



**BOARD OF ALDERMEN WORKSHOP  
SALADO MUNICIPAL BUILDING  
301 N. STAGECOACH RD.  
SALADO, TEXAS  
August 6, 2026, | 5:15 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 the posted start time.**

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**AGENDA**

**CALL TO ORDER**

August 6, 2026, 5:15 P.M.

**CALL OF ROLL**

Kathy Cherry, City Secretary

**1. AUGUST 6, 2026 BOARD OF ALDERMEN AGENDA ITEMS**

- A. Discussion regarding Award of Bids for Village of Salado Royal Street KTMPO Improvement Project No. 1963.22000-14.
- B. Discussion regarding the Annual Service and Assessment Plan (SAP) process for the Salado Public Improvement District (PID), including the required 2026 Annual Service Plan update.
- C. Discussion regarding the authorization from the Board of Aldermen to release the RFQ On-Call Engineer Services.

- D. Discussion regarding the engagement letter Armstrong, Vaughan & Associates, O.C. for Village of Salado Fiscal Year 2025-2026 Annual Financial Audit.
- E. Discussion regarding the 22-hour walk for Suicide Prevention in September beginning on 26<sup>th</sup> at 4:00 p.m. to September 27<sup>th</sup> at 2:00 p.m. hosted by the American Legion.
- F. Discussion regarding the Village of Salado joining Sisters Cities International and Payment of the applicable membership.
- G. Discussion on the Village of Salado proposed ad valorem tax rate for Fiscal Year 2026-2027.
- H. Call a public hearing on the proposed tax rate for September 17, 2026, at 6:00 PM in the Village of Salado Municipal Building located at 301 N. Stagecoach Road, Salado, Texas.
- I. Discussion regarding initiating annexation proceedings for approximately 54.695 acres of land located in the Young Williams Survey, Abstract No. 861, Bell County, Texas, and authorizing the required public hearing and notices.

## **2. AUGUST 20, 2026 BOARD OF ALDERMEN AGENDA ITEMS**

- A. Discussion regarding Municipal Court Judge applicants.
- B. Discussion regarding Pace Park Parking Proposal.

## **3. ADMINISTRATIVE UPDATES/REPORTS**

- A. Discussion regarding the Road Repair update.
- B. The Village Administrator will provide updates regarding ongoing projects, operations, and administrative matters.
- C. Discussion regarding the Board of Aldermen to authorize Village of Salado staff to amend the Ordinance for Special Events and associated fees.

## **4. 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 the meeting was posted on the bulletin board at the Salado municipal building on July 31, 2026, by 5:00 p.m.



Kathy Cherry, 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 city secretary at 254-947-5060 at least 48 hours in advance. Hearing-impaired or speech-disabled persons equipped with telecommunication devices may utilize the statewide relay Texas program at 1-800-735-2988



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

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Meeting Date August 6, 2026

Agenda Item

☐ Consent Agenda

☒ Discussion and Possible  
Action

Department

Administration Department

Presenter(s)

John Benson, Village Administrator,  
Solomon Thomas, P.E., MRB Group

### SUBJECT

Discussion Regarding Award of Bids for Village of Salado Royal Street KTMPO Improvement  
Project No. 1963.22000-14

### ACTION REQUESTED

Award of Bid for Village of Salado Royal Street KTMPO Improvement Project No.  
1963.22000-14

### BACKGROUND

On May 1, 2024, the Village of Salado entered into an Advanced Funding Agreement (AFA) with TXDOT for reimbursable funding up to \$2.1 Million for the Royal Street Improvement Project. Following engineering and design of these improvements, earlier this year the Village of Salado released a Request for Bids for this project that resulted in the receipt of six bid submittals, which were opened on June 26<sup>th</sup>. Following the opening of these bids, MRB Group reviewed each of the submitted bids and provided the attached Bid Tabulation.

### ANALYSIS

The base bids received ranged from \$3,440,440.00 to \$3,997,243.30 after correcting errors in the bids. TTG was the apparent low bid as read at bid opening. However, upon review of their bid submittal, their bid was disqualified because they did not provide all required bid forms, which deemed them nonresponsive. The lowest responsive bidder was Texas Road, LLC with a Base Bid price of \$3,475,134.00. There were also four (4) alternate bid items in the Bid Form. Based on the available funding of \$2.1 Million, all four (4) alternates should be implemented. This will lower the project bid cost to an award amount of \$2,905,289.00. The remaining \$805,289.00 in project funding will be provided from the Village's Tax Note,

which was issued in 2025 for roadway projects such as this.

As stated in their attached letter of recommendation, MRB Group has reviewed the bid proposal provided by Texas Road LLC and found it to be responsive, complete, and accurate, meeting the requirements specified in the Instruction to Bidders. They also contacted three (3) references provided by Texas Road LLC and received positive assessments of their work. Based on the review of their references and qualifications in the bid proposal, Texas Road LLC has provided information that shows they have the capabilities to successfully complete this work. MRB Group recommends that Village of Salado consider awarding the bid proposal from Texas Road, LLC for the Base Bid plus all four alternates in the amount of \$2,905,289.00.

### **FISCAL IMPACT**

X Yes \_\_\_ No

Is the impact budgeted: X Yes \_\_\_ No

Fund:

- Federal Project Authorization and Agreement (FPAA) through TXDOT
- I&S

Account: 2025 Tax Note

Amount: \$805,289. In accordance with the Advanced Funding Agreement (AFA) the Village has previously paid \$42,000 to TXDOT

Future Impact: The funding for this project is \$2.1 Million and will be reimbursed to the Village by the Federal Highway Administration (FHWA) and TXDOT. The remaining \$805,289 in project funding will be provided from the Village's Tax Note that was issued in 2025. In accordance with the Advanced Funding Agreement (AFA) the Village has previously paid \$42,000 to TXDOT

### **STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

Award of this bid will enable the Royal Street Improvement Project to occur, which aligns with the Board of Aldermen road improvement priorities.

### **VILLAGE POLICY CONSIDERATIONS**

N/A

### **LEGAL REVIEW**

X Not Required

\_\_\_ Reviewed by Village Attorney

Comments:

### **RECOMMENDATION**

Village Staff concurs with the recommendation of the MRB Group that the bid for the Royal Street Improvement Project be awarded to Texas Road, LLC for the Base Bid plus all four

alternates in the amount of \$2,905,289.00.

**PUBLIC NOTIFICATION**

N/A

**ATTACHMENTS**

- Letter of Recommendation from MRB Group
- Bid Tabulation



July 30, 2026

John Benson, Village Administrator  
Village of Salado  
301 Stagecoach Rd.  
Salado, TX 76571

**Re: Royal Street KTMPO – Recommendation for Award**  
**MRB Group Project No. 1963.22000.014**  
**TxDOT Project No. CSJ 0909-36-183**

Dear Mr. Benson:

On June 26, 2026, MRB Group assisted the Village of Salado in opening bids for the Royal Street KTMPO project. The Work generally includes the following:

Project includes the removal and full-depth reconstruction of approximately 12,500 SY of HMAC and concrete roadway and driveway pavement, the installation of concrete sidewalk, and replacement of drainage structures.

Six (6) proposals were received as summarized in the attached Bid Tabulation. The base bids ranged from \$3,440,440.00 to \$3,997,243.30 after correcting errors in the bids. TTG was the apparent low bid as read at bid opening but was disqualified because they did not provide all required bid forms which deemed them nonresponsive. The lowest responsive bidder was Texas Road, LLC with a Base Bid price of \$3,475,134.00. There were four (4) alternate bid items in the Bid Form and based on available funding, all four (4) alternates should be implemented for an award amount of \$2,905,289.00. The Engineer's Opinion of Probable Construction cost for the Base Bid was \$3,962,989.03 with contingency and \$3,602,717.30 without contingency.

MRB has reviewed the bid proposal provided by Texas Road, LLC and found it to be responsive, complete and accurate, meeting the requirements specified in the Instruction to Bidders. We have contacted three (3) references provided by Texas Road, LLC and received positive assessments of their work. Based on the review of their references and qualifications in the bid proposal, Texas Road, LLC has provided information that shows they have the capabilities to successfully complete this work. We recommend that Village of Salado consider awarding the bid proposal from Texas Road, LLC for the Base Bid plus all four alternates in the amount of \$2,905,289.00.

**303 W. Calhoun Ave, Temple, TX 76501 • 254.771.2054**

**MRBGroup.com**  
**TBPELS Firm No. F-10615**



If you have any questions, please feel free to call me at (254) 800-2398.

Sincerely,

Solomon Thomas, P.E.

Project Manager II

Attachment – Bid Tabulation

**303 W. Calhoun Ave, Temple, TX 76501 • 254.771.2054**

**MRBGroup.com**  
**TBPELS Firm No. F-10615**

| BASE BID ITEMS: |                                         |           |      | Contractor #1       |                  | Contractor #2               |                  | Contractor #3        |                  | Contractor #4              |                  | Contractor #5       |                  | Contractor #6       |                  |                  |                  |
|-----------------|-----------------------------------------|-----------|------|---------------------|------------------|-----------------------------|------------------|----------------------|------------------|----------------------------|------------------|---------------------|------------------|---------------------|------------------|------------------|------------------|
|                 |                                         |           |      | Engineers Estimate: |                  | Texas Materials Group, Inc. |                  | Choice Builders, LLC |                  | Packsaddle Management, LLC |                  | JH Contracting, LLC |                  | TTG Utilities, Inc. |                  | Texas Road, LLC. |                  |
| Item No.        | Item Description:                       | Qty       | Unit | Unit Price          | Total (Numerals) | Unit Price                  | Total (Numerals) | Unit Price           | Total (Numerals) | Unit Price                 | Total (Numerals) | Unit Price          | Total (Numerals) | Unit Price          | Total (Numerals) | Unit Price       | Total (Numerals) |
| GENERAL         |                                         |           |      |                     |                  |                             |                  |                      |                  |                            |                  |                     |                  |                     |                  |                  |                  |
| 1.01            | MOBILIZATION, BONDS, AND INSURANCE      | 1.00      | LS   | \$330,000.00        | \$ 330,000.00    | \$ 311,100.00               | \$ 311,100.00    | \$ 276,000.00        | \$ 276,000.00    | \$ 300,000.00              | \$ 300,000.00    | \$ 135,150.00       | \$ 135,150.00    | \$ 540,000.00       | \$ 540,000.00    | \$ 150,000.00    | \$ 150,000.00    |
| 1.02            | BARRICADES, SIGNS, AND TRAFFIC HANDLING | 24.00     | MO   | \$3,800.00          | \$ 91,200.00     | \$ 8,000.00                 | \$ 192,000.00    | \$ 3,465.00          | \$ 83,160.00     | \$ 3,000.00                | \$ 72,000.00     | \$ 1,850.00         | \$ 44,400.00     | \$ 4,165.00         | \$ 99,960.00     | \$ 3,500.00      | \$ 84,000.00     |
| 1.03            | PORTABLE CHANGEABLE MESSAGE SIGN        | 100.00    | DAY  | \$500.00            | \$ 50,000.00     | \$ 130.00                   | \$ 13,000.00     | \$ 64.00             | \$ 6,400.00      | \$ 150.00                  | \$ 15,000.00     | \$ 250.00           | \$ 25,000.00     | \$ 210.00           | \$ 21,000.00     | \$ 93.00         | \$ 9,300.00      |
| 1.04            | PORTABLE CHANGEABLE MESSAGE SIGN        | 2.00      | EA   | \$9,500.00          | \$ 19,000.00     | \$ 15,000.00                | \$ 30,000.00     | \$ 6,400.00          | \$ 12,800.00     | \$ 5,000.00                | \$ 10,000.00     | \$ 22,000.00        | \$ 44,000.00     | \$ 10,200.00        | \$ 20,400.00     | \$ 17,000.00     | \$ 34,000.00     |
| 1.05            | TMA (STATIONARY)                        | 100.00    | DAY  | \$250.00            | \$ 25,000.00     | \$ 15.00                    | \$ 1,500.00      | \$ 320.00            | \$ 32,000.00     | \$ 300.00                  | \$ 30,000.00     | \$ 675.00           | \$ 67,500.00     | \$ 250.00           | \$ 25,000.00     | \$ 150.00        | \$ 15,000.00     |
| 1.06            | ROCK FILTER DAMS (INSTALL) (TY3)        | 30.00     | LF   | \$75.00             | \$ 2,250.00      | \$ 170.00                   | \$ 5,100.00      | \$ 26.00             | \$ 780.00        | \$ 70.00                   | \$ 2,100.00      | \$ 63.25            | \$ 1,897.50      | \$ 50.00            | \$ 1,500.00      | \$ 52.00         | \$ 1,560.00      |
| 1.07            | ROCK FILTER DAMS (REMOVE)               | 30.00     | LF   | \$25.00             | \$ 750.00        | \$ 26.00                    | \$ 780.00        | \$ 8.00              | \$ 240.00        | \$ 10.00                   | \$ 300.00        | \$ 57.50            | \$ 1,725.00      | \$ 21.00            | \$ 630.00        | \$ 19.00         | \$ 570.00        |
| 1.08            | BACKHOE WORK (EROSION & SEDMT CONT)     | 300.00    | HR   | \$100.00            | \$ 30,000.00     | \$ 164.00                   | \$ 49,200.00     | \$ 135.00            | \$ 40,500.00     | \$ 70.00                   | \$ 21,000.00     | \$ 165.00           | \$ 49,500.00     | \$ 128.00           | \$ 38,400.00     | \$ 170.00        | \$ 51,000.00     |
| 1.09            | TEMP SEDMT CONT FENCE (INSTALL)         | 383.00    | LF   | \$3.00              | \$ 1,149.00      | \$ 9.00                     | \$ 3,447.00      | \$ 2.10              | \$ 804.30        | \$ 5.00                    | \$ 1,915.00      | \$ 3.00             | \$ 1,149.00      | \$ 6.00             | \$ 2,298.00      | \$ 13.00         | \$ 4,979.00      |
| 1.10            | TEMP SDMT CONT FENCE (INLET PROTECTION) | 21.00     | LF   | \$1.00              | \$ 21.00         | \$ 15.00                    | \$ 315.00        | \$ 10.00             | \$ 210.00        | \$ 5.00                    | \$ 105.00        | \$ 5.75             | \$ 120.75        | \$ 7.00             | \$ 147.00        | \$ 13.00         | \$ 273.00        |
| 1.11            | TEMP SEDMT CONT FENCE (REMOVE)          | 404.00    | LF   | \$1.50              | \$ 606.00        | \$ 1.35                     | \$ 545.40        | \$ 0.30              | \$ 121.20        | \$ 2.00                    | \$ 808.00        | \$ 1.25             | \$ 505.00        | \$ 1.50             | \$ 606.00        | \$ 6.00          | \$ 2,424.00      |
| 1.12            | BIODEG EROSN CONT LOGS (INSTL) (6")     | 21.00     | LF   | \$4.00              | \$ 84.00         | \$ 10.88                    | \$ 228.48        | \$ 3.00              | \$ 63.00         | \$ 12.00                   | \$ 252.00        | \$ 23.00            | \$ 483.00        | \$ 7.00             | \$ 147.00        | \$ 19.00         | \$ 399.00        |
| 1.13            | BIODEG EROSN CONT LOGS (REMOVE)         | 21.00     | LF   | \$1.50              | \$ 31.50         | \$ 1.31                     | \$ 27.51         | \$ 0.50              | \$ 10.50         | \$ 2.00                    | \$ 42.00         | \$ 5.75             | \$ 120.75        | \$ 2.00             | \$ 42.00         | \$ 6.00          | \$ 126.00        |
| 1.14            | FURN & PLACE TOPSOIL (4")               | 6,070.00  | SY   | \$4.00              | \$ 24,280.00     | \$ 12.11                    | \$ 73,507.70     | \$ 5.90              | \$ 35,813.00     | \$ 6.00                    | \$ 36,420.00     | \$ 9.25             | \$ 56,147.50     | \$ 4.00             | \$ 24,280.00     | \$ 6.00          | \$ 36,420.00     |
| 1.15            | BLOCK SODDING                           | 1,235.00  | SY   | \$1.25              | \$ 1,543.75      | \$ 11.73                    | \$ 14,486.55     | \$ 9.50              | \$ 11,732.50     | \$ 11.00                   | \$ 13,585.00     | \$ 10.00            | \$ 12,350.00     | \$ 8.00             | \$ 9,880.00      | \$ 10.00         | \$ 12,350.00     |
| 1.16            | BROADCAST SEED (PERM_RURAL_SAND)        | 1,469.00  | SY   | \$0.20              | \$ 293.80        | \$ 0.52                     | \$ 763.88        | \$ 2.00              | \$ 2,938.00      | \$ 3.00                    | \$ 4,407.00      | \$ 7.25             | \$ 10,650.25     | \$ 0.40             | \$ 587.60        | \$ 4.00          | \$ 5,876.00      |
| 1.17            | VEGETATIVE WATERING                     | 173.00    | MG   | \$20.00             | \$ 3,460.00      | \$ 62.95                    | \$ 10,890.35     | \$ 50.00             | \$ 8,650.00      | \$ 40.00                   | \$ 6,920.00      | \$ 471.75           | \$ 81,612.75     | \$ 46.00            | \$ 7,958.00      | \$ 45.00         | \$ 7,785.00      |
| 1.18            | FULL_WIDTH_MOWING                       | 24.00     | CYC  | \$3,000.00          | \$ 72,000.00     | \$ 2,500.00                 | \$ 60,000.00     | \$ 640.00            | \$ 15,360.00     | \$ 3,000.00                | \$ 72,000.00     | \$ 1,380.00         | \$ 33,120.00     | \$ 2,400.00         | \$ 57,600.00     | \$ 970.00        | \$ 23,280.00     |
| 1.19            | CLEANING/SWEEPING (DIRECT CONNECTOR)    | 48.00     | CYC  | \$2,000.00          | \$ 96,000.00     | \$ 921.58                   | \$ 44,235.84     | \$ 500.00            | \$ 24,000.00     | \$ 2,000.00                | \$ 96,000.00     | \$ 1,150.00         | \$ 55,200.00     | \$ 1,585.00         | \$ 76,080.00     | \$ 130.00        | \$ 6,240.00      |
| 1.20            | VALVE (GATE) (6")                       | 1.00      | EA   | \$2,800.00          | \$ 2,800.00      | \$ 3,360.00                 | \$ 3,360.00      | \$ 3,100.00          | \$ 3,100.00      | \$ 2,500.00                | \$ 2,500.00      | \$ 2,261.25         | \$ 2,261.25      | \$ 3,250.00         | \$ 3,250.00      | \$ 2,400.00      | \$ 2,400.00      |
| 1.21            | PIPE 6" DIA HDPE (ALL DEPTHS)(EX&BKFL)  | 20.00     | LF   | \$150.00            | \$ 3,000.00      | \$ 492.00                   | \$ 9,840.00      | \$ 80.00             | \$ 1,600.00      | \$ 100.00                  | \$ 2,000.00      | \$ 163.25           | \$ 3,265.00      | \$ 478.00           | \$ 9,560.00      | \$ 950.00        | \$ 19,000.00     |
| DEMOLITION      |                                         |           |      |                     |                  |                             |                  |                      |                  |                            |                  |                     |                  |                     |                  |                  |                  |
| 2.01            | PREPARING ROW                           | 46.00     | STA  | \$1,800.00          | \$ 82,800.00     | \$ 3,500.00                 | \$ 161,000.00    | \$ 1,336.00          | \$ 61,456.00     | \$ 2,000.00                | \$ 92,000.00     | \$ 1,500.00         | \$ 69,000.00     | \$ 885.00           | \$ 40,710.00     | \$ 1,500.00      | \$ 69,000.00     |
| 2.02            | REMOVING CONC (DRIVEWAYS)               | 198.00    | SY   | \$23.00             | \$ 4,554.00      | \$ 53.00                    | \$ 10,494.00     | \$ 28.00             | \$ 5,544.00      | \$ 20.00                   | \$ 3,960.00      | \$ 43.00            | \$ 8,514.00      | \$ 38.00            | \$ 7,524.00      | \$ 46.00         | \$ 9,108.00      |
| 2.03            | REMOVING CONC (CURB)                    | 83.00     | LF   | \$10.00             | \$ 830.00        | \$ 32.00                    | \$ 2,656.00      | \$ 7.00              | \$ 581.00        | \$ 12.00                   | \$ 996.00        | \$ 22.25            | \$ 1,846.75      | \$ 7.00             | \$ 581.00        | \$ 13.00         | \$ 1,079.00      |
| 2.04            | RMV (6"-10") TRT/UNTRT BASE & ASPH PAV  | 14,054.00 | SY   | \$8.00              | \$ 112,432.00    | \$ 7.68                     | \$ 107,934.72    | \$ 18.50             | \$ 259,999.00    | \$ 10.00                   | \$ 140,540.00    | \$ 8.75             | \$ 122,972.50    | \$ 10.50            | \$ 147,567.00    | \$ 8.50          | \$ 119,459.00    |
| 2.05            | EXCAV (ROADWAY)                         | 1,471.00  | CY   | \$20.00             | \$ 29,420.00     | \$ 50.00                    | \$ 73,550.00     | \$ 55.00             | \$ 80,905.00     | \$ 30.00                   | \$ 44,130.00     | \$ 18.50            | \$ 27,213.50     | \$ 28.00            | \$ 41,188.00     | \$ 68.00         | \$ 100,028.00    |
| 2.06            | EXCAVATION (CHANNEL)                    | 2,020.00  | CY   | \$25.00             | \$ 50,500.00     | \$ 28.00                    | \$ 56,560.00     | \$ 27.50             | \$ 55,550.00     | \$ 30.00                   | \$ 60,600.00     | \$ 21.75            | \$ 43,935.00     | \$ 30.00            | \$ 60,600.00     | \$ 51.00         | \$ 103,020.00    |
| 2.07            | SUBGR WIDEN (DC)                        | 46.00     | STA  | \$420.00            | \$ 19,320.00     | \$ 370.00                   | \$ 17,020.00     | \$ 1,243.00          | \$ 57,178.00     | \$ 500.00                  | \$ 23,000.00     | \$ 450.00           | \$ 20,700.00     | \$ 578.00           | \$ 26,588.00     | \$ 350.00        | \$ 16,100.00     |
| 2.08            | REMOV STR (INLET)                       | 1.00      | EA   | \$1,200.00          | \$ 1,200.00      | \$ 945.00                   | \$ 945.00        | \$ 3,400.00          | \$ 3,400.00      | \$ 1,500.00                | \$ 1,500.00      | \$ 1,500.00         | \$ 1,500.00      | \$ 914.65           | \$ 914.65        | \$ 1,200.00      | \$ 1,200.00      |
| 2.09            | REMOV STR (PIPE)                        | 157.00    | LF   | \$25.00             | \$ 3,925.00      | \$ 21.00                    | \$ 3,297.00      | \$ 55.00             | \$ 8,635.00      | \$ 20.00                   | \$ 3,140.00      | \$ 16.75            | \$ 2,629.75      | \$ 20.00            | \$ 3,140.00      | \$ 57.00         | \$ 8,949.00      |

