

# Village Of Salado



**SPECIAL CALLED BOARD OF ALDERMEN**  
**MEETING/PUBLIC HEARING**  
**SALADO MUNICIPAL BUILDING**  
**301 N. STAGECOACH, SALADO, TEXAS**  
**AUGUST 26, 2024, 6:30 P.M.**

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

**[www.youtube.com/@VillageofSalado](https://www.youtube.com/@VillageofSalado)**



*Join the meeting 5 minutes before posted start time.*

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## AGENDA

**CALL TO ORDER**

AUGUST 26, 2024, AT 6:30 P.M.

**CALL OF ROLL**

VILLAGE SECRETARY

**INVOCATION**

MAYOR BERT HENRY

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

### **1. PUBLIC COMMENTS**

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 FIVE (5) 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. WORKSHOP**

- (A) PROPOSED FISCAL YEAR 2025 OPERATING BUDGET
- (B) PROPOSED TAX RATE

### **3. PUBLIC HEARING**

- (A) HOLD A PUBLIC HEARING REGARDING THE PROPOSED AD VALOREM TAX RATE FOR THE 2024 TAX YEAR TO HELP FUND THE PROPOSED FISCAL YEAR 2025 OPERATING BUDGET FOR THE VILLAGE OF SALADO.

### **4. DISCUSS AND POSSIBLE ACTION**

- (A) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-13, AN ORDINANCE OF THE VILLAGE OF SALADO ADOPTING THE FISCAL YEAR 2024-2025 ANNUAL OPERATING BUDGET FOR THE VILLAGE OF SALADO, TEXAS; DECLARING FINDINGS OF FACT; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.
- (B) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-14, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, SETTING A PROPERTY (AD VALOREM) TAX RATE; APPROVING THE AD VALOREM TAX RATE AND LEVY OF \$0.4860 PER ONE HUNDRED DOLLARS (\$100) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE FOR THE 2024 TAX YEAR TO FUND THE FISCAL YEAR 2024-2025 OPERATING BUDGET FOR THE VILLAGE OF

SALADO; PROVIDING FOR AN EXEMPTION ON RESIDENCE HOMESTEADS; PROVIDING FOR EXEMPTIONS FOR INDIVIDUALS WHO ARE DISABLED OR 65 YEARS OF AGE OR OLDER; PROVIDING FOR PENALTIES AND INTEREST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALING CONFLICT; PROVIDING FOR PROPER NOTICE AND MEETING; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NOTIFICATION TO ASSESSOR; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

- (C) DISCUSS AND POSSIBLE ACTION TO APPROVE AN ESCROW AGREEMENT BY AND BETWEEN THE VILLAGE OF SALADO, TEXAS, AND CAMPBELL BRANCH INVESTMENT LLC, REFERRED TO AS THE DOROTHY THREE (3) AND THE DOROTHY FOUR (4) DEVELOPMENTS, AND AUTHORIZE THE VILLAGE ADMINISTRATOR TO EXECUTE THE AGREEMENT.
- (D) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NUMBER 2024-15, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO ESCROW AGREEMENTS TO REIMBURSE THE VILLAGE FOR ENGINEERING, LEGAL, CONSULTING, AND ADMINISTRATIVE FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.
- (E) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-16, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, DISSOLVING THE PARKS ADVISORY BOARD, TOURISM ADVISORY BOARD, ECONOMIC DEVELOPMENT ADVISORY BOARD, AND MUSIC FRIENDLY COMMUNITY ADVISORY BOARD, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.
- (F) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-17, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ESTABLISHING UTILITY SERVICE TERMS AND CONDITIONS OUTSIDE OF THE VILLAGE MUNICIPAL LIMITS, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.
- (G) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-18, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NO. 2019-15; AMENDING THE METHOD FOR THE CALCULATION OF THE FEES CHARGED IN THE VILLAGE OF SALADO FOR BUILDING PERMITS AND INSPECTION FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

## **ADJOURNMENT**

### **NOTE**

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 by August 23, 2024, by 5:00 p.m.

*Debra Bean*

Debra Bean, 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 Debra Bean, City Secretary at 254-947-5060 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide Relay Texas Program at 1-800-735-2988.

# BoA Agenda Items # 1 thru 3



Date Submitted:

Agenda Date Requested: August 23, 2024

Agenda Items:

Public Comments, Workshop, and Public Hearing

## Project/Proposal Summary:

### 1. PUBLIC COMMENTS

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 FIVE (5) 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. WORKSHOP

(A) PROPOSED FISCAL YEAR 2025 OPERATING BUDGET

(B) PROPOSED TAX RATE

### 3. PUBLIC HEARING

(A) HOLD A PUBLIC HEARING REGARDING THE PROPOSED AD VALOREM TAX RATE FOR THE 2024 TAX YEAR TO HELP FUND THE PROPOSED FISCAL YEAR 2025 OPERATING BUDGET FOR THE VILLAGE OF SALADO.

# BoA Agenda Item # 4A



Date Submitted:

Agenda Date Requested: August 23, 2024

Agenda Items:

DISCUSS AND POSSIBLE ACTION

## Project/Proposal Summary:

### 4. DISCUSS AND POSSIBLE ACTION

(A) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-13, AN ORDINANCE OF THE VILLAGE OF SALADO ADOPTING THE FISCAL YEAR 2024-2025 ANNUAL OPERATING BUDGET FOR THE VILLAGE OF SALADO, TEXAS; DECLARING FINDINGS OF FACT; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

## **ORDINANCE NO. 2024-13**

### **AN ORDINANCE OF THE VILLAGE OF SALADO ADOPTING THE FISCAL YEAR 2024-2025 ANNUAL OPERATING BUDGET FOR THE VILLAGE OF SALADO, TEXAS; DECLARING FINDINGS OF FACT; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

**WHEREAS**, the Board of Aldermen of the Village of Salado, Texas (the “Village”) recognize the need for a budget and to be in compliance with the Local Government Code Sec.102.002 of The State of Texas directing municipalities to create a fiscal year budget; and

**WHEREAS**, the Village of Salado Board of Aldermen have diligently researched each line item of revenue and expense to prepare a budget felt to adequately guide the Village’s finances for the Fiscal Year beginning October 1, 2024, and ending September 30, 2025; and

**WHEREAS**, the Board of Aldermen held a public hearing on the proposed Fiscal Year 2024-2025 Budget on August 22, 2024, as required by law and after considering the comments of the public at such public hearing, the Board of Aldermen desire to adopt the budget for the Fiscal Year 2025; and

**NOW THEREFORE**, be it ordained by the Board of Aldermen of the Village of Salado, County of Bell, State of Texas, that:

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

Part 1: The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Part 2: The public hearing on the budget was held at 6:30 p.m. on August 22, 2024, in the Village of Salado Municipal Building.

Part 3: The budget for the Village of Salado for the fiscal year beginning October 1, 2024, and ending September 30, 2025, together with the changes and amendments adopted by the Board of Aldermen, is on file in the Office of the City Secretary and posted on the Village's website.

#### **2. ENACTMENT**

The budget for Fiscal Year 2024-2025, which is attached hereto and incorporated into this Ordinance for all intents and purposes, which includes the appropriations and property tax rates for the 2024-25 fiscal year, shall be and thereby be adopted for the support of the general government of the Village.

#### **3. SEVERABILITY**

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

**4. FILING OF THE BUDGET**

The City Secretary is hereby directed to file the budget on the website of the Village and in the Village's official records as well as with the Bell County Clerk.

**5. EFFECTIVE DATE**

This Ordinance shall be effective immediately upon passage.

**6. PROPER NOTICE AND MEETING**

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

**PASSED AND APPROVED** this 26th day of August 2024, by the following Village of Salado Board of Aldermen record vote:

	Aye	Nay	Abstain
Mayor Pro-Tern Rodney Bell			
Alderman D. Jasen Graham			
Alderman Zach Hurst			
Alderman Michael MacDonald			
Vacant			

\_\_\_\_\_  
Bert Henry, Mayor

ATTEST:

\_\_\_\_\_  
Debbie Bean, Village Secretary

Approved to Form:

\_\_\_\_\_  
Josh Katz, Village Attorney





## VILLAGE OF SALADO, TEXAS FISCAL YEAR 2025 PROPOSED BUDGET

This budget will raise more total property taxes than last year's budget by \$604,467 or 48.47%, and of that amount \$205,031.98 is tax revenue to be raised from new property added to the tax roll this year.

