATE THE ACCURACY OF THIS INFORMATION FROM ANY PERSON OR ORGANIZATION, AND I RELEASE THE VILLAGE OF SALADO AND ALL PERSONS AND ORGANIZATION FROM ALL CLAIMS AND LIABILITIES ARISING FROM SUCH INVESTIGATION OR THE SUPPLYING OF INFORMATION FOR SUCH INVESTIGATION. I ACKNOWLEDGE THAT ANY FALSE STATEMENT OR MISREPRESENTATION ON THIS APPLICATION OR SUPPLEMENTARY MATERIALS WILL BE CAUSE FOR REFUSAL OF APPOINTMENT OR IMMEDIATE DISMISSAL AT ANY TIME DURING THE PERIOD OF MY APPOINTMENT.



Applicant Signature

08/23/2022

Date

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

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

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

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

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: VILLAGE ADMINISTRATOR'S STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Rezoning of Certain Sanctuary Properties
- Historic Overlay District Development
- Street Improvements

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: SALADO POLICE STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

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

BOA Agenda Item Form



Date Submitted: August 27, 2022
Agenda Date Requested: September 1, 2022

Project/Proposal Title: SALADO FIRE CHIEF STATUS REPORT

Council Action Requested:
 Ordinance
 Resolution
 Motion
 Discussion

Project/Proposal Summary:

- Calls For Service

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: TOURISM DIRECTOR'S
STATUS REPORT

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

- Salado Marketing Activities
- Visitors Center Activities
- Upcoming Events

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: PUBLIC HEARING ON
PROPOSED FISCAL YEAR 2023 OPERATING BUDGET
FOR THE VILLAGE OF SALADO

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to hold a public hearing on the proposed Fiscal Year 2023 Operating Budget for the Village of Salado.

Attached is a copy of the proposed budget.

Filed
8/12/2022
Cara McPartland
City Secretary



VILLAGE OF SALADO, TEXAS
FISCAL YEAR 2023
PROPOSED BUDGET

This proposed Fiscal Year 2023 Budget will raise more total property taxes than last year's budget by an amount of \$36,471 or 3.3%, and of that amount, \$13,572.12 is tax revenue to be raised from new property added to the tax roll this year. A Property Tax Rate of \$0.4357 per \$100 is proposed to help fund the proposed Fiscal Year 2023 Budget.

Tax Rates:

Tax Rate	Proposed 2022 Tax Year	Adopted 2021 Tax Year
Property Tax Rate	0.435700	0.495300
No New Revenue Tax Rate	0.407300	0.489800
M&O Tax Rate	0.171300	0.195500
Debt Tax Rate	0.264400	0.299800
Voter Approval Tax Rate	0.435700	0.530300

City Debt Obligations:

The total amount of municipal debt obligation secured by property taxes in the 2022 Tax Year for the Village of Salado is \$702,570.

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
4000 · GENERAL FUND REVENUE				
4100 · Tax Revenue				
4115 · Property Taxes	486,483.61	440,431.61	475,000.00	34,568.39
4120 · Sales Tax Earned	561,286.58	650,772.00	750,000.00	99,228.00
4130 · Mixed Beverages	28,234.07	25,000.00	35,000.00	10,000.00
Total 4100 · Tax Revenue	1,076,004.26	1,116,203.61	1,260,000.00	143,796.39
4150 · Franchise Fees				
4160 · Electric Franchise	114,351.81	135,000.00	135,000.00	-
4165 · Telephone Franchise	8,414.72	20,000.00	21,000.00	1,000.00
4170 · Waste Disposal Franchise Fee	13,452.92	20,000.00	21,000.00	1,000.00
4175 · Cable Franchise	22,310.28	27,500.00	28,875.00	1,375.00
4180 · Water Franchise	25,343.82	37,500.00	39,327.00	1,827.00
Total 4150 · Franchise Fees	183,873.55	240,000.00	245,202.00	5,202.00
4200 · Licenses, Permits, and Fees				
4210 · Sign Permit / Misc	5,030.00	250.00	500.00	250.00
4215 · Service Fees (Burn)	220.00	500.00	500.00	-
4216 · Service Fees (Itinerant Vendor)	900.00	1,650.00	1,650.00	-
4230 · Building Permit Fees	80,570.00	76,500.00	100,000.00	23,500.00
4260 · Certificate of Occupancy	1,170.00	1,500.00	2,500.00	1,000.00
4270 · Contractor Registration	11,490.00	7,000.00	10,000.00	3,000.00
Total 4200 · Licenses, Permits, and Fees	99,380.00	87,400.00	115,150.00	27,750.00
4300 · Service Fees				
4310 · Subdiv/Plats/Waivers/Exceptions	12,087.00	19,800.00	35,000.00	15,200.00
4315 · Zoning/Variances	1,300.00	1,100.00	1,200.00	100.00
4320 · Pace Park Rental Fees	1,066.00	5,000.00	3,500.00	(1,500.00)
4330 · LEOSE	768.83	910.00	910.00	-
4340 · Crash Report Fees	180.20	250.00	250.00	-
Total 4300 · Service Fees	15,402.03	27,060.00	40,860.00	13,800.00
4700 · Investment and other income				
4780 · Interest Income	9,138.88	8,500.00	9,200.00	700.00
4790 · Other Income	116,083.49	50,000.00	200,000.00	150,000.00