|                       |                                                 |           |     |            |               |             |               |             |               |             |               |             |               |             |               |             |               |
|-----------------------|-------------------------------------------------|-----------|-----|------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|
| 2.10                  | REMOV STR (BOX CULVERT)                         | 37.00     | LF  | \$110.00   | \$ 4,070.00   | \$ 119.00   | \$ 4,403.00   | \$ 164.00   | \$ 6,068.00   | \$ 100.00   | \$ 3,700.00   | \$ 155.50   | \$ 5,753.50   | \$ 115.00   | \$ 4,255.00   | \$ 90.00    | \$ 3,330.00   |
| 2.11                  | REMOVE STR (DRIVEWAY CULVERT)                   | 2.00      | EA  | \$600.00   | \$ 1,200.00   | \$ 150.00   | \$ 300.00     | \$ 2,200.00 | \$ 4,400.00   | \$ 500.00   | \$ 1,000.00   | \$ 1,500.00 | \$ 3,000.00   | \$ 575.00   | \$ 1,150.00   | \$ 1,200.00 | \$ 2,400.00   |
| 2.12                  | REMOVE METAL BEAM GUARD FENCE                   | 250.00    | LF  | \$3.00     | \$ 750.00     | \$ 2.50     | \$ 625.00     | \$ 4.30     | \$ 1,075.00   | \$ 5.00     | \$ 1,250.00   | \$ 10.00    | \$ 2,500.00   | \$ 3.00     | \$ 750.00     | \$ 46.00    | \$ 11,500.00  |
| 2.13                  | RELOCATE EXISTING MAILBOX (INC TEMPORARY STAND) | 2.00      | EA  | \$315.00   | \$ 630.00     | \$ 500.00   | \$ 1,000.00   | \$ 539.00   | \$ 1,078.00   | \$ 300.00   | \$ 600.00     | \$ 360.00   | \$ 720.00     | \$ 400.00   | \$ 800.00     | \$ 390.00   | \$ 780.00     |
| 2.14                  | REMOVE SM RD SN SUP & AM TY TEMP                | 20.00     | EA  | \$110.00   | \$ 2,200.00   | \$ 100.00   | \$ 2,000.00   | \$ 38.00    | \$ 760.00     | \$ 500.00   | \$ 10,000.00  | \$ 60.00    | \$ 1,200.00   | \$ 100.00   | \$ 2,000.00   | \$ 65.00    | \$ 1,300.00   |
| ROADWORK IMPROVEMENTS |                                                 |           |     |            |               |             |               |             |               |             |               |             |               |             |               |             |               |
| 3.01                  | EMBANK (FNL)(DC)(TY A)                          | 1,800.00  | CY  | \$71.00    | \$ 127,800.00 | \$ 16.00    | \$ 28,800.00  | \$ 64.80    | \$ 116,640.00 | \$ 40.00    | \$ 72,000.00  | \$ 20.75    | \$ 37,350.00  | \$ 30.00    | \$ 54,000.00  | \$ 58.00    | \$ 104,400.00 |
| 3.02                  | PROOF ROLLING                                   | 20.00     | HR  | \$105.00   | \$ 2,100.00   | \$ 190.00   | \$ 3,800.00   | \$ 219.00   | \$ 4,380.00   | \$ 105.00   | \$ 2,100.00   | \$ 135.00   | \$ 2,700.00   | \$ 162.00   | \$ 3,240.00   | \$ 200.00   | \$ 4,000.00   |
| 3.03                  | FL BS (CMP IN PLC)(TY A GR 1-2)(FINAL POS)      | 3,364.00  | CY  | \$82.50    | \$ 277,530.00 | \$ 80.00    | \$ 269,120.00 | \$ 122.50   | \$ 412,090.00 | \$ 55.00    | \$ 185,020.00 | \$ 49.00    | \$ 164,836.00 | \$ 75.00    | \$ 252,300.00 | \$ 31.00    | \$ 104,284.00 |
| 3.04                  | REWORK BE MTL (TY B)(8")(ORD COMP)              | 14,571.00 | SY  | \$2.75     | \$ 40,070.25  | \$ 1.20     | \$ 17,485.20  | \$ 4.40     | \$ 64,112.40  | \$ 9.00     | \$ 131,139.00 | \$ 4.00     | \$ 58,284.00  | \$ 2.00     | \$ 29,142.00  | \$ 6.00     | \$ 87,426.00  |
| 3.05                  | CEMENT                                          | 372.00    | TN  | \$250.00   | \$ 93,000.00  | \$ 300.00   | \$ 111,600.00 | \$ 338.00   | \$ 125,736.00 | \$ 204.00   | \$ 75,888.00  | \$ 520.00   | \$ 193,440.00 | \$ 450.00   | \$ 167,400.00 | \$ 200.00   | \$ 74,400.00  |
| 3.06                  | CEMENT TRT (EXIST MATL & NEW BASE)(8")          | 14,571.00 | SY  | \$2.30     | \$ 33,513.30  | \$ 17.00    | \$ 247,707.00 | \$ 27.00    | \$ 393,417.00 | \$ 10.00    | \$ 145,710.00 | \$ 5.75     | \$ 83,783.25  | \$ 4.75     | \$ 69,212.25  | \$ 14.00    | \$ 203,994.00 |
| 3.07                  | PRIME COAT (MC-30 OR AR-P)                      | 1,253.00  | GAL | \$4.25     | \$ 5,325.25   | \$ 6.00     | \$ 7,518.00   | \$ 7.70     | \$ 9,648.10   | \$ 5.00     | \$ 6,265.00   | \$ 7.00     | \$ 8,771.00   | \$ 7.00     | \$ 8,771.00   | \$ 8.50     | \$ 10,650.50  |
| 3.08                  | D-GR HMA TY-D PG70-22 (EXEMPT)                  | 2,910.00  | TN  | \$150.00   | \$ 436,500.00 | \$ 200.00   | \$ 582,000.00 | \$ 193.40   | \$ 562,794.00 | \$ 158.00   | \$ 459,780.00 | \$ 166.75   | \$ 485,242.50 | \$ 171.50   | \$ 499,065.00 | \$ 191.00   | \$ 555,810.00 |
| 3.09                  | TACK COAT                                       | 1,253.00  | GAL | \$4.50     | \$ 5,638.50   | \$ 5.00     | \$ 6,265.00   | \$ 6.40     | \$ 8,019.20   | \$ 5.00     | \$ 6,265.00   | \$ 5.25     | \$ 6,578.25   | \$ 5.50     | \$ 6,891.50   | \$ 9.00     | \$ 11,277.00  |
| 3.10                  | RETAINING WALL (SPREAD FOOTING)                 | 3,151.00  | SF  | \$125.00   | \$ 393,875.00 | \$ 62.50    | \$ 196,937.50 | \$ 55.20    | \$ 173,935.20 | \$ 105.00   | \$ 330,855.00 | \$ 138.00   | \$ 434,838.00 | \$ 61.00    | \$ 192,211.00 | \$ 93.00    | \$ 293,043.00 |
| 3.11                  | RIPPRAP (CONC)(6 IN)                            | 25.00     | CY  | \$600.00   | \$ 15,000.00  | \$ 740.00   | \$ 18,500.00  | \$ 513.40   | \$ 12,835.00  | \$ 740.00   | \$ 18,500.00  | \$ 690.00   | \$ 17,250.00  | \$ 716.00   | \$ 17,900.00  | \$ 730.00   | \$ 18,250.00  |
| 3.12                  | RAIL (TYPE C1W)                                 | 760.00    | LF  | \$300.00   | \$ 228,000.00 | \$ 210.00   | \$ 159,600.00 | \$ 370.60   | \$ 281,656.00 | \$ 450.00   | \$ 342,000.00 | \$ 375.00   | \$ 285,000.00 | \$ 200.00   | \$ 152,000.00 | \$ 340.00   | \$ 258,400.00 |
| 3.13                  | CAST-IN-PLACE TRENCH DRAIN                      | 2.00      | EA  | \$1,500.00 | \$ 3,000.00   | \$ 1,970.00 | \$ 3,940.00   | \$ 3,615.00 | \$ 7,230.00   | \$ 5,800.00 | \$ 11,600.00  | \$ 3,500.00 | \$ 7,000.00   | \$ 1,900.00 | \$ 3,800.00   | \$ 8,700.00 | \$ 17,400.00  |
| 3.14                  | ADJUSTING MANHOLES                              | 7.00      | EA  | \$1,500.00 | \$ 10,500.00  | \$ 925.00   | \$ 6,475.00   | \$ 787.00   | \$ 5,509.00   | \$ 500.00   | \$ 3,500.00   | \$ 615.25   | \$ 4,306.75   | \$ 900.00   | \$ 6,300.00   | \$ 1,200.00 | \$ 8,400.00   |
| 3.15                  | CONC CURB & GUTTER (TY II)                      | 977.00    | LF  | \$45.00    | \$ 43,965.00  | \$ 32.00    | \$ 31,264.00  | \$ 26.00    | \$ 25,402.00  | \$ 32.00    | \$ 31,264.00  | \$ 28.75    | \$ 28,088.75  | \$ 31.00    | \$ 30,287.00  | \$ 38.00    | \$ 37,126.00  |
| 3.16                  | CONC CURB (RIBBON)                              | 3,961.00  | LF  | \$35.00    | \$ 138,635.00 | \$ 26.00    | \$ 102,986.00 | \$ 21.00    | \$ 83,181.00  | \$ 32.00    | \$ 126,752.00 | \$ 21.75    | \$ 86,151.75  | \$ 25.00    | \$ 99,025.00  | \$ 22.00    | \$ 87,142.00  |
| 3.17                  | DRIVEWAYS (CONC) (HES)                          | 942.00    | SY  | \$115.00   | \$ 108,330.00 | \$ 132.00   | \$ 124,344.00 | \$ 87.00    | \$ 81,954.00  | \$ 120.00   | \$ 113,040.00 | \$ 172.50   | \$ 162,495.00 | \$ 128.00   | \$ 120,576.00 | \$ 129.00   | \$ 121,518.00 |
| 3.18                  | CONC SIDEWALKS (4")                             | 850.00    | SY  | \$95.00    | \$ 80,750.00  | \$ 100.00   | \$ 85,000.00  | \$ 57.00    | \$ 48,450.00  | \$ 68.00    | \$ 57,800.00  | \$ 86.25    | \$ 73,312.50  | \$ 97.00    | \$ 82,450.00  | \$ 90.00    | \$ 76,500.00  |
| 3.19                  | CURB RAMPS (TY 2)                               | 3.00      | EA  | \$3,500.00 | \$ 10,500.00  | \$ 2,595.00 | \$ 7,785.00   | \$ 1,100.00 | \$ 3,300.00   | \$ 2,500.00 | \$ 7,500.00   | \$ 2,070.00 | \$ 6,210.00   | \$ 2,510.00 | \$ 7,530.00   | \$ 4,900.00 | \$ 14,700.00  |
| 3.20                  | CURB RAMPS (TY 7)                               | 1.00      | EA  | \$2,500.00 | \$ 2,500.00   | \$ 2,595.00 | \$ 2,595.00   | \$ 1,000.00 | \$ 1,000.00   | \$ 2,500.00 | \$ 2,500.00   | \$ 1,840.00 | \$ 1,840.00   | \$ 2,510.00 | \$ 2,510.00   | \$ 5,900.00 | \$ 5,900.00   |
| 3.21                  | CURB RAMPS (TY 10)                              | 4.00      | EA  | \$2,500.00 | \$ 10,000.00  | \$ 2,595.00 | \$ 10,380.00  | \$ 1,000.00 | \$ 4,000.00   | \$ 2,600.00 | \$ 10,400.00  | \$ 1,840.00 | \$ 7,360.00   | \$ 2,510.00 | \$ 10,040.00  | \$ 2,600.00 | \$ 10,400.00  |
| 3.22                  | CURB RAMPS (TY 21)                              | 1.00      | EA  | \$5,000.00 | \$ 5,000.00   | \$ 3,520.00 | \$ 3,520.00   | \$ 1,700.00 | \$ 1,700.00   | \$ 2,600.00 | \$ 2,600.00   | \$ 1,955.00 | \$ 1,955.00   | \$ 3,400.00 | \$ 3,400.00   | \$ 6,400.00 | \$ 6,400.00   |
| 3.23                  | MTL W-BEAM GD FEN (SPECIAL)                     | 38.00     | LF  | \$60.00    | \$ 2,280.00   | \$ 100.00   | \$ 3,800.00   | \$ 38.00    | \$ 1,444.00   | \$ 100.00   | \$ 3,800.00   | \$ 250.00   | \$ 9,500.00   | \$ 60.00    | \$ 2,280.00   | \$ 87.00    | \$ 3,306.00   |
| 3.24                  | IN SM RD SN SUP&AM TY10BWG(1)SA(P)              | 2.00      | EA  | \$750.00   | \$ 1,500.00   | \$ 700.00   | \$ 1,400.00   | \$ 400.00   | \$ 800.00     | \$ 1,100.00 | \$ 2,200.00   | \$ 930.00   | \$ 1,860.00   | \$ 765.00   | \$ 1,530.00   | \$ 1,000.00 | \$ 2,000.00   |
| 3.25                  | IN SM RD SN SUP&AM TY10BWG(1)SB(P)              | 21.00     | EA  | \$750.00   | \$ 15,750.00  | \$ 815.00   | \$ 17,115.00  | \$ 450.00   | \$ 9,450.00   | \$ 1,100.00 | \$ 23,100.00  | \$ 930.00   | \$ 19,530.00  | \$ 765.00   | \$ 16,065.00  | \$ 1,000.00 | \$ 21,000.00  |
| 3.26                  | RE PM TY II (W) 4" (SLD)                        | 1,330.00  | LF  | \$1.39     | \$ 1,848.70   | \$ 2.50     | \$ 3,325.00   | \$ 3.20     | \$ 4,256.00   | \$ 1.00     | \$ 1,330.00   | \$ 3.75     | \$ 4,987.50   | \$ 3.00     | \$ 3,990.00   | \$ 4.00     | \$ 5,320.00   |
| 3.27                  | RE PM TY II (W) 8" (DOT)                        | 125.00    | LF  | \$1.29     | \$ 161.25     | \$ 1.50     | \$ 187.50     | \$ 2.00     | \$ 250.00     | \$ 4.00     | \$ 500.00     | \$ 2.00     | \$ 250.00     | \$ 1.80     | \$ 225.00     | \$ 1.30     | \$ 162.50     |
| 3.28                  | RE PM TY II (W) 8" (SLD)                        | 260.00    | LF  | \$1.50     | \$ 390.00     | \$ 1.50     | \$ 390.00     | \$ 2.00     | \$ 520.00     | \$ 4.00     | \$ 1,040.00   | \$ 2.00     | \$ 520.00     | \$ 1.80     | \$ 468.00     | \$ 1.00     | \$ 260.00     |
| 3.29                  | RE PM TY II (W) 24" (SLD)                       | 330.00    | LF  | \$5.00     | \$ 1,650.00   | \$ 5.50     | \$ 1,815.00   | \$ 7.00     | \$ 2,310.00   | \$ 12.00    | \$ 3,960.00   | \$ 7.25     | \$ 2,392.50   | \$ 6.50     | \$ 2,145.00   | \$ 7.50     | \$ 2,475.00   |