A property tax rate of \$0.4860 per \$100 is proposed to fund the proposed Fiscal Year 2025 Budget.

Property Tax Rate Comparison		
Tax Rate	2024-2025	2023-2024
Property Tax Rate	.4860/100	.3947/100
No-New-Revenue Tax Rate	.3711/100	.3478/100
No-New-Revenue Maintenance and Operations Rate	.1870/100	.1317/100
Voter-Approval Tax Rate	.3612/100	.4147/100
Debt Rate	.1841/100	.2161/100
De Minimus Rate	.4865/100	-

The total amount of municipal debt obligation secured by property taxes in the 2024 Tax Year for the Village of Salado is \$701,480.

Village of Salado-General Fund

GENERAL FUND

Ordinary Income/Expense	Approved Budget	Proposed Budget	Difference
	FY 23-24	FY 24-25	
<b>Income</b>			
<b>4000 · GENERAL FUND REVENUE</b>			
<b>4100 · Tax Revenue</b>			
4115 · Property Taxes	517,828.30	1,150,000.00	632,173.70
4120 · Sales Tax Earned	850,000.00	860,000.00	10,000.00
4130 · Mixed Beverages	40,000.00	41,000.00	1,000.00
<b>Total 4100 · Tax Revenue</b>	<b>1,407,828.30</b>	<b>2,051,000.00</b>	<b>643,173.70</b>
<b>4150 · Franchise Fees</b>			
4160 · Electric Franchise	140,000.00	124,000.00	(16,000.00)
4166 · Telephone Franchise	23,000.00	11,000.00	(12,000.00)
4170 · Waste Disposal Franchise Fee	30,000.00	20,000.00	(10,000.00)
4175 · Cable Franchise	32,000.00	30,000.00	(2,000.00)
4180 · Water Franchise	43,000.00	40,000.00	(3,000.00)
<b>Total 4150 · Franchise Fees</b>	<b>268,000.00</b>	<b>225,000.00</b>	<b>(43,000.00)</b>
<b>4200 · Licenses, Permits, and Fees</b>			
4210 · Sign Permit / Misc	500.00	700.00	200.00
4215 · Service Fees (Burn)	250.00	300.00	50.00
4216 · Service Fees (Itinerant Vendor)	2,000.00	3,000.00	1,000.00
4230 · Building Permit Fees	120,000.00	120,000.00	0.00
4260 · Certificate of Occupancy	5,000.00	5,000.00	0.00
4270 · Contractor Registration	12,000.00	12,000.00	0.00
<b>Total 4200 · Licenses, Permits, and Fees</b>	<b>139,750.00</b>	<b>141,000.00</b>	<b>1,250.00</b>
<b>4300 · Service Fees</b>			
4310 · Subdiv/Plats/Walvers/Exceptions	38,500.00	30,000.00	(8,500.00)
4315 · Zoning/Variances	1,200.00	1,000.00	(200.00)
4320 · Pace Park Rental Fees	3,500.00	2,500.00	(1,000.00)
4330 · LEOSE	910.00	1,000.00	90.00
4340 · Crash Report Fees	250.00	500.00	250.00
<b>Total 4300 · Service Fees</b>	<b>44,360.00</b>	<b>35,000.00</b>	<b>(9,360.00)</b>
<b>4700 · Investment and other income</b>			
4780 · Interest Income	9,300.00	4,300.00	(5,000.00)
4790 · Other Income			
4790 · Other Income - Other	50,000.00	20,000.00	(30,000.00)
<b>Total 4790 · Other Income</b>	<b>50,000.00</b>	<b>20,000.00</b>	<b>(30,000.00)</b>
<b>Total 4700 · Investment and other income</b>	<b>59,300.00</b>	<b>24,300.00</b>	<b>(35,000.00)</b>
4400 · Fines and Forfeitures	62,500.00	70,000.00	7,500.00
<b>Total 4000 · GENERAL FUND REVENUE</b>	<b>1,981,738.30</b>	<b>2,546,300.00</b>	<b>564,563.70</b>
<b>Total Income</b>	<b>1,981,738.30</b>	<b>2,546,300.00</b>	<b>564,563.70</b>
<b>Expense</b>			
<b>GENERAL FUND EXPENDITURES</b>			
<b>5000 · ADMINISTRATION DEPARTMENT</b>			
<b>5100 · Personnel Services</b>			
5101 · Village Administrator Salary	150,000.00	153,000.00	3,000.00
5102 · City Secretary Salary	74,500.00	75,990.00	1,490.00
5103 · Assistant Village Administrator	80,080.00	0.00	(80,080.00)
5104 · Receptionists Salary	21,000.00	31,824.00	10,824.00

Village of Salado-General Fund

	Approved Budget	Proposed Budget	Difference
	FY 23-24	FY 24-25	
5124 · Payroll Tax- Total	26,803 01	20,420 00	(6,383 01)
5126 · TMRS Contributions- Admin	23,567 29	27,685 00	4,117 71
5127 · Health Care- Admin	37,013 82	22,800 00	(14,213.82)
5128 · Pay Comparability Adjustment	2,000 00	0 00	(2,000 00)
<b>Total 5100 · Personnel Services</b>	<b>414,964 12</b>	<b>331,718.00</b>	<b>(83,245 12)</b>
<b>5200 · Services</b>			
5201 · Meeting Expense	250 00	6,000.00	5,750 00
5202 · Bell Co Health Svcs Contracts	6,500 00	6,000.00	(500 00)
5203 · Printing Expense	500 00	333.00	(167 00)
5204 · Telephone	3,750 00	3,600.00	(150 00)
5205 · Equipment - Leased / Rented	3,909 15	4,000 00	90 85
5206 · Interest Exp/Bank Fees	750 00	3,700.00	2,950 00
5207 · BELLCAD	12,100 00	16,000 00	3,900 00
5208 · Board of Aldermen Expenses	0 00	1,000 00	1,000 00
5214 · Utilities	6,126 12	8,400 00	2,273.88
5215 · Janitorial	2,844 00	3,800 00	956.00
<b>Total 5200 · Services</b>	<b>36,729 27</b>	<b>50,833 00</b>	<b>14,103 73</b>
<b>5216 · Professional Fees</b>			
5216-3 · Profess Fees - Accounting	52,100 00	76,000 00	23,900 00
5216-4 · Profess Fees - Inspections	98,407 99	90,000 00	(8,407 99)
5216-5 · Profess. Fees - Legal	42,500 00	60,000 00	17,500 00
<b>Total 5216 · Professional Fees</b>	<b>193,007 99</b>	<b>246,000 00</b>	<b>52,992 01</b>
<b>5300 · Other Services &amp; Charges</b>			
5301 · Election Expenses	4,650 00	4,500.00	(150 00)
5304 · Office Supplies	4,000 00	6,000.00	2,000 00
5305 · Postage	3,000 00	3,000.00	0.00
5306 · Building Supplies	250 00	200 00	(50.00)
5307 · Building & Equipment - R & M	1,500.00	1,500.00	0.00
5309 · Website	3,100.00	3,100.00	0.00
5310 · Public Notices	2,000.00	2,500.00	500.00
5311 · Insurance (TML Property & GL)	50,000.00	63,000.00	13,000.00
5312 · Dues and Subscriptions	2,500.00	2,500.00	0.00
5313 · Training & Travel	500 00	500.00	0.00
5319 · Technology	25,000.00	28,000.00	3,000.00
5320 · Special Projects	65,833 20	0.00	(65,833.20)
<b>Total 5300 · Other Services &amp; Charges</b>	<b>162,333 20</b>	<b>114,800.00</b>	<b>(47,533.20)</b>
<b>5400 · Capital Outlay</b>			
5401 · Equipment (IT)	4,000 00	20,000.00	16,000.00
<b>Total 5400 · Capital Outlay</b>	<b>4,000 00</b>	<b>20,000 00</b>	<b>16,000.00</b>
<b>Total 5000 · ADMINISTRATION DEPARTMENT</b>	<b>811,034 58</b>	<b>763,352 00</b>	<b>(47,682.58)</b>
<b>5500 · DEVELOPMENT SERVICES DEPARTMENT</b>			
<b>5501 · Personnel Services</b>			
5502 · City Planner Salary	0 00	75,000 00	75,000 00
5503 · Permit Clerk Salary	44,561 92	45,445 00	883 08
5506 · Payroll Tax- Total	3,417 99	9,448 00	6,030 01
5506 · TMRS Contributions- Dev Svcs	2,825 23	14,562 00	11,736 77
5507 · Health Care- Dev Svcs	10,575.44	22,800 00	12,224 56
<b>Total 5501 · Personnel Services</b>	<b>61,380 58</b>	<b>187,255 00</b>	<b>105,874 42</b>
<b>5600 · Other Services &amp; Charges</b>			
5601 · Travel & Training	500 00	500.00	0 00