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
Total 4700 · Investment and other income	125,222.37	58,500.00	209,200.00	150,700.00
Total 4400 · Fines and Forfeitures	19,708.81	47,500.00	60,000.00	12,500.00
Total 4000 · GENERAL FUND REVENUE	1,519,591.14	1,576,663.61	1,930,412.00	353,748.39

GENERAL FUND EXPENDITURES

5000 · ADMINISTRATION DEPARTMENT				
5050 · Transfer Out- Stagecoach Sewer				
5100 · Personnel Services				0.00%
5101 · Village Administrator Salary	93,952.00	122,138.00	125,802.14	3,664.14
5102 · City Secretary Salary	50,009.44	67,654.96	69,435.18	1,780.22
5103- Assistant Village Administrator	33,750.00	65,000.00	66,950.00	1,950.00
5121 · Payroll Tax- MC Admin	2,576.82	3,694.50	3,801.72	107.22
5122 · Payroll Tax- SS Admin	11,018.12	15,797.16	16,255.61	458.45
5123 · Payroll Tax- TWC Admin	791.00	432.00	27.00	(405.00)
5126 · TMRS Contributions- Admin	11,297.18	16,306.75	16,622.68	315.93
5127 · Health Care- Admin	19,437.69	25,877.52	28,841.76	2,964.24
5128 · Pay Comparability Adjustment	976.00	2,000.00	2,000.00	-
Total 5100 · Personnel Services	223,808.25	318,900.89	329,736.09	10,835.20
5200 · Services				
5201 · Meeting Expense	178.68	250.00	250.00	-
5202 · Bell Co Health Svcs Contracts	5,994.00	6,172.38	6,172.38	-
5203 · Printing Expense	179.00	250.00	250.00	-
5204 · Telephone	2,523.38	3,370.84	3,750.00	379.16
5205 · Equipment - Leased / Rented	2,867.68	3,723.00	3,909.15	186.15
5206 · Interest Exp/Bank Fees	443.82	650.00	650.00	-
5207 · Bell CAD	9,110.25	10,500.00	10,500.00	-
5214 · Utilities	3,425.85	5,100.00	5,100.00	-
521!- Janitorial	2,371.50	2,844.00	2,844.00	-
Total 5200 · Services	27,094.16	32,860.22	33,425.53	565.31
5216 · Professional Fees				

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
5216-3 · Profess Fees - Accounting	39,780.00	50,500.00	50,500.00	-
5216-4 · Profess Fees - Inspections	65,859.30	45,000.00	75,000.00	30,000.00
5216-5 · Profess. Fees - Legal	32,532.35	35,000.00	37,500.00	2,500.00
Total 5216 · Professional Fees	138,171.65	130,500.00	163,000.00	32,500.00
5300 · Other Services & Charges				
5301 · Election Expenses	582.00	4,650.00	4,650.00	-
5304 · Office Supplies	3,447.43	3,500.00	3,750.00	250.00
5305 · Postage	2,306.36	2,750.00	2,750.00	-
5306 · Building Supplies	440.00	250.00	250.00	-
5307 · Building & Equipment - R & M	500.00	500.00	1,500.00	1,000.00
5309 · Website	1,940.00	15,000.00	2,500.00	(12,500.00)
5310 · Public Notices	1,984.50	3,000.00	3,000.00	-
5311 · Insurance (TML Property & GL)	36,631.70	30,000.00	37,750.00	7,750.00
5312 · Dues and Subscriptions	2,467.45	2,000.00	2,500.00	500.00
5313 · Training & Travel	250.00	500.00	500.00	-
5319 · Technology	23,817.50	19,919.00	20,000.00	81.00
5320 · Special Projects	2,191.40	23,473.28	88,333.20	64,859.92
5322 - TDEM CRF Expenditures	-	-	-	-
Total 5300 · Other Services & Charges	76,558.34	105,542.28	167,483.20	61,940.92
5400 · Capital Outlay				
5401 · Equipment (IT)	-	2,500.00	2,500.00	-
5400 · Capital Outlay - Other	-	-	-	-
Total 5400 · Capital Outlay	-	2,500.00	2,500.00	-
Total 5000 · ADMINISTRATION DEPARTMENT	465,632.40	590,303.39	696,144.82	105,841.43
5500 · DEVELOPMENT SERVICES DEPARTMENT				
5501 · Personnel Services				
5502 · Director Salary	35,168.73	65,239.20	42,848.00	(22,391.20)
5503 · Payroll Tax- MC Dev Svcs	509.95	945.97	621.30	(324.67)
5504 · Payroll Tax- SS Dev Svcs	2,180.47	4,044.83	2,656.58	(1,388.25)
5505 · Payroll Tax- TWC Dev Svcs	296.80	144.00	9.00	(135.00)
5506 · TMRS Contributions- Dev Svcs	2,238.31	4,175.31	2,716.56	(1,458.75)

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
5507 · Health Care- Dev Svcs	6,498.88	8,625.84	9,613.92	988.08
Total 5501 · Personnel Services	46,893.14	83,175.15	58,465.36	(24,709.79)
5600 · Other Services & Charges	-	500.00	500.00	-
5601 · Travel & Training	-	500.00	500.00	-
Total 5600 · Other Services & Charges	-	500.00	500.00	-
5700 · Professional Fees	-	-	-	-
5701 · General Engineering	16,355.77	12,500.00	12,500.00	-
5702 · Zoning/Annexation	-	-	-	-
5703 · Engineering- Plat Review	34,142.23	10,000.00	35,000.00	25,000.00
Total 5700 · Professional Fees	50,498.00	22,500.00	47,500.00	25,000.00
Capital Outlay	-	-	-	-
Equipment	-	-	-	-
Total Capital Outlay	-	-	-	-
Total 5500 · DEVELOPMENT SERVICES DEPARTMENT	97,391.14	106,175.15	106,465.36	290.21