|                                                                                                                                   |                                            |            |     |                           |                 |                |             |                 |              |                 |              |                 |              |                 |             |                 |              |                 |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------|-----|---------------------------|-----------------|----------------|-------------|-----------------|--------------|-----------------|--------------|-----------------|--------------|-----------------|-------------|-----------------|--------------|-----------------|
| 3.30                                                                                                                              | RE PM TY II (Y) 4" (SLD)                   | 7,900.00   | LF  |                           | \$1.00          | \$ 7,900.00    | \$ 0.99     | \$ 7,821.00     | \$ 1.30      | \$ 10,270.00    | \$ 2.00      | \$ 15,800.00    | \$ 1.00      | \$ 7,900.00     | \$ 1.25     | \$ 9,875.00     | \$ 0.85      | \$ 6,715.00     |
| 3.33                                                                                                                              | REFL PAV MRKR TY I-C                       | 15.00      | EA  |                           | \$6.00          | \$ 90.00       | \$ 13.00    | \$ 195.00       | \$ 17.00     | \$ 255.00       | \$ 10.00     | \$ 150.00       | \$ 12.00     | \$ 180.00       | \$ 15.50    | \$ 232.50       | \$ 13.00     | \$ 195.00       |
| 3.34                                                                                                                              | REFL PAV MRKR TY Ii-A0A                    | 55.00      | EA  |                           | \$6.00          | \$ 330.00      | \$ 13.00    | \$ 715.00       | \$ 17.00     | \$ 935.00       | \$ 10.00     | \$ 550.00       | \$ 12.00     | \$ 660.00       | \$ 15.50    | \$ 852.50       | \$ 13.00     | \$ 715.00       |
| 3.35                                                                                                                              | CONCRETE WHEEL STOP                        | 52.00      | EA  |                           | \$350.00        | \$ 18,200.00   | \$ 110.00   | \$ 5,720.00     | \$ 60.00     | \$ 3,120.00     | \$ 125.00    | \$ 6,500.00     | \$ 150.00    | \$ 7,800.00     | \$ 210.00   | \$ 10,920.00    | \$ 160.00    | \$ 8,320.00     |
| STORM IMPROVEMENTS                                                                                                                |                                            |            |     |                           |                 |                |             |                 |              |                 |              |                 |              |                 |             |                 |              |                 |
|                                                                                                                                   |                                            |            |     |                           |                 |                |             |                 |              |                 |              |                 |              |                 |             |                 |              |                 |
| 4.01                                                                                                                              | CONC BOX CULV (7 FT X 3 FT)                | 100.00     | LF  |                           | \$1,730.00      | \$ 173,000.00  | \$ 794.00   | \$ 79,400.00    | \$ 1,087.00  | \$ 108,700.00   | \$ 1,500.00  | \$ 150,000.00   | \$ 838.27    | \$ 83,827.00    | \$ 768.00   | \$ 76,800.00    | \$ 1,000.00  | \$ 100,000.00   |
| 4.02                                                                                                                              | RC PIPE (CL III) (24 IN)                   | 22.00      | LF  |                           | \$110.00        | \$ 2,420.00    | \$ 117.00   | \$ 2,574.00     | \$ 199.00    | \$ 4,378.00     | \$ 130.00    | \$ 2,860.00     | \$ 173.25    | \$ 3,811.50     | \$ 114.00   | \$ 2,508.00     | \$ 100.00    | \$ 2,200.00     |
| 4.03                                                                                                                              | RC PIPE (CL III) (30 IN)                   | 391.00     | LF  |                           | \$140.00        | \$ 54,740.00   | \$ 189.00   | \$ 73,899.00    | \$ 233.00    | \$ 91,103.00    | \$ 185.00    | \$ 72,335.00    | \$ 175.25    | \$ 68,522.75    | \$ 182.00   | \$ 71,162.00    | \$ 160.00    | \$ 62,560.00    |
| 4.04                                                                                                                              | RC PIPE (CL III) (42 IN)                   | 40.00      | LF  |                           | \$210.00        | \$ 8,400.00    | \$ 295.00   | \$ 11,800.00    | \$ 355.00    | \$ 14,200.00    | \$ 375.00    | \$ 15,000.00    | \$ 365.00    | \$ 14,600.00    | \$ 285.00   | \$ 11,400.00    | \$ 290.00    | \$ 11,600.00    |
| 4.05                                                                                                                              | RC PIPE (ARCH)(CL III)(DES 1)              | 55.00      | LF  |                           | \$250.00        | \$ 13,750.00   | \$ 212.00   | \$ 11,660.00    | \$ 312.00    | \$ 17,160.00    | \$ 495.00    | \$ 27,225.00    | \$ 280.25    | \$ 15,413.75    | \$ 205.00   | \$ 11,275.00    | \$ 240.00    | \$ 13,200.00    |
| 4.06                                                                                                                              | RC PIPE (ARCH)(CL III)(DES 4)              | 75.00      | LF  |                           | \$335.00        | \$ 25,125.00   | \$ 312.00   | \$ 23,400.00    | \$ 430.00    | \$ 32,250.00    | \$ 740.00    | \$ 55,500.00    | \$ 375.00    | \$ 28,125.00    | \$ 302.00   | \$ 22,650.00    | \$ 370.00    | \$ 27,750.00    |
| 4.07                                                                                                                              | MANH (COMPL)(PRM)(48 IN)                   | 2.00       | EA  |                           | \$8,000.00      | \$ 16,000.00   | \$ 6,636.00 | \$ 13,272.00    | \$ 8,763.00  | \$ 17,526.00    | \$ 2,200.00  | \$ 4,400.00     | \$ 7,539.50  | \$ 15,079.00    | \$ 6,415.00 | \$ 12,830.00    | \$ 8,200.00  | \$ 16,400.00    |
| 4.08                                                                                                                              | JCTBOX (COMPL) (PBJ)(4FTX4FT)              | 1.00       | EA  |                           | \$9,000.00      | \$ 9,000.00    | \$ 7,648.00 | \$ 7,648.00     | \$ 9,912.00  | \$ 9,912.00     | \$ 5,500.00  | \$ 5,500.00     | \$ 8,488.75  | \$ 8,488.75     | \$ 7,395.00 | \$ 7,395.00     | \$ 6,400.00  | \$ 6,400.00     |
| 4.09                                                                                                                              | INLET (COMPL)(PCO)(5FT)(NONE)              | 3.00       | EA  |                           | \$9,000.00      | \$ 27,000.00   | \$ 8,085.00 | \$ 24,255.00    | \$ 25,194.00 | \$ 75,582.00    | \$ 8,400.00  | \$ 25,200.00    | \$ 8,134.75  | \$ 24,404.25    | \$ 7,815.00 | \$ 23,445.00    | \$ 6,900.00  | \$ 20,700.00    |
| 4.10                                                                                                                              | INLET (COMPL)(PAZD)(FG)(5FTX5FT-4FTX4FT)   | 2.00       | EA  |                           | \$9,000.00      | \$ 18,000.00   | \$ 6,505.00 | \$ 13,010.00    | \$ 14,371.00 | \$ 28,742.00    | \$ 8,500.00  | \$ 17,000.00    | \$ 19,371.50 | \$ 38,743.00    | \$ 6,288.00 | \$ 12,576.00    | \$ 12,000.00 | \$ 24,000.00    |
| 4.11                                                                                                                              | HEADWALL (CH-PW-0)(DIA=30 IN)              | 2.00       | EA  |                           | \$11,300.00     | \$ 22,600.00   | \$ 4,925.00 | \$ 9,850.00     | \$ 2,300.00  | \$ 4,600.00     | \$ 8,500.00  | \$ 17,000.00    | \$ 11,500.00 | \$ 23,000.00    | \$ 4,760.00 | \$ 9,520.00     | \$ 8,100.00  | \$ 16,200.00    |
| 4.12                                                                                                                              | WINGWALL (FW-0)(HW=3FT)                    | 2.00       | EA  |                           | \$7,100.00      | \$ 14,200.00   | \$ 7,222.00 | \$ 14,444.00    | \$ 3,200.00  | \$ 6,400.00     | \$ 25,000.00 | \$ 50,000.00    | \$ 11,500.00 | \$ 23,000.00    | \$ 6,981.00 | \$ 13,962.00    | \$ 18,000.00 | \$ 36,000.00    |
| 4.13                                                                                                                              | SET (TYII)(30 IN)(RCP)(6:1)(P)             | 1.00       | EA  |                           | \$5,000.00      | \$ 5,000.00    | \$ 3,505.00 | \$ 3,505.00     | \$ 3,300.00  | \$ 3,300.00     | \$ 5,000.00  | \$ 5,000.00     | \$ 2,196.50  | \$ 2,196.50     | \$ 3,390.00 | \$ 3,390.00     | \$ 11,000.00 | \$ 11,000.00    |
| 4.14                                                                                                                              | SET (TYII)(42 IN)(RCP)(6:1)(P)             | 3.00       | EA  |                           | \$6,000.00      | \$ 18,000.00   | \$ 5,258.00 | \$ 15,774.00    | \$ 6,200.00  | \$ 18,600.00    | \$ 6,000.00  | \$ 18,000.00    | \$ 3,892.00  | \$ 11,676.00    | \$ 5,100.00 | \$ 15,300.00    | \$ 16,000.00 | \$ 48,000.00    |
| 4.15                                                                                                                              | CLEAN EXIST CULVERTS                       | 2.00       | EA  |                           | \$2,650.00      | \$ 5,300.00    | \$ 1,295.00 | \$ 2,590.00     | \$ 640.00    | \$ 1,280.00     | \$ 1,000.00  | \$ 2,000.00     | \$ 1,500.00  | \$ 3,000.00     | \$ 1,250.00 | \$ 2,500.00     | \$ 1,500.00  | \$ 3,000.00     |
|                                                                                                                                   |                                            |            |     | Subtotal Base Bid Items = | \$ 3,602,717.30 |                |             | \$ 3,643,298.63 |              | \$ 3,997,243.40 |              | \$ 3,742,198.00 |              | \$ 3,513,903.00 |             | \$ 3,440,440.00 |              | \$ 3,475,134.00 |
| *Engineers per the OPC is \$3,650,000.00 (contingency not in this form)                                                           |                                            |            |     |                           |                 |                |             |                 |              |                 |              |                 |              |                 |             |                 |              |                 |
| DEDUCT ALTERNATE NO 1 - EAST END BASE REPAIRS WITH MILL AND OVERLAY (NOTE:DEDUCT BID UNIT PRICES MUST MATCH BASE BID UNIT PRICES) |                                            |            |     |                           |                 |                |             |                 |              |                 |              |                 |              |                 |             |                 |              |                 |
|                                                                                                                                   |                                            |            |     |                           |                 |                |             |                 |              |                 |              |                 |              |                 |             |                 |              |                 |
| 2.02                                                                                                                              | REMOVING CONC (DRIVEWAYS)                  | (163.00)   | SY  |                           | \$23.00         | \$ (3,749.00)  | \$ 53.00    | \$ (8,639.00)   | \$ 28.00     | \$ (4,564.00)   | \$ 20.00     | \$ (3,260.00)   | \$ 43.00     | \$ (7,009.00)   | \$ 38.00    | \$ (6,194.00)   | \$ 46.00     | \$ (7,498.00)   |
| 2.04                                                                                                                              | RMV (6"-10") TRT/UNTRT BASE & ASPH PAV     | (5,378.00) | SY  |                           | \$8.00          | \$ (43,024.00) | \$ 7.68     | \$ (41,303.04)  | \$ 18.50     | \$ (99,493.00)  | \$ 10.00     | \$ (53,780.00)  | \$ 8.75      | \$ (47,057.50)  | \$ 10.50    | \$ (56,469.00)  | \$ 8.50      | \$ (45,713.00)  |
| 2.07                                                                                                                              | SUBGR WIDEN (DC)                           | (22.00)    | STA |                           | \$420.00        | \$ (9,240.00)  | \$ 370.00   | \$ (8,140.00)   | \$ 1,243.00  | \$ (27,346.00)  | \$ 500.00    | \$ (11,000.00)  | \$ 450.00    | \$ (9,900.00)   | \$ 578.00   | \$ (12,716.00)  | \$ 1,500.00  | \$ (33,000.00)  |
| 3.02                                                                                                                              | PROOF ROLLING                              | (10.00)    | HR  |                           | \$105.00        | \$ (1,050.00)  | \$ 190.00   | \$ (1,900.00)   | \$ 219.00    | \$ (2,190.00)   | \$ 105.00    | \$ (1,050.00)   | \$ 135.00    | \$ (1,350.00)   | \$ 162.00   | \$ (1,620.00)   | \$ 200.00    | \$ (2,000.00)   |
| 3.03                                                                                                                              | FL BS (CMP IN PLC)(TY A GR 1-2)(FINAL POS) | (1,183.00) | CY  |                           | \$82.50         | \$ (97,597.50) | \$ 80.00    | \$ (94,640.00)  | \$ 122.50    | \$ (144,917.50) | \$ 55.00     | \$ (65,065.00)  | \$ 49.00     | \$ (57,967.00)  | \$ 75.00    | \$ (88,725.00)  | \$ 31.00     | \$ (36,673.00)  |
| 3.04                                                                                                                              | REWORK BS MTL (TY B)(8")(ORD COMP)         | (5,378.00) | SY  |                           | \$2.75          | \$ (14,789.50) | \$ 1.20     | \$ (6,453.60)   | \$ 4.40      | \$ (23,663.20)  | \$ 9.00      | \$ (48,402.00)  | \$ 4.00      | \$ (21,512.00)  | \$ 2.00     | \$ (10,756.00)  | \$ 6.00      | \$ (32,268.00)  |
| 3.05                                                                                                                              | CEMENT                                     | (137.00)   | TN  |                           | \$250.00        | \$ (34,250.00) | \$ 300.00   | \$ (41,100.00)  | \$ 338.00    | \$ (46,306.00)  | \$ 204.00    | \$ (27,948.00)  | \$ 520.00    | \$ (71,240.00)  | \$ 450.00   | \$ (61,650.00)  | \$ 200.00    | \$ (27,400.00)  |
| 3.06                                                                                                                              | CEMENT TRT (EXIST MATL & NEW BASE)(8")     | (5,378.00) | SY  |                           | \$2.30          | \$ (12,369.40) | \$ 17.00    | \$ (91,426.00)  | \$ 27.00     | \$ (145,206.00) | \$ 10.00     | \$ (53,780.00)  | \$ 5.75      | \$ (30,923.50)  | \$ 4.75     | \$ (25,545.50)  | \$ 14.00     | \$ (75,292.00)  |
| 3.07                                                                                                                              | PRIME COAT (MC-30 OR AR-P)                 | (538.00)   | GAL |                           | \$4.25          | \$ (2,286.50)  | \$ 6.00     | \$ (3,228.00)   | \$ 7.70      | \$ (4,142.60)   | \$ 5.00      | \$ (2,690.00)   | \$ 7.00      | \$ (3,766.00)   | \$ 7.00     | \$ (3,766.00)   | \$ 8.50      | \$ (4,573.00)   |
| 3.08                                                                                                                              | D-GR HMA TY-D PG70-22 (EXEMPT)             | (323.00)   | TN  |                           | \$150.00        | \$ (48,450.00) | \$ 200.00   | \$ (64,600.00)  | \$ 193.40    | \$ (62,468.20)  | \$ 158.00    | \$ (51,034.00)  | \$ 166.75    | \$ (53,860.25)  | \$ 171.50   | \$ (55,394.50)  | \$ 191.00    | \$ (61,693.00)  |
| 3.09                                                                                                                              | TACK COAT                                  | (538.00)   | GAL |                           | \$4.50          | \$ (2,421.00)  | \$ 5.00     | \$ (2,690.00)   | \$ 6.40      | \$ (3,443.20)   | \$ 5.00      | \$ (2,690.00)   | \$ 5.25      | \$ (2,824.50)   | \$ 5.50     | \$ (2,959.00)   | \$ 9.00      | \$ (4,842.00)   |
| 3.16                                                                                                                              | CONC CURB (RIBBON)                         | (420.00)   | LF  |                           | \$35.00         | \$ (14,700.00) | \$ 26.00    | \$ (10,920.00)  | \$ 21.00     | \$ (8,820.00)   | \$ 32.00     | \$ (13,440.00)  | \$ 21.75     | \$ (9,135.00)   | \$ 25.00    | \$ (10,500.00)  | \$ 22.00     | \$ (9,240.00)   |
| 3.17                                                                                                                              | DRIVEWAYS (CONC) (HES)                     | (163.00)   | SY  |                           | \$115.00        | \$ (18,745.00) | \$ 132.00   | \$ (21,516.00)  | \$ 87.00     | \$ (14,181.00)  | \$ 120.00    | \$ (19,560.00)  | \$ 172.50    | \$ (28,117.50)  | \$ 128.00   | \$ (20,864.00)  | \$ 129.00    | \$ (21,027.00)  |