Village of Salado-General Fund

	Approved Budget		Proposed Budget	
	FY 23-24		FY 24-25	Difference
Total 5600 · Other Services & Charges	500.00		500.00	0.00
5700 · Professional Fees				
5701 · General Engineering	30,000.00		50,000.00	20,000.00
5702 · Zoning/Annexation	5,000.00		5,000.00	0.00
5703 · Engineering- Plat Review	35,000.00		60,000.00	25,000.00
Total 5700 · Professional Fees	70,000.00		115,000.00	45,000.00
Total 5600 · DEVELOPMENT SERVICES DEPARTMENT	131,880.58		282,755.00	150,874.42
6000 · PUBLIC SAFETY DEPARTMENT				
6200 · Police Department				
6201 · Personnel Services				
6202 · Salary - Chief of Police	103,000.00		104,608.00	1,608.00
6203 · Salary- Sergeant	66,560.00		67,891.00	1,331.00
6204 · Salary / Wages - Officers	334,600.00		414,051.00	79,451.00
6205 · Officers - Overtime	10,000.00		10,000.00	0.00
6206 · Longevity & Certif Pay	10,915.08		10,000.00	(915.08)
6208 · Payroll Tax- Total	40,258.24		47,454.00	7,195.76
6210 · TMRS Contributions- PD	33,289.76		73,332.00	40,042.24
6211 · Health Care- PD	84,603.52		102,600.00	17,996.48
Total 6201 · Personnel Services	683,226.60		829,936.00	146,709.40
6212 · Services				
6213 · Telephone	11,333.00		8,000.00	(2,333.00)
6214 · Utilities	4,000.00		4,200.00	200.00
6215 · Janitorial	1,800.00		1,800.00	0.00
6215.1 · Technology- PD	50,000.00		37,200.00	(12,800.00)
Total 6212 · Services	67,133.00		52,200.00	(14,933.00)
6216 · Other Services & Charges				
6217 · Ammunition	2,000.00		2,500.00	500.00
6218 · Crime Prevention Supplies	3,000.00		3,000.00	0.00
6219 · Auto Expenses	42,500.00		42,500.00	0.00
6220 · Supplies	8,000.00		8,000.00	0.00
6221 · Equipment Maintenance & Repair	1,000.00		1,000.00	0.00
6222 · Building R & M	500.00		500.00	0.00
6223 · Dues & Subscriptions	8,500.00		500.00	(8,000.00)
6224 · Animal Control	2,500.00		1,500.00	(1,000.00)
6224.1 · Travel & Training	1,500.00		2,500.00	1,000.00
Total 6216 · Other Services & Charges	69,500.00		62,000.00	(7,500.00)
6225 · Police - Capital Outlay				
6226 · Capital Outlay- PD Vehicles	97,045.05		88,000.00	(9,045.05)
6227 · Capital Outlay- PD Equipment	12,500.00		64,700.00	52,200.00
6228 · Cap O/L- Vehicle Rpicmnt Prgrm	5,000.00		0.00	(5,000.00)
6229 · Capital Outlay- IT	15,000.00		0.00	(15,000.00)
Total 6225 · Police - Capital Outlay	129,545.05		152,700.00	23,154.95
Total 6200 · Police Department	949,404.65		1,096,836.00	147,431.35
6500 · Municipal Court				
6550 · Professional Fees				
6551 · Judicial Services	11,000.00		9,600.00	(1,400.00)
6552 · Prosecutor	18,900.00		18,900.00	0.00
Total 6550 · Professional Fees	29,900.00		28,500.00	(1,400.00)
6570 · Other Services & Charges				
6571 · Supplies	250.00		250.00	0.00

Village of Salado-General Fund

	Approved Budget		Proposed Budget	
	FY 23-24		FY 24-25	Difference
6573 · Dues and Subscriptions	2,500 00		2,800 00	300 00
6575 · Travel and Training	1,000 00		1,000 00	0 00
<b>Total 6570 · Other Services &amp; Charges</b>	<b>3,750 00</b>		<b>4,050 00</b>	<b>300 00</b>
<b>Total 6600 · Municipal Court</b>	<b>33,650 00</b>		<b>32,550 00</b>	<b>(1,100 00)</b>
<b>Total 6000 · PUBLIC SAFETY DEPARTMENT</b>	<b>983,054 85</b>		<b>1,129,388.00</b>	<b>146,331 35</b>
<b>7000 · PUBLIC WORKS DEPARTMENT</b>				
7001 · Personnel Services				
7002 · Wages- Maintenance Workers	36,188 70		55,342 00	19,173 30
7004 · Maintenance Worker- Overtime	2,500 00		5,000 00	2,500 00
7008 · Payroll Tax- Total	2,987.16		4,850.00	1,862 84
7008 · TMRS Contributions- Maint	2,451 60		5,065.00	2,613.40
7009 · Healthcare- Maintenance	10,575 44		11,400.00	824.56
<b>Total 7001 · Personnel Services</b>	<b>54,682 90</b>		<b>81,657 00</b>	<b>26,984 10</b>
7015 · Other Services & Charges				
7016 · Maint- Uniforms and Boots	1,500 00		1,500 00	0.00
7017 · Telephone	1,500 00		800 00	(900.00)
<b>Total 7015 · Other Services &amp; Charges</b>	<b>3,000 00</b>		<b>2,100 00</b>	<b>(900.00)</b>
<b>Total 7000 · PUBLIC WORKS DEPARTMENT</b>	<b>57,682 90</b>		<b>83,757 00</b>	<b>26,084 10</b>
<b>8000 · PARKS DEPARTMENT</b>				
8001 · Services				
8002 · Utilities	2,500.00		6,000 00	3,500 00
<b>Total 8001 · Services</b>	<b>2,500 00</b>		<b>6,000 00</b>	<b>3,500 00</b>
8010 · Other Services & Charges				
8011 · Supplies	5,000 00		5,000.00	0.00
8014 · Contract Services	7,500 00		7,500.00	0.00
<b>Total 8010 · Other Services &amp; Charges</b>	<b>12,500 00</b>		<b>12,500.00</b>	<b>0.00</b>
8030 · Capital Outlay- Parks	30,000 00		0.00	(30,000.00)
<b>Total 8000 · PARKS DEPARTMENT</b>	<b>45,000 00</b>		<b>18,500 00</b>	<b>(26,500 00)</b>
<b>9000 · STREET DEPARTMENT</b>				
9001 · Other Services & Charges				
9002 · Contract Services	110,000 00		40,000 00	(70,000 00)
9003 · Signage	5,000 00		1,000 00	(4,000 00)
9004 · Auto Expense	500 00		1,000 00	500 00
9005 · Street Supplies	7,500 00		15,000 00	7,500 00
9006 · Street Repairs	0 00		50,000 00	50,000 00
<b>Total 9001 · Other Services &amp; Charges</b>	<b>123,000 00</b>		<b>107,000 00</b>	<b>(16,000 00)</b>
9050 · Services				
9051 · Utilities	25,000 00		25,000 00	0 00
<b>Total 9050 · Services</b>	<b>25,000 00</b>		<b>25,000 00</b>	<b>0 00</b>
9500 · Capital Outlay				
9501 · Capital Outlay- Streets	200,000 00		0 00	(200,000 00)
9503 · Capital Outlay- Other	0 00		0 00	0 00
<b>Total 9500 · Capital Outlay</b>	<b>200,000 00</b>		<b>0 00</b>	<b>(200,000 00)</b>
<b>Total 9000 · STREET DEPARTMENT</b>	<b>348,000 00</b>		<b>132,000 00</b>	<b>(216,000 00)</b>
<b>Total GENERAL FUND EXPENDITURES</b>	<b>2,376,832 71</b>		<b>2,409,750 00</b>	<b>33,117 29</b>
<b>Total Expense</b>	<b>2,376,832 71</b>		<b>2,409,750 00</b>	<b>33,117 29</b>
<b>Net Ordinary Income</b>	<b>-394,896 41</b>		<b>136,550 00</b>	<b>531,448 41</b>
<b>Other Income/Expense</b>				
<b>Other Income</b>				