6000 · PUBLIC SAFETY DEPARTMENT

6001 · Fire Department	-	-	-	-
6002 · Contract	-	-	-	-
6003 · Burn Fees	-	500.00	500.00	-
Total 6001 · Fire Department	-	500.00	500.00	-
6200 · Police Department	-	-	-	-
6201 · Personnel Services	-	-	-	-
6202 · Salary - Chief of Police	59,507.28	79,034.68	81,406.05	2,371.37
6203 · Salary- Sergeant	47,618.63	56,180.80	57,866.22	1,685.42
6204 · Salary / Wages - Officers	107,115.13	200,075.20	316,539.57	116,464.37
6205 · Officers - Overtime	15,675.00	7,000.00	7,000.00	-
6206 · Longevity & Certif Pay	-	4,500.00	11,500.00	7,000.00
6207 · Payroll Tax- MC PD	3,333.80	4,861.71	6,609.27	1,747.56
6208 · Payroll Tax- SS PD	14,254.79	20,788.02	28,260.34	7,472.32
6209 · Payroll Tax- TWC PD	1,262.43	864.00	72.00	(792.00)
6210 · TMRS Contributions- PD	14,627.07	21,458.60	28,898.47	7,439.87

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget		Approved FY		Proposed FY		FY 2022 vs FY	
	Oct '21 - June '22	2022 Budget	2022 Budget	2023 Budget	2023 Budget	2023	2023	
6211 · Health Care- PD	27,993.24	43,470.40	43,470.40	75,487.17		32,016.77		
Total 6201 · Personnel Services	291,387.37	438,233.41	438,233.41	613,639.09		175,405.68		
6212 · Services								
6213 · Telephone	6,393.40	7,750.68	7,750.68	8,500.00		749.32		
6214 · Utilities	2,027.50	3,500.00	3,500.00	3,500.00		-		
6215 · Janitorial	1,598.50	1,800.00	1,800.00	1,800.00		-		
6215.1 · Technology- PD	1,399.29	17,302.88	17,302.88	30,000.00		12,697.12		
Total 6212 · Services	11,418.69	30,353.56	30,353.56	43,800.00		13,446.44		
6216 · Other Services & Charges								
6217 · Ammunition	1,574.85	1,500.00	1,500.00	1,000.00		(500.00)		
6218 · Crime Prevention Supplies	-	-	-	-		-		
6219 · Auto Expenses	29,496.64	25,000.00	25,000.00	30,000.00		5,000.00		
6220 · Supplies	3,923.55	6,000.00	6,000.00	6,000.00		-		
6221 · Equipment Maintenance & Repair	1,263.75	800.00	800.00	1,000.00		200.00		
6222 · Building R & M	113.64	500.00	500.00	500.00		-		
6223 · Dues & Subscriptions	4,436.60	8,140.00	8,140.00	8,140.00		-		
6224 · Animal Control	1,200.00	1,000.00	1,000.00	1,500.00		500.00		
Total 6216 · Other Services & Charges	42,009.03	42,940.00	42,940.00	48,140.00		5,200.00		
6225 · Police - Capital Outlay								
6226 · Capital Outlay- PD Vehicles	20,326.00	45,000.00	45,000.00	96,108.00		51,108.00		
6227 · Capital Outlay- PD Equipment	29,155.15	26,710.25	26,710.25	17,000.00		(9,710.25)		
6228 · Cap O/L- Vehicle Rplcmt Prgm	-	5,000.00	5,000.00	5,000.00		-		
6229 · Capital Outlay- IT	2,805.00	3,500.00	3,500.00	13,000.00		9,500.00		
Total 6225 · Police - Capital Outlay	52,286.15	80,210.25	80,210.25	131,108.00		50,897.75		
Total 6200 · Police Department	397,101.24	591,737.22	591,737.22	836,687.09		244,949.87		
6500 · Municipal Court								
6550 · Professional Fees								
6551 · Judicial Services	7,200.00	9,600.00	9,600.00	9,600.00		-		
6552 · Prosecutor	10,642.99	5,000.00	5,000.00	12,000.00		7,000.00		
Total 6550 · Professional Fees	17,842.99	14,600.00	14,600.00	21,600.00		7,000.00		
6570 · Other Services & Charges								