|                                                                                                                                      |                                            |                                      |     |             |                 |             |                 |              |                 |               |                 |              |                 |              |                 |              |                 |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------|-----|-------------|-----------------|-------------|-----------------|--------------|-----------------|---------------|-----------------|--------------|-----------------|--------------|-----------------|--------------|-----------------|
| 5.01                                                                                                                                 | FLEXIBLE PAVEMENT STRUCTURE REPAIR (8")    | 2,689.00                             | SY  | \$85.00     | \$ 228,565.00   | \$ 120.00   | \$ 322,680.00   | \$ 120.00    | \$ 322,680.00   | \$ 85.00      | \$ 228,565.00   | \$ 87.00     | \$ 233,943.00   | \$ 90.00     | \$ 242,010.00   | \$ 95.00     | \$ 255,455.00   |
| 5.02                                                                                                                                 | PLANE & TEXT ASPH CONC PAV(0" TO 2")       | 5,378.00                             | SY  | \$7.50      | \$ 40,335.00    | \$ 6.00     | \$ 32,268.00    | \$ 8.00      | \$ 43,024.00    | \$ 8.00       | \$ 43,024.00    | \$ 4.50      | \$ 24,201.00    | \$ 4.50      | \$ 24,201.00    | \$ 7.00      | \$ 37,646.00    |
|                                                                                                                                      |                                            | Subtotal Alternate No. 1 Bid Items = |     |             | \$ (33,771.90)  |             | \$ (41,607.64)  |              | \$ (221,036.70) |               | \$ (82,110.00)  |              | \$ (86,518.25)  |              | \$ (90,948.00)  |              | \$ (68,118.00)  |
| DEDUCT ALTERNATE NO 2 - DEDUCT PARKING FROM COLLEGE DRIVE TO CENTER CIRCLE (NOTE: DEDUCT BID UNIT PRICES MUST MATCH BASE BID PRICES) |                                            |                                      |     |             |                 |             |                 |              |                 |               |                 |              |                 |              |                 |              |                 |
| 1.01                                                                                                                                 | MOBILIZATION, BONDS, AND INSURANCE         | (1.00)                               | LS  | \$34,000.00 | \$ (34,000.00)  | \$ 10.00    | \$ (10.00)      | \$ 15,100.00 | \$ (15,100.00)  | \$ 300,000.00 | \$ (300,000.00) | \$ 12,915.00 | \$ (12,915.00)  | \$ 19,455.00 | \$ (19,455.00)  | \$ 60,000.00 | \$ (60,000.00)  |
| 3.01                                                                                                                                 | EMBANK (FNL)(DC)(TY A)                     | (1,200.00)                           | CY  | \$71.00     | \$ (85,200.00)  | \$ 16.00    | \$ (19,200.00)  | \$ 64.80     | \$ (77,760.00)  | \$ 40.00      | \$ (48,000.00)  | \$ 20.75     | \$ (24,900.00)  | \$ 30.00     | \$ (36,000.00)  | \$ 58.00     | \$ (69,600.00)  |
| 3.02                                                                                                                                 | FL BS (CMP IN PLC)(TY A GR 1-2)(FINAL POS) | (21.00)                              | CY  | \$82.50     | \$ (1,732.50)   | \$ 80.00    | \$ (1,680.00)   | \$ 122.50    | \$ (2,572.50)   | \$ 55.00      | \$ (1,155.00)   | \$ 49.00     | \$ (1,029.00)   | \$ 75.00     | \$ (1,575.00)   | \$ 31.00     | \$ (651.00)     |
| 3.03                                                                                                                                 | REWORK BS MTL (TY B)(8")(ORD COMP)         | 757.00                               | SY  | \$2.75      | \$ 2,081.75     | \$ 1.20     | \$ 908.40       | \$ 4.40      | \$ 3,330.80     | \$ 9.00       | \$ 6,813.00     | \$ 4.00      | \$ 3,028.00     | \$ 2.00      | \$ 1,514.00     | \$ 6.00      | \$ 4,542.00     |
| 3.04                                                                                                                                 | CEMENT                                     | (20.00)                              | TON | \$250.00    | \$ (5,000.00)   | \$ 300.00   | \$ (6,000.00)   | \$ 338.00    | \$ (6,760.00)   | \$ 204.00     | \$ (4,080.00)   | \$ 520.00    | \$ (10,400.00)  | \$ 450.00    | \$ (9,000.00)   | \$ 200.00    | \$ (4,000.00)   |
| 3.05                                                                                                                                 | CEMENT TRT (EXIST MATL & NEW BASE)(8")     | (757.00)                             | SY  | \$2.30      | \$ (1,741.10)   | \$ 17.00    | \$ (12,869.00)  | \$ 27.00     | \$ (20,439.00)  | \$ 10.00      | \$ (7,570.00)   | \$ 5.75      | \$ (4,352.75)   | \$ 4.75      | \$ (3,595.75)   | \$ 14.00     | \$ (10,598.00)  |
| 3.06                                                                                                                                 | TACK COAT                                  | (230.00)                             | GAL | \$5.00      | \$ (1,150.00)   | \$ 5.00     | \$ (1,150.00)   | \$ 6.40      | \$ (1,472.00)   | \$ 5.00       | \$ (1,150.00)   | \$ 5.25      | \$ (1,207.50)   | \$ 5.50      | \$ (1,265.00)   | \$ 9.00      | \$ (2,070.00)   |
| 3.07                                                                                                                                 | PRIME COAT (MC-30 OR AR-P)                 | (152.00)                             | GAL | \$4.25      | \$ (646.00)     | \$ 6.00     | \$ (912.00)     | \$ 7.70      | \$ (1,170.40)   | \$ 158.00     | \$ (24,016.00)  | \$ 7.00      | \$ (1,064.00)   | \$ 7.00      | \$ (1,064.00)   | \$ 8.50      | \$ (1,292.00)   |
| 3.08                                                                                                                                 | D-GR HMA TY-D PG70-22 (EXEMPT)             | (142.00)                             | TN  | \$150.00    | \$ (21,300.00)  | \$ 200.00   | \$ (28,400.00)  | \$ 193.40    | \$ (27,462.80)  | \$ 5.00       | \$ (710.00)     | \$ 166.75    | \$ (23,678.50)  | \$ 171.50    | \$ (24,353.00)  | \$ 191.00    | \$ (27,122.00)  |
| 3.09                                                                                                                                 | RETAINING WALL (CAST-IN-PLACE)             | (1,035.00)                           | SF  | \$125.00    | \$ (129,375.00) | \$ 62.50    | \$ (64,687.50)  | \$ 55.20     | \$ (57,132.00)  | \$ 105.00     | \$ (108,675.00) | \$ 138.00    | \$ (142,830.00) | \$ 61.00     | \$ (63,135.00)  | \$ 93.00     | \$ (96,255.00)  |
| 4.03                                                                                                                                 | RC PIPE (CL III) (30 IN)                   | (385.00)                             | LF  | \$140.00    | \$ (53,900.00)  | \$ 189.00   | \$ (72,765.00)  | \$ 233.00    | \$ (89,705.00)  | \$ 185.00     | \$ (71,225.00)  | \$ 175.25    | \$ (67,471.25)  | \$ 182.00    | \$ (70,070.00)  | \$ 160.00    | \$ (61,600.00)  |
| 4.08                                                                                                                                 | INLET (COMPL)(PAZD)(FG)(5FTX5FT-4FTX4FT)   | (1.00)                               | EA  | \$9,000.00  | \$ (9,000.00)   | \$ 6,505.00 | \$ (6,505.00)   | \$ 14,371.00 | \$ (14,371.00)  | \$ 8,500.00   | \$ (8,500.00)   | \$ 19,371.50 | \$ (19,371.50)  | \$ 6,288.00  | \$ (6,288.00)   | \$ 12,000.00 | \$ (12,000.00)  |
| 4.10                                                                                                                                 | HEADWALL (CH-PW-0)(DIA=30 IN)              | (1.00)                               | EA  | \$8,500.00  | \$ (8,500.00)   | \$ 4,925.00 | \$ (4,925.00)   | \$ 2,300.00  | \$ (2,300.00)   | \$ 8,500.00   | \$ (8,500.00)   | \$ 11,500.00 | \$ (11,500.00)  | \$ 4,760.00  | \$ (4,760.00)   | \$ 8,100.00  | \$ (8,100.00)   |
| 4.09                                                                                                                                 | INLET (COMPL)(PCO)(5FT)(NONE)              | (2.00)                               | EA  | \$9,500.00  | \$ (19,000.00)  | \$ 8,085.00 | \$ (16,170.00)  | \$ 25,194.00 | \$ (50,388.00)  | \$ 8,400.00   | \$ (16,800.00)  | \$ 8,134.75  | \$ (16,269.50)  | \$ 7,815.00  | \$ (15,630.00)  | \$ 6,900.00  | \$ (13,800.00)  |
| 1.02                                                                                                                                 | BARRICADES, SIGNS, AND TRAFFIC HANDLING    | (1.00)                               | MO  | \$3,800.00  | \$ (3,800.00)   | \$ 8,000.00 | \$ (8,000.00)   | \$ 3,465.00  | \$ (3,465.00)   | \$ 3,000.00   | \$ (3,000.00)   | \$ 1,850.00  | \$ (1,850.00)   | \$ 4,165.00  | \$ (4,165.00)   | \$ 3,500.00  | \$ (3,500.00)   |
|                                                                                                                                      |                                            | Subtotal Alternate No. 2 Bid Items = |     |             | \$ (372,262.85) |             | \$ (242,365.10) |              | \$ (366,766.90) |               | \$ (596,568.00) |              | \$ (335,811.00) |              | \$ (258,841.75) |              | \$ (366,046.00) |
| DEDUCT ALTERNATE NO. 3 - DEDUCT NORTH SIDE PARKING NEAR MAIN STREET (NOTE: DEDUCT BID UNIT PRICES MUST MATCH BASE BID UNIT PRICES)   |                                            |                                      |     |             |                 |             |                 |              |                 |               |                 |              |                 |              |                 |              |                 |
| 1.01                                                                                                                                 | MOBILIZATION, BONDS, AND INSURANCE         | (1.00)                               | LS  | \$3,150.00  | \$ (3,150.00)   | \$ 10.00    | \$ (10.00)      | \$ 930.00    | \$ (930.00)     | \$ 300,000.00 | \$ (300,000.00) | \$ 1,780.50  | \$ (1,780.50)   | \$ 2,540.00  | \$ (2,540.00)   | \$ 30,000.00 | \$ (30,000.00)  |
| 3.03                                                                                                                                 | FL BS (CMP IN PLC)(TY A GR 1-2)(FINAL POS) | (218.00)                             | CY  | \$82.50     | \$ (17,985.00)  | \$ 80.00    | \$ (17,440.00)  | \$ 122.50    | \$ (26,705.00)  | \$ 55.00      | \$ (11,990.00)  | \$ 49.00     | \$ (10,682.00)  | \$ 75.00     | \$ (16,350.00)  | \$ 31.00     | \$ (6,758.00)   |
| 3.05                                                                                                                                 | TACK COAT                                  | (131.00)                             | GAL | \$5.00      | \$ (655.00)     | \$ 5.00     | \$ (655.00)     | \$ 6.40      | \$ (838.40)     | \$ 5.00       | \$ (655.00)     | \$ 5.25      | \$ (687.75)     | \$ 5.50      | \$ (720.50)     | \$ 9.00      | \$ (1,179.00)   |
| 3.06                                                                                                                                 | D-GR HMA TY-D PG70-22 (EXEMPT)             | (163.00)                             | TN  | \$150.00    | \$ (24,450.00)  | \$ 200.00   | \$ (32,600.00)  | \$ 193.40    | \$ (31,524.20)  | \$ 158.00     | \$ (25,754.00)  | \$ 166.75    | \$ (27,180.25)  | \$ 171.50    | \$ (27,954.50)  | \$ 191.00    | \$ (31,133.00)  |
| 3.26                                                                                                                                 | RE PM TY II (W) 4" (SLD)                   | (350.00)                             | LF  | \$1.39      | \$ (486.50)     | \$ 2.50     | \$ (875.00)     | \$ 3.20      | \$ (1,120.00)   | \$ 1.00       | \$ (350.00)     | \$ 3.75      | \$ (1,312.50)   | \$ 3.00      | \$ (1,050.00)   | \$ 4.00      | \$ (1,400.00)   |
| 3.34                                                                                                                                 | CONCRETE WHEEL STOP                        | (31.00)                              | EA  | \$350.00    | \$ (10,850.00)  | \$ 110.00   | \$ (3,410.00)   | \$ 60.00     | \$ (1,860.00)   | \$ 125.00     | \$ (3,875.00)   | \$ 150.00    | \$ (4,650.00)   | \$ 210.00    | \$ (6,510.00)   | \$ 160.00    | \$ (4,960.00)   |
|                                                                                                                                      |                                            | Subtotal Alternate No. 3 Bid Items = |     |             | \$ (57,576.50)  |             | \$ (54,990.00)  |              | \$ (62,977.60)  |               | \$ (342,624.00) |              | \$ (46,293.00)  | \$ 1,690.00  | \$ (55,125.00)  |              | \$ (75,430.00)  |
| DEDUCT ALTERNATE NO. 4 - DEDUCT SOUTH SIDE PARKING NEAR MAIN STREET (NOTE: DEDUCT BID UNIT PRICES MUST MATCH BASE BID UNIT PRICES)   |                                            |                                      |     |             |                 |             |                 |              |                 |               |                 |              |                 |              |                 |              |                 |
| 1.01                                                                                                                                 | MOBILIZATION, BONDS, AND INSURANCE         | (1.00)                               | LS  | \$3,150.00  | \$ (3,150.00)   | \$ 10.00    | \$ (10.00)      | \$ 964.00    | \$ (964.00)     | \$ 300,000.00 | \$ (300,000.00) | \$ 1,782.00  | \$ (1,782.00)   | \$ 1,690.00  | \$ (1,690.00)   | \$ 15,000.00 | \$ (15,000.00)  |
| 3.03                                                                                                                                 | FL BS (CMP IN PLC)(TY A GR 1-2)(FINAL POS) | (233.00)                             | CY  | \$82.50     | \$ (19,222.50)  | \$ 80.00    | \$ (18,640.00)  | \$ 122.50    | \$ (28,542.50)  | \$ 55.00      | \$ (12,815.00)  | \$ 49.00     | \$ (11,417.00)  | \$ 75.00     | \$ (17,475.00)  | \$ 31.00     | \$ (7,223.00)   |
| 3.05                                                                                                                                 | TACK COAT                                  | (140.00)                             | GAL | \$5.00      | \$ (700.00)     | \$ 5.00     | \$ (700.00)     | \$ 6.40      | \$ (896.00)     | \$ 5.00       | \$ (700.00)     | \$ 5.25      | \$ (735.00)     | \$ 5.50      | \$ (770.00)     | \$ 9.00      | \$ (1,260.00)   |
| 3.06                                                                                                                                 | D-GR HMA TY-D PG70-22 (EXEMPT)             | (168.00)                             | TN  | \$150.00    | \$ (25,200.00)  | \$ 200.00   | \$ (33,600.00)  | \$ 193.40    | \$ (32,491.20)  | \$ 158.00     | \$ (26,544.00)  | \$ 166.75    | \$ (28,014.00)  | \$ 171.50    | \$ (28,812.00)  | \$ 191.00    | \$ (32,088.00)  |