Village of Salado-General Fund

	Approved Budget	Proposed Budget	Difference
	FY 23-24	FY 24-25	
97500 · Use of Fund Balance	384,846.41	0.00	(384,846.41)
97501 · Use of Hotel Occupancy Tax Fund	10,050.00	0.00	(10,050.00)
<b>Total Other Income</b>	<b>394,896.41</b>	<b>0.00</b>	<b>(394,896.41)</b>
<b>Other Expense</b>			
98000 · Transfers Out			
98004 · Xfer to Waste Water Fund	0.00	66,550.00	66,550.00
98005 · Xfer to Interest & Sinking Fund	0.00	70,000.00	70,000.00
<b>Total 98000 · Transfers Out</b>		<b>136,550.00</b>	<b>136,550.00</b>
<b>Total Other Expense</b>			
<b>Net Other Income</b>	<b>394,896.41</b>	<b>-136,550.00</b>	<b>(531,446.41)</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Village of Salado, Hotel-Motel Fund

**HOTEL OCCUPANCY TAX FUND**

	Approved Budget		Proposed Budget
	FY 23-24		FY 24-25
			Difference
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>4000 · HOT FUND REVENUE</b>			
4100 · County Hotel Occupancy Tax	4,000.00		4,000.00 0.00
4200 · Occupancy Tax	260,000.00		260,000.00 0.00
4300 · Other Income			1,000.00 1,000.00
<b>Total 4000 · HOT FUND REVENUE</b>	<b>264,000.00</b>		<b>265,000.00 1,000.00</b>
<b>Total Income</b>	<b>264,000.00</b>		<b>265,000.00 1,000.00</b>
<b>Expense</b>			
<b>5000 · HOT FUND EXPENDITURES</b>			
<b>5001 · Personnel Services</b>			
5002 · Salary- Marketing Specialist	54,335.00		71,400.00 17,065.00
5003 · Wages- Visitors Ctr Coordinator	36,056.59		15,912.00 (20,144.59)
5006 · Payroll Tax- Total	6,932.96		6,913.00 (19.96)
5007 · TMRS Contribution	5,730.83		8,632.00 2,901.17
5008 · Health Care	21,150.88		11,400.00 (9,750.88)
<b>Total 5001 · Personnel Services</b>	<b>124,206.26</b>		<b>114,257.00 (9,949.26)</b>
<b>5050 · Other Charges &amp; Services</b>			
5051 · Lease- Visitors Center	18,204.00		18,204.00 0.00
5052 · Marketing	100,000.00		100,000.00 0.00
5053 · Office Supplies	500.00		2,000.00 1,500.00
5054 · Arts- Cultural District	20,000.00		0.00 (20,000.00)
5054.1 · Music Friendly Program	10,000.00		0.00 (10,000.00)
5055 · Printing	3,500.00		3,500.00 0.00
5056 · Postage	1,500.00		1,500.00 0.00
5057 · Dues & Subscriptions	2,500.00		5,000.00 2,500.00
5058 · Travel & Training	5,000.00		3,000.00 (2,000.00)
5059 · Vehicle Maintenance	1,000.00		1,000.00 0.00
5061 · Community Grant Program	10,000.00		20,000.00 10,000.00
<b>Total 5050 · Other Charges &amp; Services</b>	<b>172,204.00</b>		<b>154,204.00 (18,000.00)</b>
<b>5100 · Capital Outlay</b>			
5110 · Capital Outlay- Equipment	4,000.00		4,000.00 0.00
<b>Total 5100 · Capital Outlay</b>	<b>4,000.00</b>		<b>4,000.00 0.00</b>
<b>Total 5000 · HOT FUND EXPENDITURES</b>	<b>300,410.26</b>		<b>272,461.00 (27,949.26)</b>
<b>Total Expense</b>	<b>300,410.26</b>		<b>272,461.00 (27,949.26)</b>
<b>Net Ordinary Income</b>	<b>-38,410.26</b>		<b>-7,461.00 28,949.26</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
98000 · Transfer from HOT Fund Balance	46,480.26		7,461.00 (38,999.26)
<b>Total Other Income</b>	<b>46,480.26</b>		<b>7,461.00 (38,999.26)</b>
<b>Other Expense</b>			
99500 · Transfer Out to General Fund	10,050.00		0.00 (10,050.00)
<b>Total Other Expense</b>	<b>10,050.00</b>		<b>0.00 (10,050.00)</b>
<b>Net Other Income</b>	<b>36,410.26</b>		<b>7,461.00 (28,949.26)</b>
<b>Net Income</b>	<b>0.00</b>		<b>0.00 0.00</b>

Village of Salado- 400 Wastewater System Revenue

**WASTE WATER FUND**

	Approved Budget		Difference
	FY 23-24	FY 24-25	
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Monthly Service Fees	307,141.92	275,000.00	(32,141.92)
Interest Income	40.00	300.00	260.00
<b>Total Income</b>	<b>307,181.92</b>	<b>275,300.00</b>	<b>(31,881.92)</b>
<b>Expense</b>			
Misc	1,460.00	1,500.00	40.00
Maintenance Contractor	182,401.62	185,100.00	2,698.38
Professional Fees- Engineering	5,000.00	5,000.00	0.00
Repairs	15,000.00	25,000.00	10,000.00
Sludge Disposal	7,500.00	0.00	(7,500.00)
Supplies	25,000.00	25,000.00	0.00
TCEQ Fees	1,250.00	1,250.00	0.00
Utilities			
Utilities- Electric	61,950.00	95,000.00	33,050.00
Utilities- Water	2,100.00	4,000.00	1,900.00
<b>Total Utilities</b>	<b>64,050.00</b>	<b>99,000.00</b>	<b>34,950.00</b>
Capital Outlay- GIS Map	31,000.00	0.00	(31,000.00)
<b>Total Expense</b>	<b>332,661.62</b>	<b>341,850.00</b>	<b>9,188.38</b>
<b>Net Ordinary Income</b>	<b>-25,479.70</b>	<b>-66,550.00</b>	<b>(41,070.30)</b>
<b>Other Income/Expense</b>			
<b>Other Income</b>			
Transfer In from General Fund	31,000.00	66,550.00	35,550.00
<b>Total Other Income</b>	<b>31,000.00</b>	<b>66,550.00</b>	<b>35,550.00</b>
<b>Net Other Income</b>	<b>31,000.00</b>	<b>66,550.00</b>	<b>35,550.00</b>
<b>Net Income</b>	<b>6,520.30</b>	<b>0.00</b>	<b>(6,520.30)</b>



Village of Salado - 300 Interest and Sinking Fund

**INTEREST & SINKING FUND**

	Approved Budget	Proposed Budget	Difference
	FY 23-24	FY 24-25	
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4000 · Property Tax Revenue	702,120.00	701,480.00	(640.00)
4100 · Interest Income	3,400.00	2,500.00	(900.00)
<b>Total Income</b>	<b>705,520.00</b>	<b>703,980.00</b>	<b>(1,540.00)</b>
<b>Expense</b>			
6111 · 2022 Bond Principal	560,000.00	570,000.00	10,000.00
6112 · 2022 Bond Interest	142,120.00	131,480.00	(10,640.00)
<b>Total Expense</b>	<b>702,120.00</b>	<b>701,480.00</b>	<b>(640.00)</b>
<b>Net Ordinary Income</b>	<b>3,400.00</b>	<b>2,500.00</b>	<b>(900.00)</b>
<b>Net Income</b>	<b>3,400.00</b>	<b>2,500.00</b>	<b>(900.00)</b>

# BoA Agenda Item # 4B



Date Submitted:

Agenda Date Requested: August 23, 2024

Agenda Items:

**DISCUSS AND POSSIBLE ACTION**

## Project/Proposal Summary:

### 4. DISCUSS AND POSSIBLE ACTION

(B) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-14, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, SETTING A PROPERTY (AD VALOREM) TAX RATE; APPROVING THE AD VALOREM TAX RATE AND LEVY OF \$0.4860 PER ONE HUNDRED DOLLARS (\$100) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE FOR THE 2024 TAX YEAR TO FUND THE FISCAL YEAR 2024-2025 OPERATING BUDGET FOR THE VILLAGE OF SALADO; PROVIDING FOR AN EXEMPTION ON RESIDENCE HOMESTEADS; PROVIDING FOR EXEMPTIONS FOR INDIVIDUALS WHO ARE DISABLED OR 65 YEARS OF AGE OR OLDER; PROVIDING FOR PENALTIES AND INTEREST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALING CONFLICT; PROVIDING FOR PROPER NOTICE AND MEETING; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NOTIFICATION TO ASSESSOR; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