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
6571 · Supplies	-	250.00	250.00	-
6573 · Dues and Subscriptions	2,500.21	2,500.00	2,500.00	-
6575 · Travel and Training	233.00	1,000.00	1,000.00	-
Total 6570 · Other Services & Charges	2,733.21	3,750.00	3,750.00	-
Total 6500 · Municipal Court	20,576.20	18,350.00	25,350.00	7,000.00
Total 6000 · PUBLIC SAFETY DEPARTMENT	417,677.44	610,587.22	862,537.09	251,949.87
7000 · PUBLIC WORKS DEPARTMENT				
7001 · Personnel Services				
7002 · Wages- Maintenance Foreman	24,322.40	31,660.20	34,777.60	3,117.40
7003- Wages-Maintenance Laborer				
7004 · Maintenance Worker- Overtime	159.81	3,500.00	2,000.00	(1,500.00)
7005 · Payroll Tax- MC Maint	354.99	447.88	504.28	56.40
7006 · Payroll Tax- SS Maint	1,517.89	1,915.06	2,156.21	241.15
7007 · Payroll Tax- TWC Maint	252.00	144.00	9.00	(135.00)
7008 · TMRS Contributions- Maint	1,557.33	1,976.83	2,204.90	228.07
7009 · Healthcare- Maintenance	9,751.88	8,625.84	9,613.92	988.08
Total 7001 · Personnel Services	37,916.30	48,269.81	51,265.91	2,996.10
7015 · Other Services & Charges				
7016 · Maint- Uniforms and Boots	-	250.00	500.00	250.00
7017 · Telephone	1,429.82	540.00	650.00	110.00
7018 · Maint - R & M (Bldg)	-	-	-	-
Total 7015 · Other Services & Charges	1,429.82	790.00	1,150.00	360.00
Total 7000 · PUBLIC WORKS DEPARTMENT	39,346.12	49,059.81	52,415.91	3,356.10
8000 · PARKS DEPARTMENT				
8001 · Services				
8002 · Utilities	1,836.46	1,750.00	2,500.00	750.00
Total 8001 · Services	1,836.46	1,750.00	2,500.00	750.00
8010 · Other Services & Charges				
8011 · Supplies	2,104.33	3,500.00	3,500.00	-

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
8012 · Auto Expenses	-	-	-	-
Contract Services	2,700.00	10,000.00	7,500.00	(2,500.00)
8013 · Equipment Repair	-	-	-	-
Total 8010 · Other Services & Charges	4,804.33	13,500.00	11,000.00	(2,500.00)
8030 · Capital Outlay- Parks	-	55,000.00	55,000.00	-
Total 8000 · PARKS DEPARTMENT	6,640.79	70,250.00	68,500.00	(1,750.00)
9000 · STREET DEPARTMENT				
9001 · Other Services & Charges				
9001.1 · Supplies	-	-	-	-
9002 · Contract Services	31,077.70	100,000.00	120,000.00	20,000.00
9003 · Signage	4,118.03	5,000.00	5,000.00	-
9004 · Auto Expense	-	-	500.00	500.00
9005 · Equipment Repair	-	-	-	-
9006 · Street Supplies	5,018.70	2,500.00	5,000.00	2,500.00
Total 9001 · Other Services & Charges	40,214.43	107,500.00	130,500.00	23,000.00
9050 · Services				
9051 · Utilities	14,697.51	30,000.00	25,000.00	(5,000.00)
Total 9050 · Services	14,697.51	30,000.00	25,000.00	(5,000.00)
9500 · Capital Outlay				
9501 · Capital Outlay- Streets	132,995.62	127,500.00	200,000.00	72,500.00
9502 · Main Street Improvements	-	-	-	-
9503 · Capital Outlay- Other	-	-	7,000.00	7,000.00
9500 · Capital Outlay - Other	-	-	-	-
Total 9500 · Capital Outlay	132,995.62	127,500.00	207,000.00	79,500.00
Total 9000 · STREET DEPARTMENT	187,907.56	265,000.00	362,500.00	97,500.00
Total - OPERATING TRANSFER OUT (INTEREST & SINKING)				
TOTAL GENERAL FUND EXPENDITURES	1,691,375.57	2,148,563.18	457,187.61	

PROPOSED FY 2023
GENERAL FUND BUDGET

	FY 2022 Budget Oct'21-June '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
NET ORDINARY INCOME	(114,711.96)	(114,711.96)	(218,151.18)	(103,439.22)
Other Income	-	-	-	-
Use of Fund Balance	114,711.96	114,711.96	218,151.18	103,439.22
NET OTHER INCOME	(0.00)	(0.00)	0.00	0.00

	FY 2022 Budget Oct '21- Jun'22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
Income				
4000 · HOT FUND REVENUE				
4100 · County Hotel Occupancy Tax	3,547.11	7,000.00	4,000.00	(3,000.00)
4200 · Occupancy Tax	199,939.91	240,000.00	260,000.00	20,000.00
4300 · Other Income	0	-	-	-
Total 4000 · HOT FUND REVENUE	203,487.02	247,000.00	264,000.00	17,000.00
Expense				
5000 · HOT FUND EXPENDITURES				
5001 · Personnel Services				
5002 · Salary- Director	48,026.16	62,525.85	64,385.54	1,859.69
5002 · Salary - Visitors Center Coordinator	25,958.40	35,000.00	36,056.59	1,056.59
5003 · Wages- Part Time Employees	0.00	-	-	-
5004 · Payroll Tax- MC	1,075.60	1,414.12	1,456.41	42.29
5005 · Payroll Tax- SS	4,599.12	6,046.60	6,227.41	180.81
5006 · Payroll Tax- TWC	606.48	288.00	18.00	(270.00)
5007 · TMRS Contribution	4,471.59	6,248.65	6,368.03	119.38
5008 · Health Care	14,890.15	17,019.08	19,227.96	2,208.88
Total 5001 · Personnel Services	99,627.50	128,542.30	133,739.94	5,197.64
5050 · Other Charges & Services				
5051 · Lease- Visitors Center	13,653.00	18,204.00	18,204.00	-
5052 · Marketing	52,987.50	70,000.00	85,000.00	15,000.00
5053 · Office Supplies	130.34	500.00	500.00	-
5054 · Arts- Cultural District	100.00	20,000.00	20,000.00	-
5055 · Printing	3,200.00	3,500.00	3,500.00	-
5056 · Postage	47.04	1,500.00	1,500.00	-
5057 · Dues & Subscriptions	1,399.00	2,500.00	2,500.00	-
5058 · Travel & Training	2,040.66	3,000.00	3,000.00	-
5059 · Vehicle Maintenance	0.00	1,000.00	1,000.00	-