|      |                          |                                      |    |          |                |           |                |          |                |           |                 |           |                |           |                |           |                |
|------|--------------------------|--------------------------------------|----|----------|----------------|-----------|----------------|----------|----------------|-----------|-----------------|-----------|----------------|-----------|----------------|-----------|----------------|
| 3.26 | RE PM TY II (W) 4" (SLD) | (330.00)                             | LF | \$1.39   | \$ (458.70)    | \$ 2.50   | \$ (825.00)    | \$ 3.20  | \$ (1,056.00)  | \$ 1.00   | \$ (330.00)     | \$ 3.75   | \$ (1,237.50)  | \$ 3.00   | \$ (990.00)    | \$ 4.00   | \$ (1,320.00)  |
| 3.34 | CONCRETE WHEEL STOP      | (21.00)                              | EA | \$350.00 | \$ (7,350.00)  | \$ 110.00 | \$ (2,310.00)  | \$ 60.00 | \$ (1,260.00)  | \$ 125.00 | \$ (2,625.00)   | \$ 150.00 | \$ (3,150.00)  | \$ 210.00 | \$ (4,410.00)  | \$ 160.00 | \$ (3,360.00)  |
|      |                          | Subtotal Alternate No. 4 Bid Items = |    |          | \$ (56,081.20) |           | \$ (56,085.00) |          | \$ (65,209.70) |           | \$ (343,014.00) |           | \$ (46,335.50) |           | \$ (54,147.00) |           | \$ (60,251.00) |

|                       |                 |  |                 |  |                 |  |                 |  |                 |  |                 |  |                 |
|-----------------------|-----------------|--|-----------------|--|-----------------|--|-----------------|--|-----------------|--|-----------------|--|-----------------|
| TOTAL BID             | \$ 3,602,717.30 |  | \$ 3,643,298.63 |  | \$ 3,997,243.40 |  | \$ 3,742,198.00 |  | \$ 3,513,903.00 |  | \$ 3,440,440.00 |  | \$ 3,475,134.00 |
| TOTAL BID-ALTERNATE 1 | \$ 3,568,945.40 |  | \$ 3,601,690.99 |  | \$ 3,776,206.70 |  | \$ 3,660,088.00 |  | \$ 3,427,384.75 |  | \$ 3,349,492.00 |  | \$ 3,407,016.00 |
| TOTAL BID-ALTERNATE 2 | \$ 3,230,454.45 |  | \$ 3,400,933.53 |  | \$ 3,630,476.50 |  | \$ 3,145,630.00 |  | \$ 3,178,092.00 |  | \$ 3,181,598.25 |  | \$ 3,109,088.00 |
| TOTAL BID-ALTERNATE 3 | \$ 3,545,140.80 |  | \$ 3,588,308.63 |  | \$ 3,934,265.80 |  | \$ 3,399,574.00 |  | \$ 3,467,610.00 |  | \$ 3,385,315.00 |  | \$ 3,399,704.00 |
| TOTAL BID-ALTERNATE 4 | \$ 3,546,636.10 |  | \$ 3,587,213.63 |  | \$ 3,932,033.70 |  | \$ 3,399,184.00 |  | \$ 3,467,567.50 |  | \$ 3,386,293.00 |  | \$ 3,414,883.00 |

Supplemental Documentation

- Addenda Acknowledgement
- Bid Bond
- Bidder Qualifications
- Bidder Certification
- Non-Discrimination Policy
- Contractor Certifications
- Certification Labor Standards
- Non-Collusion Agreement
- Child Support Form
- Lobbying Certificaton
- Debarment Certification
- Contractor's Assurance
- Eligibility Verification Form (to be turned in within 5 days)

| Answer Yes or No |    | Answer Yes or No |  | Answer Yes or No |  | Answer Yes or No |  | Answer Yes or No |    | Answer Yes or No |    |
|------------------|----|------------------|--|------------------|--|------------------|--|------------------|----|------------------|----|
| YES              |    | YES              |  | YES              |  | YES              |  | YES              |    | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  | YES              |    | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  | YES              |    | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
| YES              |    | YES              |  | YES              |  | YES              |  |                  | NO | YES              |    |
|                  | NO | YES              |  | YES              |  | YES              |  |                  | NO |                  | NO |
|                  |    | YES              |  | YES              |  | YES              |  |                  |    |                  |    |



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

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Meeting Date August 6, 2026  
Agenda Item  
\_\_\_ Consent Agenda  
X Discussion and Possible Action  
Department Village Administration Department  
Presenter(s) John Benson, Village Administrator and

### **SUBJECT**

Approval of 2026 Service and Assessment Plan (SAP) for Sanctuary East Planned Improvement District (PID)

### **ACTION REQUESTED**

Approval of 2026 Annual SAP for Sanctuary East PID.

### **BACKGROUND**

The Annual Service Plan Update is required to be annually reviewed and updated by the Board of Aldermen. The Sanctuary East PID SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

As indicated on Page 3 of the attached 2026 Annual Service Plan Update, Improvement Area #1 has an outstanding Assessment of \$4,538,613.01. The total annual installment payment due on January 31, 2027 is \$429,459.50. This amount includes Principal (\$67,000), Interest (\$293,067.50), additional interest (\$22,935, and annual collection costs (\$46,459.50).

### **ANALYSIS**

As historical background, the PID was created on February 2, 2023, by the Village of Salado Board of Aldermen to finance certain Authorized Improvements identified in the PID for the benefit of the property within the PID. On April 4, 2024, the Aldermen approved the Service and Assessment Plan for the PID, which:

1. approved the levy of certain Assessments for Assessed Property within Improvement Area #1; and
2. approved the Improvement Area #1 Assessment Roll.

On June 6, 2024, the Aldermen approved the SAP for the District which served to amend and restate the 2024 Service and Assessment Plan, in its entirety, for the purposes of:

1. incorporating provisions relating to the Village's issuance of the Improvement Area #1 Bonds, and
2. updating the Improvement Area #1 Assessment Roll.

On August 7, 2025, the Aldermen approved the 2025 Annual Service Plan Update for the District which updated each Assessment Roll within the District for 2025.

### **FISCAL IMPACT**

☐ Yes ☒ No

Is the impact budgeted: ☐ Yes ☐ No

Fund:

Account:

Amount:

Future Impact:

### **STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

N/A

### **VILLAGE POLICY CONSIDERATIONS**

N/A

### **LEGAL REVIEW**

☐ Not Required

☒ Reviewed by Village Attorney

Comments:

### **RECOMMENDATION**

Village Staff recommend approval of the 2026 Service and Assessment Plan (SAP) for Sanctuary East Planned Improvement District (PID)

### **PUBLIC NOTIFICATION**

Public Notification by the Village is not required

### **ATTACHMENTS**

- Sanctuary East Public Improvement District 2026 Annual Service Plan Update
- Proposed Ordinance approving 2026 Service and Assessment Plan (SAP) for Sanctuary East Planned Improvement District (PID)



# SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 6, 2026

## INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the 2024 Amended and Restated Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. R-2023-03 on February 2, 2023, by the governing body of the Village of Salado (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On April 4, 2024, the Governing Body approved the Service and Assessment Plan for the District by adopting Ordinance No. O-2024-01 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #1 and (2) approved the Improvement Area #1 Assessment Roll.

On June 6, 2024, the Village approved the SAP for the District which served to amend and restate the 2024 Service and Assessment Plan, in its entirety, for the purposes of (1) incorporating provisions relating to the Village’s issuance of the Improvement Area #1 Bonds, and (2) updating the Improvement Area #1 Assessment Roll.

On August 7, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-17 which updated each Assessment Roll within the District for 2025.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

## PARCEL SUBDIVISION

### Improvement Area #1

- The final plat of Sanctuary Phase 1A was filed and recorded with the County as document number 2022042341 on July 1, 2022.
- The re-plat of Sanctuary Phase 1A Addition was filed and recorded with the County as document number 2024051183 on November 19, 2024.
- The final plat of Sanctuary Phase 1B was filed and recorded with the County as document number 2024040608 on September 18, 2024.

See **Exhibit C** for the Lot Type classification map.

## LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

## AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$4,538,613.01, which is less than the debt service due on the outstanding Improvement Area #1 Bonds due to Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

## ANNUAL INSTALLMENT DUE 1/31/2027

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

| Improvement Area #1             |                             |
|---------------------------------|-----------------------------|
| Due January 31, 2027            |                             |
| Principal                       | \$ 67,000.00                |
| Interest                        | \$ 293,067.50               |
|                                 | <u>\$ 360,067.50</u>        |
| Additional Interest             | \$ 22,935.00                |
| Annual Collection Costs         | \$ 46,457.00                |
| <b>Total Annual Installment</b> | <b><u>\$ 429,459.50</u></b> |

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is shown below.

| Improvement Area #1                  |                     |
|--------------------------------------|---------------------|
| Annual Collection Costs Breakdown    |                     |
| Administration                       | \$ 31,212.00        |
| City Auditor                         | \$ 1,000.00         |
| Filing Fees                          | \$ 1,000.00         |
| County Collection                    | \$ 1,000.00         |
| PID Trustee Fees                     | \$ 4,500.00         |
| P3 Works Dev/Issuer CDA Review       | \$ 4,025.00         |
| Collection Cost Maintenance Balance  | \$ 10,000.00        |
| Less CCMB Credit from Prior Years    | \$ (7,780.00)       |
| Arbitrage Calculation                | \$ 1,500.00         |
| <b>Total Annual Collection Costs</b> | <b>\$ 46,457.00</b> |

## PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

| Annual Installments Due          |                              | 1/31/2027            | 1/31/2028            | 1/31/2029            | 1/31/2030            | 1/31/2031            |
|----------------------------------|------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <i>Improvement Area #1 Bonds</i> |                              |                      |                      |                      |                      |                      |
| Principal                        |                              | \$ 67,000.00         | \$ 70,000.00         | \$ 75,000.00         | \$ 79,000.00         | \$ 83,000.00         |
| Interest                         |                              | \$ 293,067.50        | \$ 288,880.00        | \$ 284,505.00        | \$ 279,817.50        | \$ 274,880.00        |
|                                  | (1)                          | \$ 360,067.50        | \$ 358,880.00        | \$ 359,505.00        | \$ 358,817.50        | \$ 357,880.00        |
| Annual Collection Costs          | (2)                          | \$ 46,457.00         | \$ 43,591.74         | \$ 44,463.57         | \$ 45,352.85         | \$ 46,259.90         |
| Additional Interest              | (3)                          | \$ 22,935.00         | \$ 22,600.00         | \$ 22,250.00         | \$ 21,875.00         | \$ 21,480.00         |
| <b>Total Annual Installment</b>  | <b>(4) = (1) + (2) + (3)</b> | <b>\$ 429,459.50</b> | <b>\$ 425,071.74</b> | <b>\$ 426,218.57</b> | <b>\$ 426,045.35</b> | <b>\$ 425,619.90</b> |

## ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if

not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

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## ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at [admin@p3-works.com](mailto:admin@p3-works.com)) by December 1<sup>st</sup> of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

# EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

| <u>Property ID<sup>[a]</sup></u> | <u>Lot Type</u> | <u>Note</u> | <u>Outstanding<br/>Assessment</u> | <u>Annual Installment<br/>Due 1/31/2027<sup>[c]</sup></u> |
|----------------------------------|-----------------|-------------|-----------------------------------|-----------------------------------------------------------|
| 515936                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 515937                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 515938                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 515939                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 515940                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 515941                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515942                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515943                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515944                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515945                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515946                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515947                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515948                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515949                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515950                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515951                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515952                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515953                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515954                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515955                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515956                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515957                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515958                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515959                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515960                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515961                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515962                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515963                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515964                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515965                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515966                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515967                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515968                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515969                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515970                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515971                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515972                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515973                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515974                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515975                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |

| <u>Property ID<sup>[a]</sup></u> | <u>Lot Type</u> | <u>Note</u> | <u>Outstanding<br/>Assessment</u> | <u>Annual Installment<br/>Due 1/31/2027<sup>[c]</sup></u> |
|----------------------------------|-----------------|-------------|-----------------------------------|-----------------------------------------------------------|
| 515976                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515977                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515978                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515979                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515980                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515981                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515982                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515983                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515984                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515985                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515986                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515987                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515988                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515989                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515990                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 515991                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 515992                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 515993                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516006                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516007                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516008                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516009                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516010                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516011                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516012                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516013                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516014                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516017                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516018                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 516019                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 533598                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533599                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533600                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533601                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533602                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533603                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533604                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533605                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533606                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533607                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |

| <u>Property ID<sup>[a]</sup></u> | <u>Lot Type</u> | <u>Note</u> | <u>Outstanding<br/>Assessment</u> | <u>Annual Installment<br/>Due 1/31/2027<sup>[c]</sup></u> |
|----------------------------------|-----------------|-------------|-----------------------------------|-----------------------------------------------------------|
| 533608                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 533609                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532539                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532540                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532541                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532542                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532543                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532544                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532545                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532546                           | Lot Type 3      |             | \$ 31,524.39                      | \$ 2,954.89                                               |
| 532547                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532548                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532549                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532550                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532551                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532552                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532553                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532554                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532555                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532556                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532557                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532558                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532559                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532560                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532561                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532562                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532563                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532564                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532565                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532566                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532567                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532568                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532569                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532570                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532571                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532572                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532573                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532574                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532575                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532576                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |

| <u>Property ID<sup>[a]</sup></u> | <u>Lot Type</u> | <u>Note</u> | <u>Outstanding<br/>Assessment</u> | <u>Annual Installment<br/>Due 1/31/2027<sup>[c]</sup></u> |
|----------------------------------|-----------------|-------------|-----------------------------------|-----------------------------------------------------------|
| 532577                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532578                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532579                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532580                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532581                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532582                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532583                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532584                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532585                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532586                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532587                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532588                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532589                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532590                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532591                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532592                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532593                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532594                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532595                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532596                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532597                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532598                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532599                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532600                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532601                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532602                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532603                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532604                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532605                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532606                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532607                           | Lot Type 1      | [d]         | \$ -                              | \$ -                                                      |
| 532608                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532609                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532610                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532611                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532612                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532613                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532614                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532615                           | Lot Type 1      | [d]         | \$ -                              | \$ -                                                      |
| 532616                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |

| <u>Property ID<sup>[a]</sup></u> | <u>Lot Type</u> | <u>Note</u> | <u>Outstanding<br/>Assessment</u> | <u>Annual Installment<br/>Due 1/31/2027<sup>[c]</sup></u> |
|----------------------------------|-----------------|-------------|-----------------------------------|-----------------------------------------------------------|
| 532617                           | Lot Type 1      |             | \$ 24,193.49                      | \$ 2,267.74                                               |
| 532618                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532619                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532620                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532621                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532622                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532623                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532624                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532625                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532626                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532627                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532628                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532629                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532630                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532631                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532632                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532633                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532634                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532635                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532636                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532637                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532638                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532639                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532640                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532641                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532642                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532643                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532644                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532645                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532646                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532647                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532648                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532649                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532650                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532651                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532652                           | Non-Benefited   |             | \$ -                              | \$ -                                                      |
| 532653                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532654                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532655                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |
| 532656                           | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                               |

| <u>Property ID</u> <sup>[a]</sup> | <u>Lot Type</u> | <u>Note</u> | <u>Outstanding<br/>Assessment</u> | <u>Annual Installment<br/>Due 1/31/2027</u> <sup>[c]</sup> |
|-----------------------------------|-----------------|-------------|-----------------------------------|------------------------------------------------------------|
| 532657                            | Lot Type 2      |             | \$ 28,336.57                      | \$ 2,656.08                                                |
| 532658                            | Non-Benefited   |             | \$ -                              | \$ -                                                       |
| 532659                            | Non-Benefited   |             | \$ -                              | \$ -                                                       |
| 532660                            | Non-Benefited   |             | \$ -                              | \$ -                                                       |
| 532661                            | Non-Benefited   |             | \$ -                              | \$ -                                                       |
| <b>Total</b> <sup>[b]</sup>       |                 |             | <b>\$ 4,538,613.01</b>            | <b>\$ 425,419.71</b>                                       |

Notes:

[a] Subject to change based on final certified rolls provided by the county prior to billing.