**ORDINANCE NO. 2024-14**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, SETTING A PROPERTY (AD VALOREM) TAX RATE; APPROVING THE AD VALOREM TAX RATE AND LEVY OF \$0.4860 PER ONE HUNDRED DOLLARS (\$100) OF ASSESSED VALUATION OF ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE FOR THE 2024 TAX YEAR TO FUND THE FISCAL YEAR 2024-2025 OPERATING BUDGET FOR THE VILLAGE OF SALADO; PROVIDING FOR AN EXEMPTION ON RESIDENCE HOMESTEADS; PROVIDING FOR EXEMPTIONS FOR INDIVIDUALS WHO ARE DISABLED OR 65 YEARS OF AGE OR OLDER; PROVIDING FOR PENALTIES AND INTEREST; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALING CONFLICT; PROVIDING FOR PROPER NOTICE AND MEETING; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR NOTIFICATION TO ASSESSOR; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.**

**WHEREAS,** the Village of Salado, Texas (the "Village") is responsible for the maintenance and repair of the streets within corporate boundaries of the Village; and

**WHEREAS,** pursuant to the Texas Constitution and Texas Property Tax Code, a general-law municipality such as Village of Salado has the authority to establish, enact and collect property taxes; and

**WHEREAS,** the appraisal rolls of the Village for 2024 have been prepared and certified by the Bell Central Appraisal District and submitted to the Village's tax assessor/collector; and

**WHEREAS,** Texas Tax Code Section 26.05 requires that the Village adopt a tax rate for the current tax year and shall notify the assessor for the unit of the rate adopted; and

**WHEREAS,** the Board of Aldermen finds that a tax rate of \$0.4860 cents per one hundred dollars (\$ 100) of assessed valuation of all taxable property within the corporate limits of Salado is reasonable and prudent to provide the tax revenues required by the Village; and

**WHEREAS,** a budget appropriating revenues generated for the use and support of the municipal government of the Village of Salado has been approved and adopted by the Village of Salado Board of Aldermen as required by Section 102.009 of the Texas Local Government Code; and

**WHEREAS,** a notice of the hearing on a proposed tax rate was published in the Village's official newspaper on August 15, 2024; and

**WHEREAS**, it is necessary to levy such an ad valorem tax at a given rate to generate revenues sufficient to meet the projected expenses of the Village for fiscal year 2024-2025.

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

### **Section 1. Findings of Fact**

The above Findings of Fact shall be incorporated herein as Legislative findings of the Board of Aldermen.

### **Section 2. Approval of Fiscal Year 2024-25 Tax Rate and Levy**

That there be and is hereby levied and shall be assessed and collected for the 2024-25 fiscal year on all taxable property, real, personal and mixed, situated within the city limits of the Village of Salado, Texas, and not exempt by the Constitution of the State and valid state laws, an ad valorem tax rate of \$0.4860 cents on each One Hundred Dollars (\$ 100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses and budget of the municipal government of the Village (Maintenance and Operation), a tax rate of \$0.3019 cents on each One Hundred Dollars (\$100.00) assessed value of taxable property.
- (b) For the payment of Principal and Interest on Bonds and other debt of the City, a tax rate of \$0.1841 cents on each One Hundred Dollars (\$100.00) assessed value of taxable property.

TOTAL TAX RATE OF \$0.4860 CENTS.

**THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 61.44% PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$114.90.**

- (c) The City Secretary shall cause the following notice to be posted on the homepage of the Village's internet website:

THE VILLAGE OF SALADO ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 61.44% PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$114.90.

### **Section 3. Exemptions and Tax Freeze**

The Homestead Exemptions and Tax Freeze previously ordained by the Board of Alderman remain in effect.

The Board of Aldermen, pursuant to Section 1-b, Article VIII of the Texas Constitution and Section 11.13(d) of the Texas Property Tax Code, has adopted an exemption on the residence homesteads of persons who are disabled or sixty-five (65) years of age or older. The person or entity performing the tax assessment and collection functions for the Village of Salado is authorized and instructed to implement the necessary procedures to exempt from taxation fifty thousand dollars (\$50,000.00) of the appraised value of the residence homestead.

The Board of Aldermen has adopted an exemption amounting to twenty percent (20%) of the appraised value. The exemption is granted to owner-occupied single-family residential units within the Village. The person or entity performing the tax assessment and collection functions for the Village of Salado is authorized and instructed to implement the necessary procedures to exempt from taxation twenty percent (20%) of the appraised value as provided above.

The Board of Aldermen, pursuant to Section 1-b(h), Article VIII of the Texas Constitution and Section 1 1.261 of the Texas Property Tax Code, previously adopted an ad valorem tax freeze on the residence homesteads of persons who are disabled or 65 years of age or older. The person or entity performing the tax assessment and collection functions for the Village of Salado is authorized to implement the necessary procedures to freeze the ad valorem taxes on the residence homesteads of persons who are disabled or 65 years of age or older, as provided for in Section 1-b(h), Article VIII of the Texas Constitution and Section 1 1.261 of the Texas Property Tax Code.

### **Section 4. Penalty and Interest**

All taxes shall become a lien upon the property against which assessed and the Tax Assessor/Collector for the Village of Salado, Texas shall by virtue of the tax rolls, fix and establish a lien by levying upon such property, whether real or personal, for the payment of said taxes, penalty and interest, and the penalty and interest collected from such delinquent taxes shall be appropriated for the general fund of the Village of Salado, Texas.

### **Section 5. Severability**

If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set circumstances for any reason is held to be unconstitutional, void or invalid or for any reason unenforceable, the validity of the remaining portions of this ordinance of the application thereby shall remain in effect, it being the intent of the Board of Aldermen of the Village of Salado, Texas in adopting this ordinance, that no portion thereof or provision contained herein shall become inoperative or fail by any reason of unconstitutionality or invalidity of any portion or provision.

### **Section 6. Repealing Conflict**

All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of conflict with this Ordinance.

### **Section 7. Proper Notice and Meeting**

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

### **Section 8. Engrossment & Enrollment**

The City Secretary of the Village is hereby directed to engross and enroll this Ordinance by copying the caption, publication clause, penalty clause, and effective date clause in the minutes of the Board of Aldermen and by filing this Ordinance in the ordinance records of the Village.

### **Section 9. Notification to Assessor**

The City Secretary of the Village is hereby directed to notify the tax assessor for the Village of the tax rate adopted.

### **Section 10. Publishing and Effective Date**

This Ordinance shall become effective immediately upon publication. The City Secretary is hereby directed to publish in the Official newspaper of the Village of Salado, the caption, and effective date clause of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

**PASSED & APPROVED** this 26<sup>th</sup> day of August 2024, by the following Village of Salado Board of Aldermen record vote:

	Aye	Nay	Abstain
Mayor Pro-Tern Rodney Bell			
Alderman D. Jasen Graham			
Alderman Zach Hurst			
Alderman Michael MacDonald			
Vacant			

\_\_\_\_\_  
Bert Henry, Mayor

ATTEST:

\_\_\_\_\_  
Debbie Bean, Village Secretary

Approved to Form:

\_\_\_\_\_  
Josh Katz, Village Attorney

# BoA Agenda Item # 4C



Date Submitted:

Agenda Date Requested: August 23, 2024

Agenda Items:

DISCUSS AND POSSIBLE ACTION

## Project/Proposal Summary:

### 4. DISCUSS AND POSSIBLE ACTION

(C) DISCUSS AND POSSIBLE ACTION TO APPROVE AN ESCROW AGREEMENT BY AND BETWEEN THE VILLAGE OF SALADO, TEXAS, AND CAMPBELL BRANCH INVESTMENT LLC, REFERRED TO AS THE DOROTHY THREE (3) AND THE DOROTHY FOUR (4) DEVELOPMENTS, AND AUTHORIZE THE VILLAGE ADMINISTRATOR TO EXECUTE THE AGREEMENT.