HOTEL-MOTEL FUND BUDGET

	FY 2022 Budget Oct '21- Jun'22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
5060 - Community Grant Program	31,500.00	35,000.00	20,000.00	(15,000.00)
Total 5050 - Other Charges & Services	105,057.54	155,204.00	155,204.00	-
5051 - Capital Outlay				
Equipment	13,808.00	-	-	-
Total 5051 - Capital Outlay	13,808.00	-	-	-
Total 5000 - HOT FUND EXPENDITURES	218,493.04	283,746.30	288,943.94	5,197.64
Net Ordinary Income				
Transfer from HOT Fund Balance		(36,746.30)	(24,943.94)	11,802.36
Net Income		36,746.30	24,943.94	(11,802.36)
		0.00	(0.00)	(0.00)

PROPOSED FY 2023
WASTEWATER BUDGET

	FY 2022 Budget Oct'21-Jun'22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
Income				
Monthly Service Fees	162,130.26	253,808.52	285,000.00	31,191.48
Miscellaneous	0	-	-	-
Interest Income	22.24	35.00	35.00	-
Total Income	162,152.50	253,843.52	285,035.00	31,191.48
Expense				
Misc.	1,460.00	-	-	-
Bank Service Charge	0.00	1.00	1.00	-
Maintenance Contractor	136,833.33	160,920.00	172,077.00	11,157.00
Professional Fees- Engineering	32,692.82	-	5,607.00	5,607.00
Professional Fees- Legal	0.00	-	-	-
Repairs	963.32	10,091.31	15,000.00	4,908.69
Supplies	0.00	25,000.00	25,000.00	-
Sludge Disposal	0.00	-	5,000.00	5,000.00
TCEQ Fees	1,250.00	1,250.00	1,250.00	-
Utilities				
Utilities- Electric	40,584.86	54,549.73	59,000.00	4,450.27
Utilities- Water	1,574.41	2,031.48	2,100.00	68.52
Total Utilities	42,159.27	56,581.21	61,100.00	4,518.79
Total Expense	253,943.41	253,843.52	285,035.00	31,191.48
Net Ordinary Income		-	-	-
Other Income				
Transfer - General Fund				
Net Other Income				

PROPOSED FY 2023
INTEREST SINKING FUND
BUDGET

	FY 2022 Budget Oct'21-Jun'22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs FY 2023
Income				
4000 · Property Tax Revenue	745,785.68	675,403.56	705,147.98	29,744.42
4100 · Interest Income	1,028.51	3,500.00	3,500.00	-
4200 · Impact Fee Revenue	-	-	-	-
Total Income	746,814.19	678,903.56	708,647.98	29,744.42
Expense				
6105 · 2015 Bond Principal	0.00	380,000.00	-	(380,000.00)
6106 · 2015 Bond Interest	0.00	189,042.00	-	(189,042.00)
6107 · 2018 Bond Principal	0.00	120,000.00	-	(120,000.00)
6108 · 2018 Bond Interest	0.00	65,395.00	-	(65,395.00)
6109 - Series 2022 Refunding	676,759.26	-	550,000.00	550,000.00
6110 - 2022 Bond Principal	0.00	-	152,570.00	152,570.00
6111 - 2022 Bond Interest	0.00	-	-	(51,867.00)
Total Expense	676,759.26	754,437.00	702,570.00	81,611.42
Net Ordinary Income		(75,533.44)	6,077.98	(78,849.65)
Transfer from Surplus Debt Service		78,849.65		2,761.77
Net Income		3,316.21	6,077.98	

FY 2023 American Relief Act Plan Budget

	Oct '21 - Jun '22	Approved FY 2022 Budget	Proposed FY 2023 Budget	FY 2022 vs. FY 2023 % Change
Income				
ARPA Funds	0.00	587,252.70	587,252.70	-
Interest Income	0.00	1,500.00	1,500.00	-
Total Income	0.00	588,752.70	588,752.70	-
Expense				
Capital Outlay	0.00	587,252.70	587,252.70	-
Total Expense	0.00	587,252.70	587,252.70	-
Net Ordinary Income	0.00	1,500.00	1,500.00	-
Transfer from General Fund		0.00	-	
Net Income	0.00	1,500.00	1,500.00	-

BOA Agenda Item Form



Date Submitted: August 29, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: CONSIDER REQUEST TO SELL AND SERVE BEER AND WINE AT SIRENA'S CREEKSIDE CARNAVAL AT PACE PARK IN OCTOBER 2022

Funds Required:

Funds Available:

Council Action Requested:

Ordinance

Resolution

Motion

Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider a request from organizers of the upcoming Sirena's Creekside Carnival in Pace Park to sell and serve beer and wine during the two (2) day festival.

If approved, *Chupacabra* would sell and serve beer and wine. The required insurance policy for the event would be updated to reflect alcohol consumption. In addition, off-duty police officers will be present on-site as is required when alcohol is sold and served at the park.

Typically, requests for alcohol consumption at events in Pace Park are handled at a staff level. The decision was made to bring the alcohol request for Carnival to the Board because Board approval for the festival itself was previously sought and received. Alcohol consumption was not part of the original festival plans approved by the Board.

The Village staff has no issue with the alcohol request for Carnival provided all insurance and on-site security requirements are met, and those serving the alcohol have completed TABC certification for serving and selling alcohol.