[b] Totals may not match outstanding Assessment or annual installment due to rounding.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[d] Assessment has been prepaid in full.

## EXHIBIT B – DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

| <b>Year Ending<br/>(September 1)</b> | <b><u>Principal</u></b>      | <b><u>Interest</u></b>       | <b><u>Total</u></b>           |
|--------------------------------------|------------------------------|------------------------------|-------------------------------|
| 2024                                 | -                            | \$ 53,467.56                 | \$ 53,467.56                  |
| 2025                                 | \$ 60,000.00                 | 300,755.00                   | 360,755.00                    |
| 2026                                 | 63,000.00                    | 297,005.00                   | 360,005.00                    |
| 2027                                 | 67,000.00                    | 293,067.50                   | 360,067.50                    |
| 2028                                 | 70,000.00                    | 288,880.00                   | 358,880.00                    |
| 2029                                 | 75,000.00                    | 284,505.00                   | 359,505.00                    |
| 2030                                 | 79,000.00                    | 279,817.50                   | 358,817.50                    |
| 2031                                 | 83,000.00                    | 274,880.00                   | 357,880.00                    |
| 2032                                 | 88,000.00                    | 269,692.50                   | 357,692.50                    |
| 2033                                 | 94,000.00                    | 264,192.50                   | 358,192.50                    |
| 2034                                 | 99,000.00                    | 258,317.50                   | 357,317.50                    |
| 2035                                 | 105,000.00                   | 252,130.00                   | 357,130.00                    |
| 2036                                 | 111,000.00                   | 245,567.50                   | 356,567.50                    |
| 2037                                 | 117,000.00                   | 238,630.00                   | 355,630.00                    |
| 2038                                 | 124,000.00                   | 231,317.50                   | 355,317.50                    |
| 2039                                 | 132,000.00                   | 223,567.50                   | 355,567.50                    |
| 2040                                 | 140,000.00                   | 215,317.50                   | 355,317.50                    |
| 2041                                 | 148,000.00                   | 206,567.50                   | 354,567.50                    |
| 2042                                 | 158,000.00                   | 197,317.50                   | 355,317.50                    |
| 2043                                 | 167,000.00                   | 187,442.50                   | 354,442.50                    |
| 2044                                 | 178,000.00                   | 177,005.00                   | 355,005.00                    |
| 2045                                 | 189,000.00                   | 165,880.00                   | 354,880.00                    |
| 2046                                 | 201,000.00                   | 153,595.00                   | 354,595.00                    |
| 2047                                 | 214,000.00                   | 140,530.00                   | 354,530.00                    |
| 2048                                 | 228,000.00                   | 126,620.00                   | 354,620.00                    |
| 2049                                 | 243,000.00                   | 111,800.00                   | 354,800.00                    |
| 2050                                 | 259,000.00                   | 96,005.00                    | 355,005.00                    |
| 2051                                 | 276,000.00                   | 79,170.00                    | 355,170.00                    |
| 2052                                 | 294,000.00                   | 61,230.00                    | 355,230.00                    |
| 2053                                 | 313,000.00                   | 42,120.00                    | 355,120.00                    |
| 2054                                 | <u>335,000.00</u>            | <u>21,775.00</u>             | <u>356,775.00</u>             |
| <b>Total</b>                         | <b><u>\$4,710,000.00</u></b> | <b><u>\$6,038,167.56</u></b> | <b><u>\$10,748,167.56</u></b> |

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## EXHIBIT C – IMPROVEMENT AREA #1 LOT TYPE CLASSIFICATION MAP<sup>1</sup>



<sup>1</sup> Lots identified as lot number 1, 5, 9, 12, 13, 69, 73, 76, and 80 respectively, are Non-Assessed Lots.

## **EXHIBIT D – BUYER DISCLOSURES**

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1
  - Lot Type 1
  - Lot Type 2
  - Lot Type 3

**SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1**  
**LOT TYPE 1 BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
VILLAGE OF SALADO, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$24,193.49**

As the purchaser of the real property described above, you are obligated to pay assessments to the Village of Salado, Texas, (the "Village"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sanctuary East Public Improvement District – Improvement Area #1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Village of Salado. The exact amount of each annual installment will be approved each year by the Village of Salado Board of Aldermen in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Village of Salado.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

| Annual Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Annual<br>Collection Costs | Annual<br>Installment |
|--------------------------------|---------------------|-------------------------|---------------------------------------|----------------------------|-----------------------|
| 2027                           | 353.38              | 1,545.74                | 120.97                                | 247.64                     | 2,267.74              |
| 2028                           | 369.21              | 1,523.66                | 119.20                                | 232.37                     | 2,244.43              |
| 2029                           | 395.58              | 1,500.58                | 117.35                                | 237.02                     | 2,250.53              |
| 2030                           | 416.67              | 1,475.86                | 115.38                                | 241.76                     | 2,249.67              |
| 2031                           | 437.77              | 1,449.82                | 113.29                                | 246.59                     | 2,247.47              |
| 2032                           | 464.14              | 1,422.46                | 111.10                                | 251.52                     | 2,249.23              |
| 2033                           | 495.79              | 1,393.45                | 108.78                                | 256.56                     | 2,254.58              |
| 2034                           | 522.16              | 1,362.46                | 106.30                                | 261.69                     | 2,252.61              |
| 2035                           | 553.81              | 1,329.82                | 103.69                                | 266.92                     | 2,254.25              |
| 2036                           | 585.45              | 1,295.21                | 100.92                                | 272.26                     | 2,253.85              |
| 2037                           | 617.10              | 1,258.62                | 98.00                                 | 277.70                     | 2,251.42              |
| 2038                           | 654.02              | 1,220.05                | 94.91                                 | 283.26                     | 2,252.24              |
| 2039                           | 696.22              | 1,179.18                | 91.64                                 | 288.92                     | 2,255.96              |
| 2040                           | 738.41              | 1,135.66                | 88.16                                 | 294.70                     | 2,256.93              |
| 2041                           | 780.61              | 1,089.51                | 84.47                                 | 300.60                     | 2,255.18              |
| 2042                           | 833.35              | 1,040.72                | 80.57                                 | 306.61                     | 2,261.25              |
| 2043                           | 880.82              | 988.64                  | 76.40                                 | 312.74                     | 2,258.60              |
| 2044                           | 938.84              | 933.59                  | 72.00                                 | 318.99                     | 2,263.41              |
| 2045                           | 996.85              | 874.91                  | 67.30                                 | 325.37                     | 2,264.44              |
| 2046                           | 1,060.15            | 810.12                  | 62.32                                 | 331.88                     | 2,264.46              |
| 2047                           | 1,128.71            | 741.21                  | 57.02                                 | 338.52                     | 2,265.45              |
| 2048                           | 1,202.55            | 667.84                  | 51.37                                 | 345.29                     | 2,267.06              |
| 2049                           | 1,281.67            | 589.67                  | 45.36                                 | 352.20                     | 2,268.90              |
| 2050                           | 1,366.06            | 506.37                  | 38.95                                 | 359.24                     | 2,270.61              |
| 2051                           | 1,455.72            | 417.57                  | 32.12                                 | 366.42                     | 2,271.84              |
| 2052                           | 1,550.66            | 322.95                  | 24.84                                 | 373.75                     | 2,272.21              |
| 2053                           | 1,650.87            | 222.16                  | 17.09                                 | 381.23                     | 2,271.35              |
| 2054                           | 1,766.91            | 114.85                  | 8.83                                  | 388.85                     | 2,279.45              |
| <b>Total</b>                   | <b>\$ 24,193.49</b> | <b>\$ 28,412.67</b>     | <b>\$ 2,208.35</b>                    | <b>\$ 8,460.60</b>         | <b>\$ 63,275.10</b>   |

**Notes:**

[a] Interest rate on Improvement Area #1 Bonds is 6.250% for term bonds due September 1, 2044, and 6.500% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1**  
**LOT TYPE 2 BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
VILLAGE OF SALADO, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$28,336.57**

As the purchaser of the real property described above, you are obligated to pay assessments to the Village of Salado, Texas, (the "Village"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sanctuary East Public Improvement District – Improvement Area #1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Village of Salado. The exact amount of each annual installment will be approved each year by the Village of Salado Board of Aldermen in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Village of Salado.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

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SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

| Annual Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Annual<br>Collection Costs | Annual<br>Installment |
|--------------------------------|---------------------|-------------------------|---------------------------------------|----------------------------|-----------------------|
| 2027                           | 413.90              | 1,810.45                | 141.68                                | 290.05                     | 2,656.08              |
| 2028                           | 432.43              | 1,784.58                | 139.61                                | 272.16                     | 2,628.79              |
| 2029                           | 463.32              | 1,757.55                | 137.45                                | 277.61                     | 2,635.93              |
| 2030                           | 488.03              | 1,728.60                | 135.13                                | 283.16                     | 2,634.92              |
| 2031                           | 512.74              | 1,698.09                | 132.69                                | 288.82                     | 2,632.35              |
| 2032                           | 543.63              | 1,666.05                | 130.13                                | 294.60                     | 2,634.40              |
| 2033                           | 580.69              | 1,632.07                | 127.41                                | 300.49                     | 2,640.67              |
| 2034                           | 611.58              | 1,595.78                | 124.51                                | 306.50                     | 2,638.37              |
| 2035                           | 648.65              | 1,557.55                | 121.45                                | 312.63                     | 2,640.28              |
| 2036                           | 685.71              | 1,517.01                | 118.21                                | 318.88                     | 2,639.81              |
| 2037                           | 722.78              | 1,474.16                | 114.78                                | 325.26                     | 2,636.97              |
| 2038                           | 766.02              | 1,428.98                | 111.17                                | 331.76                     | 2,637.93              |
| 2039                           | 815.44              | 1,381.11                | 107.34                                | 338.40                     | 2,642.28              |
| 2040                           | 864.86              | 1,330.14                | 103.26                                | 345.17                     | 2,643.43              |
| 2041                           | 914.28              | 1,276.09                | 98.93                                 | 352.07                     | 2,641.38              |
| 2042                           | 976.06              | 1,218.95                | 94.36                                 | 359.11                     | 2,648.48              |
| 2043                           | 1,031.66            | 1,157.94                | 89.48                                 | 366.29                     | 2,645.38              |
| 2044                           | 1,099.61            | 1,093.46                | 84.32                                 | 373.62                     | 2,651.02              |
| 2045                           | 1,167.56            | 1,024.74                | 78.83                                 | 381.09                     | 2,652.22              |
| 2046                           | 1,241.69            | 948.85                  | 72.99                                 | 388.72                     | 2,652.24              |
| 2047                           | 1,322.00            | 868.14                  | 66.78                                 | 396.49                     | 2,653.41              |
| 2048                           | 1,408.49            | 782.21                  | 60.17                                 | 404.42                     | 2,655.28              |
| 2049                           | 1,501.15            | 690.65                  | 53.13                                 | 412.51                     | 2,657.44              |
| 2050                           | 1,599.99            | 593.08                  | 45.62                                 | 420.76                     | 2,659.45              |
| 2051                           | 1,705.01            | 489.08                  | 37.62                                 | 429.17                     | 2,660.89              |
| 2052                           | 1,816.21            | 378.25                  | 29.10                                 | 437.76                     | 2,661.32              |
| 2053                           | 1,933.58            | 260.20                  | 20.02                                 | 446.51                     | 2,660.31              |
| 2054                           | 2,069.49            | 134.52                  | 10.35                                 | 455.44                     | 2,669.80              |
| <b>Total</b>                   | <b>\$ 28,336.57</b> | <b>\$ 33,278.27</b>     | <b>\$ 2,586.52</b>                    | <b>\$ 9,909.45</b>         | <b>\$ 74,110.81</b>   |

**Notes:**

[a] Interest rate on Improvement Area #1 Bonds is 6.250% for term bonds due September 1, 2044, and 6.500% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1**  
**LOT TYPE 3 BUYER DISCLOSURE**

**NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING<sup>1</sup> RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
VILLAGE OF SALADO, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$31,524.39**

As the purchaser of the real property described above, you are obligated to pay assessments to the Village of Salado, Texas, (the "Village"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Sanctuary East Public Improvement District – Improvement Area #1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Village of Salado. The exact amount of each annual installment will be approved each year by the Village of Salado Board of Alderment in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Village of Salado.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

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SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§  
§  
§

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Bell County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

| Annual Installment<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Annual<br>Collection Costs | Annual<br>Installment |
|--------------------------------|---------------------|-------------------------|---------------------------------------|----------------------------|-----------------------|
| 2027                           | 460.46              | 2,014.12                | 157.62                                | 322.68                     | 2,954.89              |
| 2028                           | 481.08              | 1,985.34                | 155.32                                | 302.78                     | 2,924.52              |
| 2029                           | 515.44              | 1,955.28                | 152.91                                | 308.84                     | 2,932.47              |
| 2030                           | 542.93              | 1,923.06                | 150.34                                | 315.01                     | 2,931.34              |
| 2031                           | 570.42              | 1,889.13                | 147.62                                | 321.31                     | 2,928.48              |
| 2032                           | 604.78              | 1,853.48                | 144.77                                | 327.74                     | 2,930.77              |
| 2033                           | 646.02              | 1,815.68                | 141.75                                | 334.29                     | 2,937.74              |
| 2034                           | 680.38              | 1,775.30                | 138.52                                | 340.98                     | 2,935.18              |
| 2035                           | 721.62              | 1,732.78                | 135.11                                | 347.80                     | 2,937.31              |
| 2036                           | 762.85              | 1,687.68                | 131.51                                | 354.76                     | 2,936.79              |
| 2037                           | 804.09              | 1,640.00                | 127.69                                | 361.85                     | 2,933.63              |
| 2038                           | 852.20              | 1,589.74                | 123.67                                | 369.09                     | 2,934.70              |
| 2039                           | 907.18              | 1,536.48                | 119.41                                | 376.47                     | 2,939.54              |
| 2040                           | 962.16              | 1,479.78                | 114.87                                | 384.00                     | 2,940.81              |
| 2041                           | 1,017.14            | 1,419.65                | 110.06                                | 391.68                     | 2,938.53              |
| 2042                           | 1,085.86            | 1,356.07                | 104.98                                | 399.51                     | 2,946.43              |
| 2043                           | 1,147.72            | 1,288.21                | 99.55                                 | 407.50                     | 2,942.98              |
| 2044                           | 1,223.31            | 1,216.48                | 93.81                                 | 415.65                     | 2,949.25              |
| 2045                           | 1,298.91            | 1,140.02                | 87.69                                 | 423.97                     | 2,950.59              |
| 2046                           | 1,381.38            | 1,055.59                | 81.20                                 | 432.45                     | 2,950.62              |
| 2047                           | 1,470.73            | 965.80                  | 74.29                                 | 441.09                     | 2,951.91              |
| 2048                           | 1,566.94            | 870.20                  | 66.94                                 | 449.92                     | 2,954.00              |
| 2049                           | 1,670.03            | 768.35                  | 59.10                                 | 458.91                     | 2,956.40              |
| 2050                           | 1,779.99            | 659.80                  | 50.75                                 | 468.09                     | 2,958.64              |
| 2051                           | 1,896.82            | 544.10                  | 41.85                                 | 477.45                     | 2,960.23              |
| 2052                           | 2,020.53            | 420.81                  | 32.37                                 | 487.00                     | 2,960.71              |
| 2053                           | 2,151.11            | 289.47                  | 22.27                                 | 496.74                     | 2,959.59              |
| 2054                           | 2,302.30            | 149.65                  | 11.51                                 | 506.68                     | 2,970.14              |
| <b>Total</b>                   | <b>\$ 31,524.39</b> | <b>\$ 37,022.02</b>     | <b>\$ 2,877.50</b>                    | <b>\$ 11,024.25</b>        | <b>\$ 82,448.17</b>   |

**Notes:**

[a] Interest rate on Improvement Area #1 Bonds is 6.250% for term bonds due September 1, 2044, and 6.500% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**VILLAGE OF SALADO, TEXAS**

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

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS APPROVING THE 2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SANCTUARY EAST PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2026 ANNUAL INSTALLMENTS.**

**WHEREAS**, on February 2, 2023, the Village of Salado, Texas Board of Aldermen (the “Board of Aldermen”) passed and approved Resolution No. R-2023-03 (the “Creation Resolution”) authorizing the creation of the Sanctuary East Public Improvement District (the “District”) in accordance with the Public Improvement District Assessment Act (the “Act”); and

**WHEREAS**, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit upon the District located within the Village of Salado (the “Village”); and

**WHEREAS, WHEREAS**, on April 4, 2024, the Board of Aldermen adopted Ordinance No. O-2024-01, which approved the 2024 Service and Assessment Plan (the “2024 SAP”), approved the Assessment Roll for Improvement Area #1, levied assessments against benefited property within the improvement area, and authorized the issuance of the Improvement Area #1 bonds; and

**WHEREAS**, the 2024 SAP identified the authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

**WHEREAS**, the 2024 SAP and assessment roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Act; and

**WHEREAS**, on August 7, 2025, the Board of Aldermen approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-17 (the “2025 SAP”) which approved the levy of assessments for assessed property within the District and approved the Assessment Roll for 2025.