ESCROW AGREEMENT

BY AND BETWEEN

THE VILLAGE OF SALADO, TEXAS,

AND

Campbell Brunk Investment LLC

THE STATE OF TEXAS

COUNTY OF BELL

This Escrow Agreement is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024 by and between the VILLAGE OF SALADO, TEXAS, a body politic, and a municipal corporation created and operating under the general laws of the State of Texas (hereinafter called the "Village"), and [name] Campbell Brunk LLC [type of entity] Corporation, (hereinafter called the "Developer"). Investment

RECITALS

**WHEREAS**, the Developer desires to acquire and develop all or part of a 3.099, 1.919 <sup>Acres</sup> [ # of acres ] Dorothy Three and \_\_\_\_\_ #of Acres Dorothy Four tract, being compromised of

\_\_\_\_\_  
\_\_\_\_\_  
[legal description of property], sometimes referred to as the Dorothy 3 + 4 [name of development], and being more particularly described in **Exhibit A** attached hereto and incorporated herein by reference for all purposes.

**WHEREAS**, the Village requires the Developer to establish an Escrow Fund with the Village to reimburse the Village for engineering costs, legal fees, consulting fees, and administrative expenses incurred for plan reviews, developer coordination, construction management, and inspection services to be provided for during the construction phase, and one-year warranty services.

**AGREEMENT**

ARTICLE I

SERVICES REQUIRED

Section 1.01 The development of the [project name] Dorothy three & four Tract will require the Village to utilize its own personnel, professionals, and consultants; and the Escrow Fund will be used to reimburse the Village its costs associated with these services.

performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the force majeure relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such force majeure relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "force majeure," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

Section 3.03 This Escrow Agreement is subject to all rules, regulations, and laws which may be applicable by the United States, the State of Texas, or any regulatory agency having jurisdiction.

Section 3.04 No waiver or waivers of any breach or default (or any breaches or defaults) by either party hereto of any term, covenant, condition, or liability hereunder, or of performance by the other party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstance.

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the United States mail postpaid and registered or certified and addressed to the party to be notified, with return receipt requested, or by delivering the same to an officer of such party. Notice deposited in the mail in the manner herein above described shall be conclusively deemed to be effective, unless otherwise stated in this Escrow Agreement, from and after the expiration of seven (7) days after it is so deposited. Notice given in any other manner shall be effective only when received by the party to be notified. For the purpose of notice, the addresses of the parties shall, until changed as hereinafter provided, be as follows:

If to Village, to: Village Administrator  
Village of Salado  
301 N. Stagecoach Rd.  
Salado, Texas 76571

If to Developer, to: [name] Campbell Branch Investment LLC  
[address] Box 297 Salado 76571

The parties shall have the right from time to time and at any time to change their respective addresses, and each shall have the right to specify as its address any other address by at least fifteen (15) days written notice to the other party.

Section 3.06 This Escrow Agreement shall be subject to change or modification only in writing and with the mutual consent of the governing body of Village and the management of Developer.

Exhibit A

Property Description of Development

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Exhibit A  
Property Description of Development

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Memorandum

Exhibit A: Property description was not completed.

8/12/2024

Gina Pence

City Planner

Village of Salado

**RECEIPT** DATE 8/12/24 No. **639767**

RECEIVED FROM Glenn Hodge/First Texas \$ 3000<sup>00</sup>

Three Thousand Dollars & no cents DOLLARS

FOR RENT  
 FOR Dorothy 384 Escrow

ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	<u>3000<sup>00</sup></u>	<input checked="" type="radio"/> CHECK	BY <u>J. Phelps</u>
BAL. DUE		<input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	

3-11

**RECEIPT** DATE \_\_\_\_\_ No. **639768**

RECEIVED FROM \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ DOLLARS

FOR RENT  
 FOR \_\_\_\_\_

ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT		<input type="radio"/> CHECK	BY _____
BAL. DUE		<input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	

3-11

July 19, 2024

Mr. Manuel De La Rosa, Village Administrator  
Village of Salado  
301 N. Stagecoach Rd.  
Salado, TX 76571

**RE: DOROTHY THREE MINOR PLAT—REVIEW COMMENTS  
MRB PROJECT No. 1963.22000.000**

Mr. De La Rosa:

MRB Group has completed our review of the referenced project and offers the following comments. Please contact me if you have any concerns or questions.

1. Please add the following note on the plat:

Approval by the Village of Salado applies only to the portion of this plat within Village of Salado jurisdiction.

Sincerely,



Lee Lingenfelter, PE, CFM  
Project Manager

N:\1963.22000.000\10 - Plat and Plan Reviews\47 - Dorothy Three\2024-07-19 Dorothy Three Minor Plat Review Comments.docx

July 18, 2024

Mr. Manuel De La Rosa, Village Administrator  
Village of Salado  
301 N. Stagecoach Rd.  
Salado, TX 76571

**RE: DOROTHY FOUR MINOR PLAT—REVIEW COMMENTS  
MRB PROJECT No. 1963.22000.000**

Mr. De La Rosa:

MRB Group has completed our review of the referenced project and finds the submission meets the Village of Salado's subdivision requirements. Please contact me if you have any concerns or questions.

Sincerely,



Lee Lingenfelter, PE, CFM  
Project Manager

N:\1963.22000.000\10 - Plat and Plan Reviews\48 - Dorothy Four\2024-07-18 Dorothy Four Minor Plat Review Comments.docx

# BoA Agenda Item # 4D



Date Submitted:

Agenda Date Requested: August 23, 2024

Agenda Items:

DISCUSS AND POSSIBLE ACTION

## Project/Proposal Summary:

### 4. DISCUSS AND POSSIBLE ACTION

(D) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NUMBER 2024-15, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO ESCROW AGREEMENTS TO REIMBURSE THE VILLAGE FOR ENGINEERING, LEGAL, CONSULTING, AND ADMINISTRATIVE FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.



Ordinance No. 2024-15  
Village of Salado  
County of Bell  
August 26, 2024

**ORDINANCE NO. 2024-15**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO ESCROW AGREEMENTS TO REIMBURSE THE VILLAGE FOR ENGINEERING, LEGAL, CONSULTING, AND ADMINISTRATIVE FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the Village of Salado, Texas (the “Village”) is a general law municipality in the state of Texas; and

**WHEREAS**, The Board of Aldermen (the “Board”) of the Village finds that the efficient operation and maintenance of the Village’s streets, sidewalks, stormwater, water, and wastewater systems are essential to the general health, safety, and welfare of the citizens as well as the orderly growth of the Village; and

**WHEREAS**, The Board finds that developers and other entities may decide to develop properties for which the Village must review plans and inspect various public improvements; and

**WHEREAS**, The Board finds that such review requires the expenditure by the Village of various engineering, legal, consulting, and administrative expenses; and

**WHEREAS**, The Board therefore finds it necessary to authorize the Village Administrator to enter into agreements, as needed, with the developers of property within the Village and its extraterritorial jurisdiction wherein the developers provide an escrow fund from which the Village may be reimbursed for any engineering, legal, consulting, and administrative expenses related to that developer’s project.

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

**SECTION I. ENACTMENT PROVISIONS**

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.
- B. Popular Name:** This Ordinance shall be commonly referred to as “The Escrow Agreement Ordinance.”

- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply generally within the Village limits and its extraterritorial jurisdiction.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

## **SECTION II. ADOPTION**

Ordinance No. 2024-15 is hereby adopted as follows:

### **SECTION 1: Authorizing Escrow Agreements**

The Village Administrator is authorized to enter into agreements in a form provided by the Village, as needed, with the developers of property within the Village and its extraterritorial jurisdiction, wherein the developers will provide an escrow fund from which the Village may be reimbursed for any engineering, legal, consulting, and administrative expenses related to that developer's project.

### **SECTION III. SAVINGS CLAUSE**

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

### **SECTION IV. SEVERABILITY CLAUSE**

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

### **SECTION V. REPEALER CLAUSE**

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is

apparent. This Ordinance shall not be construed to require or allow any act which is prohibited by any other Ordinance.