BOA Agenda Item Form



Date Submitted: August 29, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: CONSIDER ACTION REGARDING A PROPOSED CONCEPT PLAN AND REQUESTED VARIANCES FOR BAR V BAR RANCH

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action regarding a proposed concept plan and requested variance for the proposed Bar V Bar Ranch Subdivision.

Bar V Bar Ranch is a proposed 432.53-acre residential development located near the intersection of FM 2484 and Crows Ranch Road in the E-T-J of the Village of Salado. The proposed subdivision will be developed in three (3) phases and have 299 residential lots. All residential lots will be at least one (1) acre in size. In addition, there will be 3.52 acres set aside for commercial development and 68.99 acres of dedicated parkland.

Pedestrian mobility will be provided with a trail system and sidewalks.

The Salado Water Supply Corporation will provide water service for the development while wastewater service will be provided by on-site septic facilities.

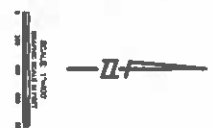
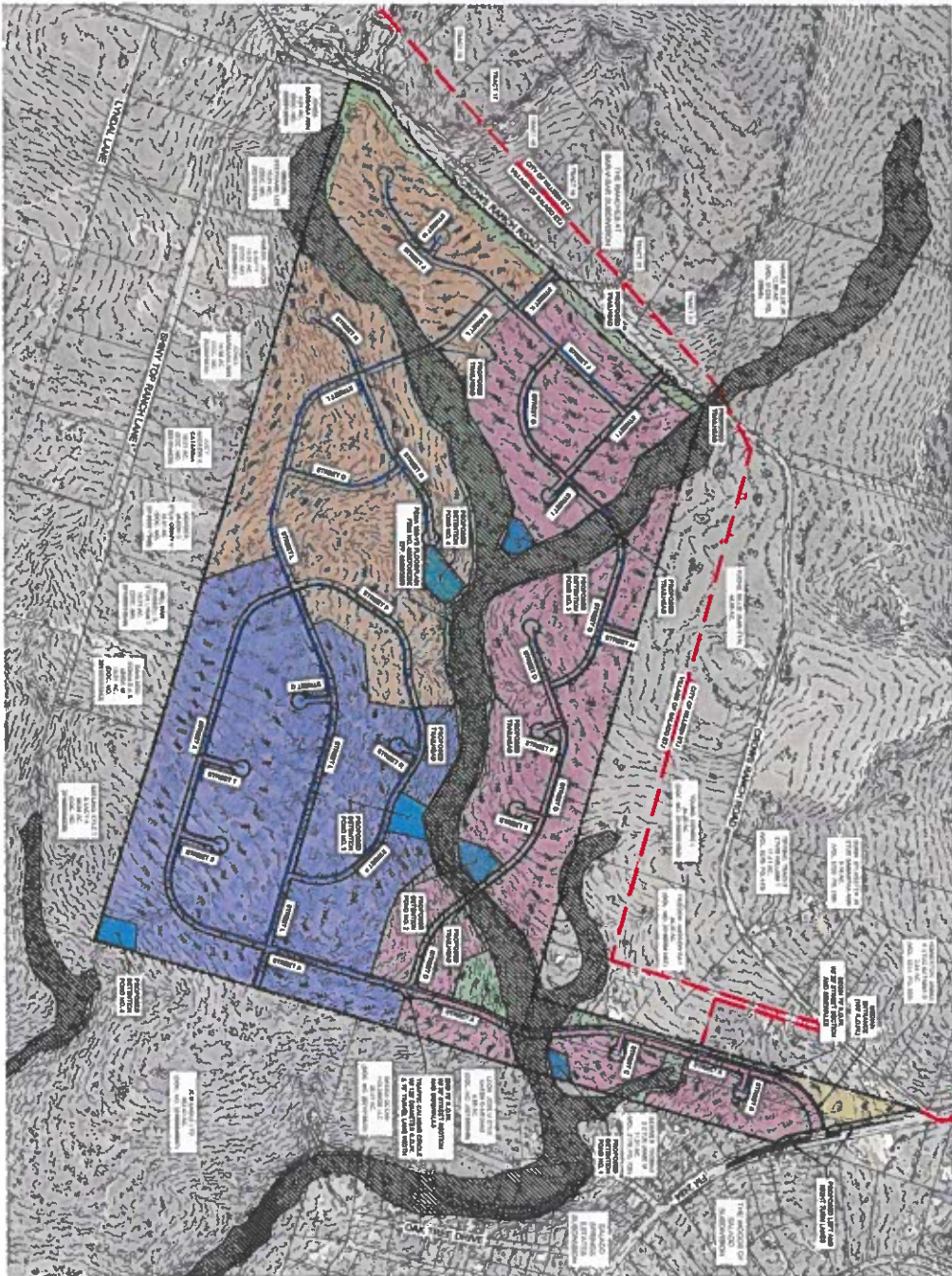
The developer is seeking variances from the following provisions of the Village's Subdivision Ordinance:

- *Access.* At least one point of vehicular access and two (2) temporary dead-end stub outs for every forty (40) lots
- *Block Length.* Block lengths shall not exceed 1,200 feet except when specific design criteria are met, in which case block lengths of up to 2,500 shall be allowed. Block lengths shall also not be less than 400 feet.