**WHEREAS**, the Board of Aldermen now desires to proceed with the adoption of this Ordinance for the annual updated 2026 Service and Assessment Plan and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

**WHEREAS**, the Board of Aldermen finds the passage of this Ordinance to be in the best interest for the citizens of the Village of Salado, Texas.

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

**SECTION 1:** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2:** That the Sanctuary East Public Improvement District 2026 Annual Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

**SECTION 3:** If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 4:** That this Ordinance shall be cumulative of all other Village Ordinances and all other provisions of other Ordinances adopted by the Village which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

**SECTION 5:** The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update and updated Assessment Roll, to be recorded in the real property records of Travis County by no later than the seventh day after the Board of Aldermen passes and approves this Ordinance.

**SECTION 6:** This Ordinance shall take effect immediately from and after its passage and in accordance with the provisions of the Act, and it is accordingly so ordained.

**SECTION 7:** It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

*[The remainder of this page intentionally left blank.]*

**PASSED AND APPROVED** on this \_\_\_\_\_ day of August 2026.

**THE VILLAGE OF SALADO, TEXAS**

\_\_\_\_\_  
Jeff Ingram, Mayor

**ATTEST:**

\_\_\_\_\_  
Kathy J. Cherry, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Veronica Rivera, Assistant Village Attorney

**AFTER RECORDING RETURN TO:**

Village of Salado  
Attn: City Secretary  
301 N. Stagecoach Rd.  
Salado, Texas 76571

**Exhibit A**

**2026 Annual Service Plan Update**



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

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|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Meeting Date                                                       | August 6, 2026                     |
| Agenda Item                                                        |                                    |
| <input type="checkbox"/> Consent Agenda                            |                                    |
| <input checked="" type="checkbox"/> Discussion and Possible Action |                                    |
| Department                                                         | Administration Department          |
| Presenter(s)                                                       | John Benson, Village Administrator |

### SUBJECT

Authorization to release an RFQ for On-Call Engineering Services.

### ACTION REQUESTED

Authorization from the Board of Aldermen to release a RFQ for on-call engineering services.

### BACKGROUND

It has been over five years since the Village of Salado has released a Request for Qualifications (RFQ) for on-call engineering services. To ensure that the Village receives qualified and cost-effective engineering services, it is a good policy to release a RFQ for these services every three to five years.

The type of on-call engineering services will provide the Village with access to engineering expertise on an as-needed basis without first having to procure a new contract for every project or issue. The type of engineering services typically include.

- Development engineering review and inspections
- Preliminary engineering
- Infrastructure planning and design for wastewater improvements, road improvements, storm drainage improvements, etc.
- Cost estimates for budgeting and CIP planning
- Construction services
- Utility capacity analyses
- Review of public infrastructure acceptance
- Preparation of engineering ordinances and standards

- Capital project management
- Environmental issues

Given the Village's strategic priorities for including comprehensive planning, wastewater expansion, roadway improvements, development process improvements, and Salado Creek water quality, this scope would provide broad engineering support while allowing individual task orders to be issued as projects arise. It will give the Village access to specialized expertise and provide us with flexibility while reducing procurement time for recurring engineering needs.

## **ANALYSIS**

Upon authorization from the Board of Aldermen, Village Staff will release a RFQ for on-call engineering services with a submittal deadline on a date in early September. Responses to the RFQ will be reviewed by staff and will then be presented to the Board of Aldermen for selection. Upon the Board's selection, a contract will be negotiated with the chosen firm(s) and presented to the Board of Aldermen for approval.

## **FISCAL IMPACT**

X Yes \_\_\_ No

Is the impact budgeted: X Yes \_\_\_ No

Fund: General and Wastewater

Account: Varies

Amount: To be determined

Future Impact: Costs associated with development review and inspections services will be able to be recovered through the Village's permit fees. Other costs will be paid for from the General Fund and Wastewater Fund as projects move forward.

## **STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

This will align with the Village's need to update the Comprehensive Plan, undertake a wastewater master planning activities, and continue to update the five-year Capital Improvement Program.

## **VILLAGE POLICY CONSIDERATIONS**

Releasing an RFQ will ensure that the Village receives qualified and cost-effective engineering services.

## **LEGAL REVIEW**

X Not Required

\_\_\_ Reviewed by Village Attorney

Comments:

## **RECOMMENDATION**

Village State recommends that the Board of Aldermen authorize the release of a Request for Qualifications for on-call Engineering Services.

**PUBLIC NOTIFICATION**

The authorization to release this RFQ does not necessitate public notification. However, upon authorization, public notification of the RFQ will be provided via advertisement in the Village Voice and on the Village's website.

**ATTACHMENTS**

N/A



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

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Meeting Date August 6, 2026  
Agenda Item  
\_\_\_ Consent Agenda  
X Discussion and Possible Action  
Department Administration Department  
Presenter(s) John Benson, Village Administrator

### **SUBJECT**

Discussion regarding the engagement letter Armstrong, Vaughan & Associates, O.C. for Village of Salado Fiscal Year 2025-2026 Annual Financial Audit.

### **ACTION REQUESTED**

Approval of Engagement Letter with Armstrong, Vaughan & Associates, O.C. for Village of Salado Fiscal Year 2025-2026 Annual Financial Audit.

### **BACKGROUND**

The Board of Aldermen earlier this year selected the auditing firm of Armstrong, Vaughan & Associates, O.C. to provide annual auditing services for the Village of Salado's for Fiscal Year 2025-2026. Attached for the Board of Aldermen's review and action is the proposed Letter of Engagement for these services.

### **ANALYSIS**

As described in the Engagement Letter, Armstrong, Vaughan & Associates, P.C. (AVA) will audit the Village's basic financial statements for the Village's fiscal year ending September 30, 2026, including governmental activities, business-type activities, each major fund, and the aggregate remaining fund information. AVA will also perform required limited procedures on supplementary information, audit specified supplementary schedules in relation to the financial statements, and issue reports addressing the financial statements, internal control over financial reporting, and compliance with applicable laws, regulations, grants, and contracts. If required based on the Village's federal expenditures, the firm will also conduct a Single Audit of major federal award programs and assist with the federal Data Collection Form submission.

The engagement includes nonattest assistance with proposed adjusting or correcting journal entries, the depreciation schedule, and preparation of a draft annual financial report for management review. Fieldwork and preparation of draft reports will begin in January.

**FISCAL IMPACT**

X Yes \_\_\_ No

Is the impact budgeted: X Yes \_\_\_ No

Fund: General Fund, Wastewater Fund

Account:

Amount: \$17,000. If a Single Audit is required an additional \$4,000 will apply for a potential total cost of \$21,000.

Future Impact:

**STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

N/A

**VILLAGE POLICY CONSIDERATIONS**

Conducting an annual audit aligns with the Board of Aldermen's policy of being financially transparent and ensuring that the Village is financially sound.

**LEGAL REVIEW**

X Not Required

\_\_\_ Reviewed by Village Attorney

Comments:

**RECOMMENDATION**

Village Staff recommend approval of the Letter of Engagement with Armstrong, Vaughan & Associates, O.C. for Village of Salado Fiscal Year 2025-2026 Annual Financial Audit.

**PUBLIC NOTIFICATION**

N/A

**ATTACHMENTS**

- Letter of Engagement with Armstrong, Vaughan & Associates, O.C.



# Armstrong, Vaughan & Associates, P. C.

Certified Public Accountants

July 13, 2026

Village of Salado, Texas

You have requested that we audit the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Village of Salado, Texas, as of September 30, 2026, and for the year then ended and the related notes to the financial statements, which collectively comprise Village of Salado, Texas' basic financial statements as listed in the table of contents.

In addition, we will audit the entity's compliance over major federal award programs for the period ended September 30, 2026 (if necessary based on federal expenditures and if an examination is not selected). We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit and an opinion on compliance regarding the entity's major federal award programs.

The objectives of our audit of the financial statements are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS), and in accordance with *Government Auditing Standards*, will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

The objectives of our compliance audit are to obtain sufficient appropriate audit evidence to form an opinion and report at the level specified in the governmental audit requirement about whether the entity complied in all material respects with the applicable compliance requirements and identify audit and reporting requirements specified in the governmental audit requirement that are supplementary to GAAS and *Government Auditing Standards*, if any, and perform procedures to address those requirements.

Accounting standards generally accepted in the United States of America require that required supplementary information (RSI), such as management's discussion and analysis (MD&A) and budgetary comparison information, be presented to supplement the Village of Salado, Texas' basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Village of Salado, Texas RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary Comparison Schedule – General Fund and any Major Special Revenue Funds with legally adopted budgets
- 3) Schedules of Liabilities and Contributions - Pension and Other Post-employment Benefits

We have also been engaged to report on supplementary information other than RSI that accompanies the Village's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

- 1) Combining Balance Sheet and Statements of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds
- 2) Comparative Balance Sheets and Statements of Revenues, Expenditures and Changes in Fund Balances – Major Funds

#### **Schedule of Expenditures of Federal Awards (If Necessary)**

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

#### **Data Collection Form**

Prior to the completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditure of federal awards, summary schedule of prior audit findings and corrective action plan along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. Otherwise, the reporting package will not be accepted by the federal audit clearinghouse. We will assist you in the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of our auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

#### **Auditor Responsibilities**

We will conduct our audits in accordance GAAS, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance). As part of an audit of financial statements in accordance with GAAS and, in accordance with Government Auditing Standards,

we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

Our responsibility as auditors is limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the Village's basic financial statements. Our report will be addressed to the governing body of Village. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

#### **Audit of Major Program Compliance (if necessary)**

Our audit of the Village's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether material noncompliance with applicable laws and regulations, the provisions of contracts and grant

agreements applicable to major federal award programs, and the applicable compliance requirements occurred, whether due to fraud or error, and express an opinion on the entity's compliance based on the audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal programs as a whole.

As part of a compliance audit in accordance with GAAS and in accordance with Government Auditing Standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks.

Our procedures will consist of determining major federal programs and, performing the applicable procedures described in the U.S. Office of Management and Budget OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs, and performing such other procedures as we considers necessary in the circumstances. The purpose of those procedures will be to express an opinion on the entity's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Also, as required by the Uniform Guidance, we will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design and perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. Our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report. However, we will communicate to you, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we have identified during the audit.

We will issue a report on compliance that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

### **Management's Responsibilities**

Our audit will be conducted on the basis that management acknowledge and understand that they have responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
2. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
3. For identifying all federal awards expended during the period including federal awards and funding increments received prior to December 26, 2014, and those received in accordance with the Uniform Guidance generally received after December 26, 2014;
4. For maintaining records that adequately identify the source and application of funds for federally funded activities;
5. For preparing the schedule of expenses of federal awards (including notes and noncash assistance

- received) in accordance with the Uniform Guidance requirements;
6. For the design, implementation, and maintenance of internal control over compliance;
  7. For identifying and ensuring that the entity complies with laws, regulations, grants, and contracts applicable to its activities and its federal award programs;
  8. For disclosing accurately, currently, and completely the financial results of each federal award in accordance with the requirements of the award;
  9. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;
  10. For taking prompt action when instances of noncompliance are identified;
  11. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
  12. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
  13. For submitting the reporting package and data collection form to the appropriate parties;
  14. For making the auditor aware of any significant vendor relationships where the vendor is responsible for program compliance;
  15. To provide us with:
    - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, and relevant to federal award programs, such as records, documentation, and other matters;
    - b. Additional information that we may request from management for the purpose of the audit;
    - c. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence;
    - d. A written acknowledgement of all the documents that management expects to issue that will be included in the annual report and the planned timing and method of issuance of that annual report; and
    - e. A final version of the annual report (including all the documents that, together, comprise the annual report) in a timely manner prior to the date of the auditor's report.
  16. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
  17. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
  18. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
  19. For informing us of any known or suspected fraud affecting the entity involving management, employees with significant role in internal control and others where fraud could have a material effect on compliance;
  20. For the accuracy and completeness of all information provided;
  21. For taking reasonable measures to safeguard protected personally identifiable and other sensitive information; and
  22. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility (a) for the preparation of the supplementary information in accordance with the applicable criteria, (b) to provide us with the appropriate written representations regarding supplementary information, (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information, and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information

and our report thereon.

As part of our audit process, we will request from management, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

### **Nonattest Services**

With respect to any nonattest services we perform:

At the end of the year, we agree to perform the following:

- Propose adjusting or correcting journal entries to be reviewed and approved by the Village's management.
- Assistance with depreciation schedule
- Prepare a draft annual report for review by the Village's management.

We will not assume management responsibilities on behalf of the Village. However, we will provide advice and recommendations to assist management of the Village in performing its responsibilities.

The Village's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities.

Our responsibilities and limitations of the nonattest services are as follows:

- We will perform the services in accordance with applicable professional standards.
- The nonattest services are limited to the services previously outlined. Our firm, in its sole professional judgment, reserves the right to refuse to do any procedure or take any action that could be construed as making management decisions or assuming management responsibilities, including determining account coding and approving journal entries.

### **Fees and Timing**

We anticipate conducting fieldwork in January and preparing draft reports for management's review in January.

Phil Vaughan is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Armstrong, Vaughan & Associates, P.C.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees for the financial statement audit services will be \$17,000. Should a single audit be required, additional fees will be \$4,000. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use Village of Salado, Texas' personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit.

### **Other Matters**

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and

you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Regarding the electronic dissemination of audited financial statements, including financial statements published electronically on your Internet website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Professional standards prohibit us from being the sole host and/or the sole storage for your financial and non-financial data. As such, it is your responsibility to maintain your original data and records and we cannot be responsible to maintain such original information. By signing this engagement letter, you affirm that you have all the data and records required to make your books and records complete.

The audit documentation for this engagement is the property of Armstrong, Vaughan & Associates, P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to federal agencies and the U.S. Government Accountability Office pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Armstrong, Vaughan & Associates, P.C.'s personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies and regulators. The regulators and agencies may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to the Village Council the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

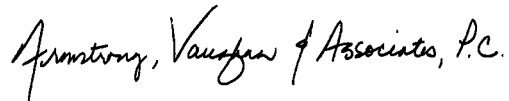
In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

If any dispute arises among the parties hereto, the parties agree to first try in good faith to settle the dispute by mediation administered by the American Arbitration Association under its Rules for Professional Accounting and Related Services Disputes, before resorting to litigation. The costs of any mediation proceeding shall be shared equally by all parties.

Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, in the event of a dispute over fees charged by the accountant, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution.

We appreciate the opportunity to be of service to the Village of Salado, Texas and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Respectfully,



Armstrong, Vaughan & Associates, P.C.

RESPONSE:

This letter correctly sets forth the understanding of the Village of Salado, Texas.

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

Title: \_\_\_\_\_ Date: \_\_\_\_\_



**WILF & HENDERSON, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTS

Member of American Institute of Certified Public Accountants  
Member of Private Company Practice Section  
Member of AICPA Governmental Audit Quality Center

**Report on the Firm's System of Quality Control**

September 15, 2023

To the Shareholders of Armstrong, Vaughan & Associates, P.C.  
and the Peer Review Committee of the Texas Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. (the firm) in effect for the year ended March 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at [www.aicpa.org/prsummary](http://www.aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

**Firm's Responsibility**

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

**Peer Reviewer's Responsibility**

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review

**Required Selections and Considerations**

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

**Opinion**

In our opinion, the system of quality control for the accounting and auditing practice of Armstrong, Vaughan & Associates, P.C. in effect for the year ended March 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Armstrong, Vaughan & Associates, P.C. has received a peer review rating of *pass*.