**SECTION VI. EFFECTIVE DATE**

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

**SECTION VII. NOTICE AND MEETING CLAUSE**

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

**SECTION VIII. PUBLICATION**

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

**PASSED AND APPROVED on SECOND READING this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) and \_\_\_\_\_ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.**

\_\_\_\_\_  
Bert Henry, Mayor

ATTEST:

\_\_\_\_\_  
Debbie Bean, Village Secretary

Approved to Form:

\_\_\_\_\_  
Josh Katz, Village Attorney

# BoA Agenda Item # 4E



**Date Submitted:**

**Agenda Date Requested: August 23, 2024**

**Agenda Items:**

**DISCUSS AND POSSIBLE ACTION**

## **Project/Proposal Summary:**

### **4. DISCUSS AND POSSIBLE ACTION**

**(E) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-16, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, DISSOLVING THE PARKS ADVISORY BOARD, TOURISM ADVISORY BOARD, ECONOMIC DEVELOPMENT ADVISORY BOARD, AND MUSIC FRIENDLY COMMUNITY ADVISORY BOARD, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**

Ordinance No. 2024-16  
Village of Salado  
County of Bell  
August 26, 2024

**ORDINANCE NO. 2024-16**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, DISSOLVING THE PARKS ADVISORY BOARD, TOURISM ADVISORY BOARD, ECONOMIC DEVELOPMENT ADVISORY BOARD, AND MUSIC FRIENDLY COMMUNITY ADVISORY BOARD, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the Village of Salado, Texas (the “Village”) is a general law municipality in the state of Texas; and

**WHEREAS**, pursuant to Texas Local Government Code § 51.032, the Board of Aldermen (the “Board”) of the Village of Salado, Texas (the “Village”) is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers proper for the government of the Village and is necessary or proper for carrying out a power granted by law to the Village; and

**WHEREAS**, the Village seeks to provide for the health, safety, and welfare of its citizens; and

**WHEREAS**, the Board of Aldermen (the “Board”) of the Village established the Parks Advisory Board, Tourism Advisory Board, Economic Development Advisory Board, and Music Friendly Community Advisory Board to consider and provide reports and/or recommendations to the Village Administrator regarding matters relevant to each respective advisory board; and

**WHEREAS**, the Board finds that the Parks Advisory Board, Tourism Advisory Board, Economic Development Advisory Board, and Music Friendly Community Advisory Board have completed their work and accomplished the purposes for which they were formed; and

**WHEREAS**, the Board of the Village has determined that it is in the best interest of the citizens of the Village to dissolve the above-referenced boards of the Village.

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

**SECTION I. ENACTMENT PROVISIONS**

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

- B. Popular Name:** This Ordinance shall be commonly referred to as “The Ordinance Dissolving the Parks Advisory Board, Tourism Advisory Board, Economic Development Advisory Board, and Music Friendly Community Advisory Board.”
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply generally within the Village limits.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

## **SECTION II. ADOPTION**

Ordinance No. 2024-16 is hereby adopted as follows:

The Parks Advisory Board, Tourism Advisory Board, Economic Development Advisory Board, and Music Friendly Community Advisory Board are hereby dissolved in their entirety.

## **SECTION III. SAVINGS CLAUSE**

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

## **SECTION IV. SEVERABILITY CLAUSE**

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

## **SECTION V. REPEALER CLAUSE**

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

**SECTION VI. EFFECTIVE DATE**

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

**SECTION VII. NOTICE AND MEETING CLAUSE**

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

**SECTION VIII. PUBLICATION**

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

**PASSED AND APPROVED on SECOND READING this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) and \_\_\_\_\_ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.**

\_\_\_\_\_  
Bert Henry, Mayor

ATTEST:

\_\_\_\_\_  
Debbie Bean, Village Secretary

Approved to Form:

\_\_\_\_\_  
Josh Katz, Village Attorney

# BoA Agenda Item # 4F



**Date Submitted:**

**Agenda Date Requested: August 23, 2024**

**Agenda Items:**

**DISCUSS AND POSSIBLE ACTION**

## **Project/Proposal Summary:**

### **4. DISCUSS AND POSSIBLE ACTION**

**(F) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-17, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ESTABLISHING UTILITY SERVICE TERMS AND CONDITIONS OUTSIDE OF THE VILLAGE MUNICIPAL LIMITS, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**



Ordinance No. 2024-17  
Village of Salado  
County of Bell  
August 26, 2024

**ORDINANCE NO. 2024-17**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, ESTABLISHING UTILITY SERVICE TERMS AND CONDITIONS OUTSIDE OF THE VILLAGE MUNICIPAL LIMITS, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the Village of Salado, Texas (the “Village”) is a general law municipality in the state of Texas; and

**WHEREAS**, pursuant to Texas Local Government Code § 51.012, the Board of Aldermen (the “Board”) of the Village of Salado, Texas (the “Village”) is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers necessary for the government, interest, welfare, or good order of the Village as a body politic; and

**WHEREAS**, the Village seeks to provide for the health, safety, and welfare of its citizens; and

**WHEREAS**, the Board of Aldermen (the “Board”) of the Village seeks to ensure that utility service is adequate and efficient for the citizens of the Village; and

**WHEREAS**, pursuant to Chapter 402 of the Texas Local Government Code and other laws, the Village is authorized to operate its utility systems inside or 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:**

**SECTION I. ENACTMENT PROVISIONS**

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.
- B. Popular Name:** This Ordinance shall be commonly referred to as “The Ordinance Establishing Utility service Terms and Conditions Outside of the Village Municipal Limits.”
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply generally within the Village limits.

**D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

## **SECTION II. ADOPTION**

Ordinance No. 2024-17 is hereby adopted as follows:

### **Section 1: Outside-Village sewer service requirements.**

(a) This section applies to any retail sewer service provided and requested to be provided by the Village to premises that are located, in whole or in part, outside the municipal limits of the Village.

(b) All customers of the Village's sewer system, including those customers located in whole or in part outside the municipal limits of the Village, shall comply with any cross-contamination and backflow prevention requirements of the Village or retail water service provider.

(c) Any customer receiving utility services outside the Village municipal limits may not maintain connection to the Village's sewer system or connect to the Village's sewer system unless the customer is in compliance with the applicable Village ordinances. Customers receiving sewer service must at all times be in compliance with state law, the Village's plumbing code, the Village's pretreatment requirements, and this and other Village ordinances relating to the provision of sewer service. Any customer failing to be in compliance or refusing reasonable requests for inspection of facilities connected or to be connected to the Village's utilities may be disconnected or declined services.

(d) The application for service to property located outside the corporate limits of the Village shall include the following statement:

THE APPLICANT UNDERSTANDS AND AGREES THAT ALL ORDINANCES OF THE VILLAGE (AS NOW WRITTEN AND AS HEREINAFTER AMENDED) RELATING TO SEWER SERVICE OR TO PLUMBING MATTERS, INCLUDING BUT NOT LIMITED TO CROSS-CONNECTION AND BACK-FLOW PROTECTION REQUIREMENTS, AND PRETREATMENT REQUIREMENTS, AND INCLUDING ORDINANCES THAT IMPOSE CRIMINAL SANCTIONS, APPLY TO SEWER SERVICES PROVIDED BY THE VILLAGE TO PREMISES OUTSIDE OF THE MUNICIPAL LIMITS. THE APPLICANT ALSO UNDERSTANDS AND AGREES THAT THE VILLAGE MAY SUSPEND OR DISCONNECT SUCH SERVICES IN THE EVENT THAT THE APPLICANT OR ANY OTHER PERSON AT THE PREMISES TO BE SERVED FAILS TO COMPLY WITH SUCH ORDINANCE.

THE APPLICANT ALSO UNDERSTANDS THAT THE APPLICANT'S PROPERTY CONNECTED TO THE VILLAGE'S SEWER SYSTEM WILL BE VOLUNTARILY ANNEXED BY THE VILLAGE AT SUCH TIME THAT IT IS LEGALLY POSSIBLE FOR THE VILLAGE TO ANNEX THE PROPERTY AND WHEN THE BOARD OF ALDERMEN DETERMINES IT TO BE IN THE BEST INTEREST OF THE VILLAGE.

(e) No sewer service application shall be accepted by the Village and no new retail d sewer service shall be provided at premises located in whole or part outside the municipal limits of the Village unless a completed and signed application is submitted to the Village that meets the Village's sewer service application requirements, and the person has complied with the following requirements:

(1) The person has paid the prescribed sewer connection and plumbing code inspection fees and impact fees if applicable, and has presented to the Village Administrator, or his or her designee, written evidence from the appropriate plumbing official that the plumbing system at the premises to be served has been inspected by the Village and is in compliance with the Village's plumbing code;

(2) The person has complied with the Village's utility facilities extension requirements, if necessary; and

(3) The person has submitted a written request to be annexed into the municipal limits of the Village. If the person's property is not contiguous to the municipal limits of the Village, the written request must be submitted, but will not be effective, until such time as the person's property is contiguous to the municipal limits of the Village. Such request shall be filed in the deed records and shall run with the land.

(f) Only applicants located outside the municipal limits that meet the requirement of this section will be qualified service applicants and thus eligible to obtain sewer service.