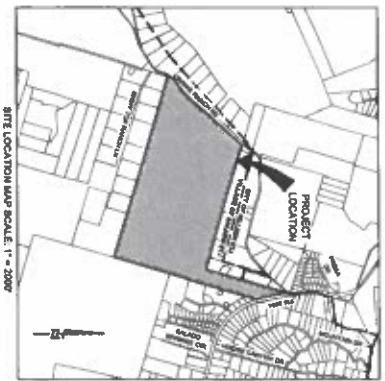
The developer has indicated the rural design of the proposed subdivision makes it difficult to adhere to the Village's access and block length requirements, as the requirements are more applicable to urban subdivision development.

On August 23rd, the Planning and Zoning Commission unanimously voted to recommend approval of the proposed Concept Plan and the associated variance requests with the condition that a traffic calming circle be added where Street A and Street D intersect.

Attached is a copy of a letter from the developer detailing their variance requests.



LEGEND	
	PROPERTY BOUNDARY
	RAVINE EYEBROW
	EXISTING CONTIGUAL
	PROPOSED FUTURE
	FEAS. 100% FLOORPLAN
	PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (PHASE 1)
	PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (PHASE 2)
	PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT (PHASE 3)
	PROPOSED COMMERCIAL DEVELOPMENT
	PROPOSED POND
	PROPOSED DETENTION POND



PROJECT NO. 1916-11916
 DESIGNED BY: JH/ST
 DRAWN BY: JH/ST
 CHECKED BY: JH/ST
 DATE: 08/20/09

CONCEPT PLAN FOR THE BAR V BAR RANCH DEVELOPMENT 1916 CONCEPT PLAN DATE: 08/20/09 BY: JH/ST

THIS CONCEPT PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

BAR V BAR RANCH
 RESIDENTIAL SUBDIVISION DEVELOPMENT
 EXTRA-TERRITORIAL JURISDICTION OF
 BLAZO, TEXAS
CONCEPT PLAN

GRAY ENGINEERING
 8824 N. Capital of Texas Hwy.
 Suite 340
 Austin, Texas 78759
 (512) 453-0371
 FAX (512) 454-9933
 TBPELS FROM 021946



O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

August 8, 2022

US Mail and E-Mail

Village of Salado, Texas
Attention: Don Ferguson
301 North Stagecoach Road
Salado, TX 76571

**RE: Bar V Bar Ranch Development
Variance Request
GEI No. 1684-11516.54**

Dear Mr. Ferguson:

Please accept this letter as formal request for administrative variances to Section 3.1(u), "Points of Access," and Section 3.4, "Blocks," of the Village of Salado Subdivision Ordinance. Attached is an exhibit showing the conceptual plan for the subject Bar V Bar Ranch Development (Project) which illustrates the variance requests that are described herein. Please note that all the proposed street improvements for the entire Project are anticipated to be "Private Streets" designed and constructed to the applicable Bell County standards.

Section 3.1(u) of the Village of Salado Subdivision Ordinance

This section stipulates that all residential developments must have at least one point of vehicular access and two temporary dead-end stubbed streets for every forty lots, resulting in a requirement of seven vehicular access points and fourteen temporary dead-end stubbed streets for the proposed Bar V Bar Ranch Development. This request is to allow a total of five vehicular accesses, three points to existing public right-of-way (one to FM 2484 and two to Crows Ranch Road) and two temporary dead-end stubbed streets for connection to adjacent future development. Section 3.1(u) also stipulates that residential driveway cuts shall not be allowed on roadways that are larger than a residential collector street (60' right-of-way). This request is to allow residential driveway cuts along Street A between its intersections with Street C and Street D, which is proposed to have a right-of-way width of 70'.

Section 3.4(b) of the Village of Salado Subdivision Ordinance

This section stipulates that block lengths shall not exceed 1,200' except when specific design criteria as specified in Section 3.4(b) are met, in which case block lengths of up to 2,500' shall be allowed. This request is to allow exceedance of the 2,500' block length requirement for the following blocks: Street A between its intersections with FM 2484 and Street D, Street A between its intersections with Street L, Street D between its intersections with Street A and Street G, Street L between its intersections with Street P, and Street P between its intersections with Street L. Street A will have a width of 35' and will be constructed with sidewalks on both sides of the street between its intersections with FM 2484 and Street D.

Section 3.4(b) also stipulates that block lengths shall not be less than 400'. This request is to allow the following blocks to be below the 400' minimum length requirement: Street L between its intersections



Mr. Don Ferguson
August 8, 2022
Page 2 of 2

with Street A and Street P, Street J between its intersections with Street G and Street K, and Street J between its intersections with Street K and Street L.

If you have any questions or require any additional information regarding this variance request, please do not hesitate to contact our office at (512) 452-0371.

Sincerely,

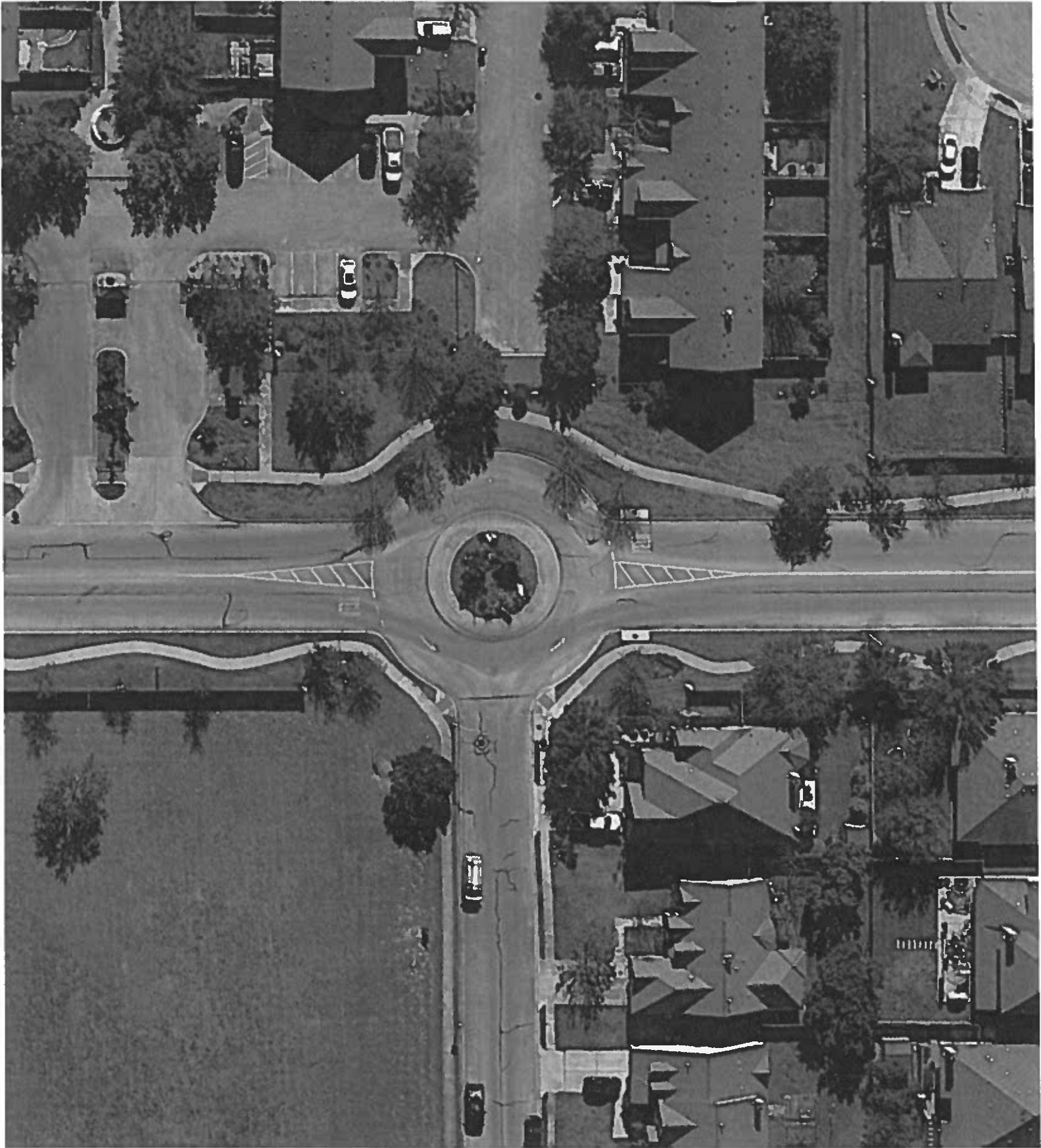
GRAY ENGINEERING, INC.

David W. Gray, P.E.
President

DWG:ad

Attachment-Conceptual Plan Exhibit

cc: Mr. David Singleton; Southwest Land Services (w/attachment)
Mr. Steven Minor, P.E.; Gray Engineering, Inc.
Mr. Logan Haney, E.I.T.; Gray Engineering, Inc.







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BOA Agenda Item Form



Date Submitted: August 29, 2022

Agenda Date Requested September 1, 2022

Project/Proposal Title: CONSIDER ACTION REGARDING A PROPOSED AMENDMENT TO THE INTERLOCAL AGREEMENT RELATING TO THE SALADO SCHOOL RESOURCE OFFICER PROGRAM

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow the board members to discuss and consider action approving a proposed amendment to the recently approved interlocal agreement between the Village of Salado and the Salado ISD ("SISD") to allow for the third year of the Salado School Resource Officer Program ("Program").

The Salado ISD would like to clarify language in the agreement to ensure that School Resource Officers will not be pulled from school district campuses by the Police Chief unless they are needed to assist with a significant non-school related emergency that requires multiple officers to address.

While the Village staff feels the current language in the agreement addresses the school district's desires, the staff has no problem modifying the language as requested to clarify the assignment parameters for School Resource Officers.

A copy of the revised agreement will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: August 29, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: CONSIDER ACTION
AWARDING A CONTRACT FOR IMPROVEMENTS TO
PACE PARK ROAD AND MILL CREEK ROAD

Funds Required:
Funds Available:

Council Action Requested:

- Ordinance
- Resolution
- Motion
- Discussion

Project/Proposal Summary:

This item was placed on the agenda to allow board members to discuss and consider action awarding a contract for improvements to Pace Park Road and Mill Creek Road between Main Street and Chisholm Trail.

At the time of agenda packet production, the Village's engineer was reviewing the bids for the road improvements received on August 26th.

A briefing on this item with a recommendation from the Village's engineer will be presented to board members under separate cover in advance of the meeting for review and consideration.

BOA Agenda Item Form



Date Submitted: August 27, 2022

Agenda Date Requested: September 1, 2022

Project/Proposal Title: CONSIDER ACTION RELATING TO THE PROPOSED DEVELOPMENT OF THE FISCAL YEAR 2023 OPERATING BUDGET 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 action relating the proposed development of the Fiscal Year 2023 Operating Budget for the Village of Salado.