### **SECTION III. SAVINGS CLAUSE**

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

### **SECTION IV. SEVERABILITY CLAUSE**

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

**SECTION V. REPEALER CLAUSE**

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

**SECTION VI. EFFECTIVE DATE**

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

**SECTION VII. NOTICE AND MEETING CLAUSE**

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

**SECTION VIII. PUBLICATION**

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

**PASSED AND APPROVED on SECOND READING this, the \_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_\_ (ayes) to \_\_\_\_ (nays) and \_\_\_\_ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.**

\_\_\_\_\_  
Bert Henry, Mayor

ATTEST:

\_\_\_\_\_  
Debbie Bean, Village Secretary

Approved to Form:

\_\_\_\_\_  
Josh Katz, Village Attorney

# BoA Agenda Item # 4G



Date Submitted:

Agenda Date Requested: August 23, 2024

Agenda Items:

DISCUSS AND POSSIBLE ACTION

## Project/Proposal Summary:

### 4. DISCUSS AND POSSIBLE ACTION

(G) DISCUSS AND POSSIBLE ACTION TO APPROVE ORDINANCE NO. 2024-18, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NO. 2019-15; AMENDING THE METHOD FOR THE CALCULATION OF THE FEES CHARGED IN THE VILLAGE OF SALADO FOR BUILDING PERMITS AND INSPECTION FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.

Ordinance No. 2024-18  
Village of Salado  
County of Bell  
August 26, 2024

**ORDINANCE NO. 2024-18**

**AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS, AMENDING ORDINANCE NO. 2019-15; AMENDING THE METHOD FOR THE CALCULATION OF THE FEES CHARGED IN THE VILLAGE OF SALADO FOR BUILDING PERMITS AND INSPECTION FEES, AND PROVIDING FINDINGS OF FACT; EFFECTIVE DATE; REPEALER; SEVERABILITY CLAUSE; AND PROPER NOTICE AND MEETING.**

**WHEREAS**, the Village of Salado, Texas (the “Village”) is a general law municipality in the state of Texas; and

**WHEREAS**, pursuant to Texas Local Government Code § 51.012, the Board of Aldermen (the “Board”) of the Village of Salado, Texas (the “Village”) is authorized by law to adopt an ordinance, not inconsistent with state law, that it considers necessary for the government, interest, welfare, or good order of the Village as a body politic; and

**WHEREAS**, The Board seeks to deter shabby craftsmanship, minimize water loss and damage, prevent fires, reduce storm damage to neighboring properties, preserve property values, and conserve fuel and natural resources; and

**WHEREAS**, the Board finds it to be in the best interests of the public to provide for the uniform regulation of construction, design, repair, and maintenance of buildings within the Village; and

**WHEREAS**, the Board previously enacted Ordinance 2019-15, which amended building codes and set fees for building permits and inspections; and

**WHEREAS**, the Board seeks to update the building permit and inspection fees to accurately reflect the costs of performing necessary reviews pursuant to building code and state law; and

**WHEREAS**, the Board has determined that it is in the best interest of the citizens of the Village to amend Ordinance 2019-15 as follows.

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

**SECTION I. ENACTMENT PROVISIONS**

- A. Findings of Fact:** All of the above premises are hereby found to be true and correct legislative and factual findings of the Village of Salado and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

- B. Popular Name:** This Ordinance shall be commonly referred to as “The Building Permit and Inspection Fees Ordinance”
- C. Scope:** This Ordinance, and the rules and regulations adopted herein, shall apply generally within the Village limits.
- D. Effective Date:** This Ordinance shall take effect immediately upon passage and publication.

## SECTION II. ADOPTION

Ordinance No. 2024-18 is hereby adopted as follows:

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

**Section 2.** Ordinance No. 2019-15 is amended by removing Appendix A of Ordinance 2019-15 in its entirety and replacing it with Attachment “A” attached hereto, and incorporated herein as if fully set forth for all purposes.

**Section 3.** This Ordinance shall become effective upon passage.

**Section 4.** All rights and remedies of the Village are expressly saved as to any and all violations of the provisions of any previous ordinances which have accrued at the time of the effective date of this Ordinance; and, to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

## SECTION III. SAVINGS CLAUSE

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

## SECTION IV. SEVERABILITY CLAUSE

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

inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

#### **SECTION V. REPEALER CLAUSE**

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

#### **SECTION VI. EFFECTIVE DATE**

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

#### **SECTION VII. NOTICE AND MEETING CLAUSE**

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

#### **SECTION VIII. PUBLICATION**

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

**PASSED AND APPROVED this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by a vote of \_\_\_\_\_ (ayes) to \_\_\_\_\_ (nays) and \_\_\_\_\_ abstentions vote of the Board of Aldermen of the Village of Salado, Texas.**

\_\_\_\_\_  
Bert Henry, Mayor

ATTEST:

\_\_\_\_\_  
Debbie Bean, Village Secretary



Approved to Form:

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Josh Katz, Village Attorney

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## **Attachment A - Fee Schedule**

1. A permit shall not be valid until the fees prescribed by this Ordinance have been paid, nor shall an amendment to a permit be released until the applicable fee, if any, has been paid.
2. Any person who commences work before obtaining the necessary permits shall be subject to an administratively assessed fee equal to twice the fee required for the respective permit pursuant to this Ordinance.

### **Commercial Building Permit and Inspection Fees**

Commercial Accessory Building less than 150 square feet - \$75.00 (If more than 150 square feet, based on value according to the Commercial Building Permit Fee Schedule below)

Reinspection - \$90.00

### **Commercial Building Permit Fee Schedule**

<b><u>Value of Project</u></b>	<b><u>Fee + 20% Administrative Fee</u></b>
\$1.00 to \$10,000.00	\$126.92
\$10,001.00 to \$25,000.00	\$164.49 for the first \$10,000.00 plus \$12.71 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$355.14 for the first \$25,000.00, plus \$9.17 for each additional \$1,000.00, or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$584.39 for the first \$50,000.00, plus \$6.35 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$901.90 for the first \$100,000.00, plus \$5.08 for each additional \$1,000.00, or fraction thereof, up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$2,933.89 for the first \$500,000.00, plus \$4.32 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,093.89 for the first \$1,000,000.00, plus \$2.87 for each additional \$1,000.00 or fraction thereof

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

### **Residential Building Permit and Inspection Fees**

Residential Accessory Building less than 150 square feet - \$75.00 (If more than 150 square feet, based on the value for General, Residential Construction Building Permit Fee Schedule below)

Reinspection - \$90.00

**New Residential Construction Building Permit Fee Schedule**

<b><u>Square Footage (S.F.)</u></b>	<b><u>Fee + 20% Administrative Fee</u></b>
0-1,500 S.F.	\$785.00
1,501-10,000 S.F.	\$785.00 for the first 1,500 S.F. plus \$0.35 for each additional S.F. up to and including 10,000 S.F.
Over 10,000 S.F.	\$3,760.00 for the first 10,000 S.F. plus \$0.15 for each additional S.F. over 10,000 S.F.

**Alteration/Addition for Residential Construction**

<b><u>Trade Permits</u></b>	<b><u>Fee + 20% Administrative Fee</u></b>
Building, Mechanical, Electrical, Plumbing, and Fuel Gas	\$100.00 per trade
Other project types not listed above	\$160.00 per trade

**General Residential Construction Building Permit Fee Schedule**  
**(Accessory Buildings, Pools, Driveways, Sidewalks, Fences, etc)**

<b><u>Value of Project</u></b>	<b><u>Fee + 20% Administrative Fee</u></b>
\$1.00 to \$10,000.00	\$76.92
\$10,001.00 to \$25,000.00	\$99.69 for the first \$10,000.00, plus \$7.70 for each additional \$1,000.00, or fraction thereof, up to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$215.19 for the first \$25,000.00, plus \$5.56 for each additional \$1,000.00, or fraction thereof, up to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$354.19 for the first \$50,000.00, plus \$3.85 for each additional \$1,000.00, or fraction thereof, up to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$546.69 for the first \$100,000.00, plus \$3.08 for each additional \$1,000.00, or fraction thereof, up to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$1,778.69 for the first \$500,000.00, plus \$2.62 for each additional \$1,000.00, or fraction thereof, up to and including \$1,000,000.00
\$1,000,000.00 and up	\$3,088.69 for the first \$1,000,000.00, plus \$1.74 for each additional \$1,000.00 or fraction thereof.

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