*Wilf & Henderson, P.C.*  
Wilf & Henderson, P.C.

1810 Galleria Oaks • Texarkana, Texas 75503 • 903.793.5646 • Fax 903.792.7630 • [www.wilhen.com](http://www.wilhen.com)



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

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Meeting Date August 6, 2026

Agenda Item

☐ Consent Agenda

☒ Discussion and Possible  
Action

Department

Administration Department

Presenter(s)

John Benson, Village Administrator

Brigadier General José Rivera, U.S. Army (Retired)

### SUBJECT

Discussion regarding the Village of Salado joining Sister Cities International and Payment of the applicable membership.

### ACTION REQUESTED

Village of Salado support of Salado Sister City Initiative, Authorization to Join Sisters City International, and Payment of Applicable Membership Fee

### BACKGROUND

At the June 2026 Coffee with Village Leadership, KD Hill asked if the Mayor and Board of Aldermen would provide a proclamation recognizing the Village of Salado as the Scottish Capital of Texas. Following that discussion Jose Rivera asked if the Village has a Sister City relationship in Scotland. The answer to that question was determined to be 'no'. Mr. Rivera then began researching the process of establishing a sister city and gathering information on potential cities in Scotland that could align with the Village of Salado's history and character.

### ANALYSIS

Attached to this Staff Report is a Briefing Report that Mr. Rivera has prepared on this initiative. He will be attending the Board of Aldermen meeting to present this briefing report, answer questions that the Mayor and Board of Aldermen may have, and to request the following three actions from the Board of Aldermen:

1. Authorize the Sister City Initiative
2. Authorize membership in Sister City International and payment of the \$190.00 membership fee.

3. Confirm Mayor Ingram's availability for a signing ceremony on November 13-15, 2026, in Salado.

**FISCAL IMPACT**

X Yes \_\_\_ No

Is the impact budgeted: \_\_\_ Yes X No

Fund: General Fund

Account:

Amount: \$190.00

Future Impact: \$190.00 annually.

**STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

N/A

**VILLAGE POLICY CONSIDERATIONS**

N/A

**LEGAL REVIEW**

X Not Required

\_\_\_ Reviewed by Village Attorney

Comments:

**RECOMMENDATION**

Village Staff recommends the Village of Salado actively support and participate in the Sister City Initiative and that Village staff be authorize the submittal of an application and payment of fee for the Village to join Sister Cities International.

**PUBLIC NOTIFICATION**

None required

**ATTACHMENTS**

- Sister City Initiative Briefing Report provided by Brigadier General José Rivera, U.S. Army (Retired)

VILLAGE OF SALADO, TEXAS

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# SISTER CITY INITIATIVE

*Salado, Texas ↔ Scotland*

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## BRIEFING FOR THE BOARD OF ALDERMEN

Village of Salado, Texas

**Regular Meeting — August 6, 2026**

Presented by:

**Brigadier General José David Rivera, U.S. Army (Retired)**

Founder & Principal, R1 and Associates LLC | 200 Villars Dr., Salado, TX 76571

August 6, 2026

# Situation

This proposal grew from a question raised at a recent Coffee with Leadership. When KD Hill requested a proclamation recognizing Salado as the Scottish Capital of Texas, I asked whether the Village had a formal Sister City relationship with a community in Scotland. The interest in the room was immediate. I decided to act on it.

As we prepare for the 65th Scottish Gathering and Highland Games, we have an opportunity to formalize cultural ties with a community that reflects our founding heritage and character. Colonel Elijah Sterling Clack Robertson, the founding visionary behind Salado College, carried Scottish lineage directly into the village's 1859 charter. The annual Scottish Gathering and Highland Games has sustained that identity for 65 consecutive years. Sister Cities International (SCI), founded by President Dwight D. Eisenhower in 1956, operates in more than 140 countries with over 1,800 registered partnerships and provides the structure to register that heritage as a recognized international relationship.

No other Texas community holds an SCI-registered partnership with a Scottish village. The Village's own calendar, with Founder's Day on August 22 and the 65th Highland Games on November 13-15, provides a natural setting for both the public announcement and the formal signing.

| SCI MEMBERSHIP                                     | PRIMARY CANDIDATE                   | ANNOUNCEMENT                     | SIGNING CEREMONY                            |
|----------------------------------------------------|-------------------------------------|----------------------------------|---------------------------------------------|
| \$190 / year (Village of Salado, member of record) | Aberfeldy Perth & Kinross, Scotland | August 22, 2026<br>Founder's Day | November 13-15, 2026<br>65th Highland Games |

# Background: The Heritage Case

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## I. Founding Heritage

**Salado's Scottish identity is not something the Village invented for tourism. Robertson's lineage is in the founding record.**

Robertson's Scottish lineage shaped Salado College, the educational anchor of the 1859 settlement. His vision of education, church-centered community, stone construction, and planned village form reflects the character of Scotland's historic burghs. That is not coincidence; those settlers brought it here. The Salado Museum and College Park holds the founding record of Colonel Robertson's Scottish lineage and Salado College's establishment.

*A Sister City relationship formalizes what history already established. The heritage is documented. The connection is real.*

## II. The Highland Perthshire Connection

**The Robertson name traces directly to the Highland Perthshire region surrounding Aberfeldy — the community recommended as Salado's Sister City.**

Clan Robertson's founding ancestor is documented in Dull, a village two miles from Aberfeldy. The clan's territorial charter of 1451 encompassed the entire Highland Perthshire region surrounding Aberfeldy. Published genealogical records place the Robertson family as Highland Scots who emigrated to Tennessee between 1680 and 1720. Sterling Clack Robertson, Salado's founding empresario, was born in Nashville, Tennessee in 1785 — directly within that documented emigration line. The Salado Museum and College Park is currently pursuing primary source validation of this connection through parish records and clan archives.

*If that validation confirms the connection, the Salado-Aberfeldy Sister City relationship is not symbolic. It is genealogically grounded.*

## III. Living Tradition and SCI Framework

**The Scottish Gathering and Highland Games is the Village's most consistent annual civic event, 65 years running. Sister Cities International gives Salado the structure to formalize what it has always been.**

The Games draw regional and national attendance each November. SCI operates in more than 140 countries with 1,800+ registered partnerships. Scottish communities already partnered through SCI include Edinburgh (San Diego), Aberdeen (Houston), and Dunkeld & Birnam (Asheville, NC). The Village of Salado files and funds SCI membership (\$190) as the member of record. The formal partnership is recognized when the Mayor signs the agreement. No ongoing Village financial obligation follows.

*No other Texas community holds an SCI-registered partnership with a Scottish village. The Village's own calendar provides a natural setting for both the public announcement and the formal signing this year.*

## Candidate Analysis: Decision Matrix

Of the candidates evaluated, Aberfeldy, Perth and Kinross, shows the strongest alignment to Salado's history, heritage, and character.

Seven communities were initially identified. Two did not advance to scoring: Pitlochry holds an existing twinning with Confolens, France, and Stirling was set aside because its population and urban scale are not comparable to Salado's. Five communities went to full scoring across eight criteria, each weighted equally at 10 points.

| CRITERION / DESCRIPTION                                                                                                                                                                                     | M<br>AX | ABERFELDY | CULROSS | ABERFOYLE | PEEBLES | DUNKELD |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|---------|-----------|---------|---------|
| <b>Historical &amp; Architectural Match</b><br><i>Degree to which the community's built environment and founding period parallel Salado's 1859 settlement character and stone construction heritage.</i>    | 10      | 7         | 9       | 6         | 6       | 7       |
| <b>Cultural Identity Alignment</b><br><i>Strength of active Scottish Highland identity, arts community, artisan economy, and compatibility with Salado's existing cultural programming.</i>                 | 10      | 9         | 7       | 8         | 8       | 7       |
| <b>Governance Receptivity</b><br><i>Published council policy on international twinning, prior experience, and likelihood of a response within the November 2026 timeline.</i>                               | 10      | 7         | 7       | 7         | 5       | 6       |
| <b>No Existing Sister City ★</b><br><i>Confirmed absence of any existing SCI or international twinning arrangement. Scored 9 (not 10) to reflect the possibility of informal unregistered arrangements.</i> | 10      | 9         | 9       | 9         | 9       | 9       |
| <b>Tourism &amp; Festival Synergy</b><br><i>Compatibility of the community's annual events, visitor economy, and tourism identity with Salado's Highland Games and heritage tourism profile.</i>            | 10      | 8         | 7       | 9         | 8       | 8       |
| <b>Scottish Heritage Authenticity</b><br><i>Depth of documented Scottish Highland heritage: clan associations, Gaelic culture, traditional crafts, whisky history, or comparable cultural markers.</i>      | 10      | 8         | 9       | 8         | 7       | 8       |
| <b>Civic Vitality (Present Day)</b><br><i>Current economic activity, population stability, active civic organizations, and evidence of ongoing community investment.</i>                                    | 10      | 9         | 4       | 7         | 8       | 6       |
| <b>Founder's Day Narrative Fit ★</b><br><i>How naturally the community's character and history connects to Robertson's Scottish lineage and the Founder's Day</i>                                           | 10      | 9         | 6       | 6         | 6       | 8       |

|                              |           |                    |           |           |           |           |
|------------------------------|-----------|--------------------|-----------|-----------|-----------|-----------|
| <i>proclamation framing.</i> |           |                    |           |           |           |           |
| <b>TOTAL SCORE</b>           | <b>80</b> | <b><u>66</u> ★</b> | <b>58</b> | <b>60</b> | <b>57</b> | <b>59</b> |

★ Priority criteria given November 2026 timeline. Pitlochry excluded: existing twinning with Confolens, France. Stirling excluded: population scale not comparable.

Aberfeldy scores highest at 66/80. Aberfoyle follows at 60, Dunkeld at 59, Culross at 58, and Peebles at 57. No ties. Aberfeldy leads on Civic Vitality, Cultural Identity, and Founder's Day Narrative Fit. The Founder's Day score reflects a specific fact: Robertson's clan heartland is documented two miles from Aberfeldy. That connection does not exist for any other candidate. If Aberfeldy declines, we move to Aberfoyle immediately.

# Implementation Plan: Three Stages, 2026

This can be authorized, announced, and signed within five months using the Village's existing calendar and facilities.

The Village of Salado files and funds SCI membership (\$190) as the member of record — a straightforward administrative action that registers the partnership under the Village's name. Community engagement uses existing Village facilities. The signing ceremony is inside the Highland Games event structure already in place.

| STAGE                     | DATE                           | ACTION                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1</b><br>Authorization | Aug 6, 2026<br>(Authorization) | Board of Aldermen votes to authorize the initiative.<br>Village Administrator endorses and directs a public engagement process.<br>R1 and Associates LLC initiates outreach to Aberfeldy / Perth and Kinross Council.                                                                                                                                                                          |
| <b>2</b><br>Public Launch | Aug 22 + Aug 24-28             | Founder's Day (Aug 22): Proclamation announces the initiative as Salado completing a 167-year heritage connection.<br>Week of Aug 24-28: Village Administrator facilitates a public briefing. Residents review the five finalist villages and submit written feedback before the Board selects a partner.<br>Village of Salado files and funds SCI membership (\$190) as the member of record. |
| <b>3</b><br>Signing       | Nov 13-15 2026                 | 65th Annual Scottish Gathering and Highland Games: Formal signing ceremony between the Mayor of Salado and the provost or designated council representative of the selected Scottish village.<br>SCI partnership registered. Salado becomes the first Texas community with a Scottish Sister City in the SCI network.                                                                          |

*This is the same public process Salado used for the Village Administrator search: open, documented, resident-informed. The Board has cover. Residents have voice. The Scottish partner has a deadline.*

# Action Requested

The Board of Aldermen is asked to take three actions tonight.

| ACTION | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                         |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | <p><b>Authorize the Sister City Initiative.</b></p> <p>Direct the Village Administrator to facilitate a public community briefing during the week of August 24-28, 2026, following the Founder's Day announcement on August 22. Residents will review the five finalist Scottish villages and submit written feedback before the Board selects a final partner.</p>                                 |
| 2      | <p><b>Authorize Village membership in Sister Cities International.</b></p> <p>Direct the Village Administrator to file the SCI membership application and pay the \$190 annual dues, with the Village of Salado as the member of record. This registers the Village in the SCI national directory and activates grant program eligibility.</p>                                                      |
| 3      | <p><b>Confirm the Mayor's availability for the signing ceremony.</b></p> <p>The formal Sister City agreement requires the signature of the highest elected official of each community. The signing ceremony is planned for the 65th Annual Scottish Gathering and Highland Games, November 13-15, 2026, in Salado. SCI requires this signature for the partnership to be officially registered.</p> |

## Anticipated Questions

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### **Q: What does this cost the Village?**

The SCI membership is \$190 per year. That is the only direct Village expenditure. The community briefing uses existing Village facilities. The signing ceremony is embedded in the Highland Games event structure already in place. No capital expenditure, no required staff hire, no ongoing contractual financial obligation beyond the annual membership.

### **Q: What are Salado's obligations once the agreement is signed?**

The Village signs the agreement and maintains the \$190 annual SCI membership. Beyond that, the Village has no mandated program delivery role. A volunteer Sister City committee organizes exchange programming using SCI's governance templates. The Salado Museum and College Park serves as the institutional heritage anchor. The CVB integrates the Sister City designation into existing marketing.

### **Q: Why Aberfeldy?**

Aberfeldy scored 66 out of 80 in a structured evaluation across eight criteria. It has no existing sister city relationship. Perth and Kinross Council has prior experience with international twinning and can move within the November 2026 timeline. Its Highland Perthshire character — artisan economy, festival culture, and a natural fit with what the Games celebrate — puts it ahead of every other candidate. Three fallbacks are scored and ready if Aberfeldy declines.

### **Q: Why now?**

Founder's Day on August 22 and the 65th Highland Games on November 13-15 are already on the Village calendar. Announcing at Founder's Day and signing at the Games connects the initiative directly to Robertson's heritage and to 65 years of civic tradition. The initiative fits the moment the Village's own calendar creates.

### **Q: How does this relate to the Scottish Capital of Texas initiative?**

The two initiatives are complementary. The Scottish Capital of Texas designation makes the cultural claim locally. A Sister City relationship gives that claim international standing through Sister Cities International, a 70-year-old organization founded by President Eisenhower. One is recognition; the other is registration. The Sister City initiative strengthens the case for the designation, and vice versa.

### **Q: Who is driving this?**

BG José David Rivera (USA, Ret.), a Salado resident, brought the proposal forward following the Coffee with Leadership discussion. He is acting through R1 and Associates LLC on a pro bono basis. The Village Administrator, the CVB, and the Salado Museum and College Park have all been briefed and are engaged. The Board's authorization tonight is the governance step that allows the initiative to move forward publicly.

# If the Board Authorizes Tonight

| WHEN                       | WHO                           | WHAT                                                                                                                                                                                                   |
|----------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Week of Aug 6-10           | Village Administrator         | File SCI membership application (\$190). Direct R1 to initiate outreach to Perth & Kinross Council.                                                                                                    |
| August 22<br>Founder's Day | Mayor / Village Administrator | Public proclamation announcing the initiative as Salado completing a 167-year heritage connection.                                                                                                     |
| Aug 24-28                  | Village Administrator         | Facilitate public briefing. Residents review five finalist villages and submit written feedback.                                                                                                       |
| Nov 13-15 65th Games       | Mayor of Salado               | Formal signing ceremony with the provost or council representative of the selected Scottish village. SCI partnership registered. Salado becomes the first Texas community with a Scottish Sister City. |

**BG José David Rivera, USA (Ret.)**  
*Founder & Principal, R1 and Associates LLC (Pro Bono Advisory)*  
200 Villars Dr., Salado, TX 76571  
jose.david.rivera@outlook.com  
(512) 818-0483

# SISTER CITY INITIATIVE

*Salado, Texas ↔ Scotland*

## **Candidate Analysis: Decision Matrix**

Board of Aldermen | August 6, 2026

# Stage 1: Initial Screening

| COMMUNITY        | COUNCIL          | POP.    | SCREENING RESULT                        | DISPOSITION         |
|------------------|------------------|---------|-----------------------------------------|---------------------|
| Aberfeldy        | Perth & Kinross  | ~1,900  | No disqualifying condition              | Advances to scoring |
| Culross          | Fife             | ~400    | No disqualifying condition              | Advances to scoring |
| Aberfoyle        | Stirling Council | ~1,000  | No disqualifying condition              | Advances to scoring |
| Peebles          | Scottish Borders | ~8,000  | No disqualifying condition              | Advances to scoring |
| Dunkeld & Birnam | Perth & Kinross  | ~1,000  | No disqualifying condition              | Advances to scoring |
| Pitlochry        | Perth & Kinross  | ~2,800  | Existing twinning — Confolens, France   | DISQUALIFIED        |
| Stirling (city)  | Stirling Council | ~36,000 | Population & urban scale not comparable | SET ASIDE           |

Five communities advance to full evaluation. Two removed before scoring.

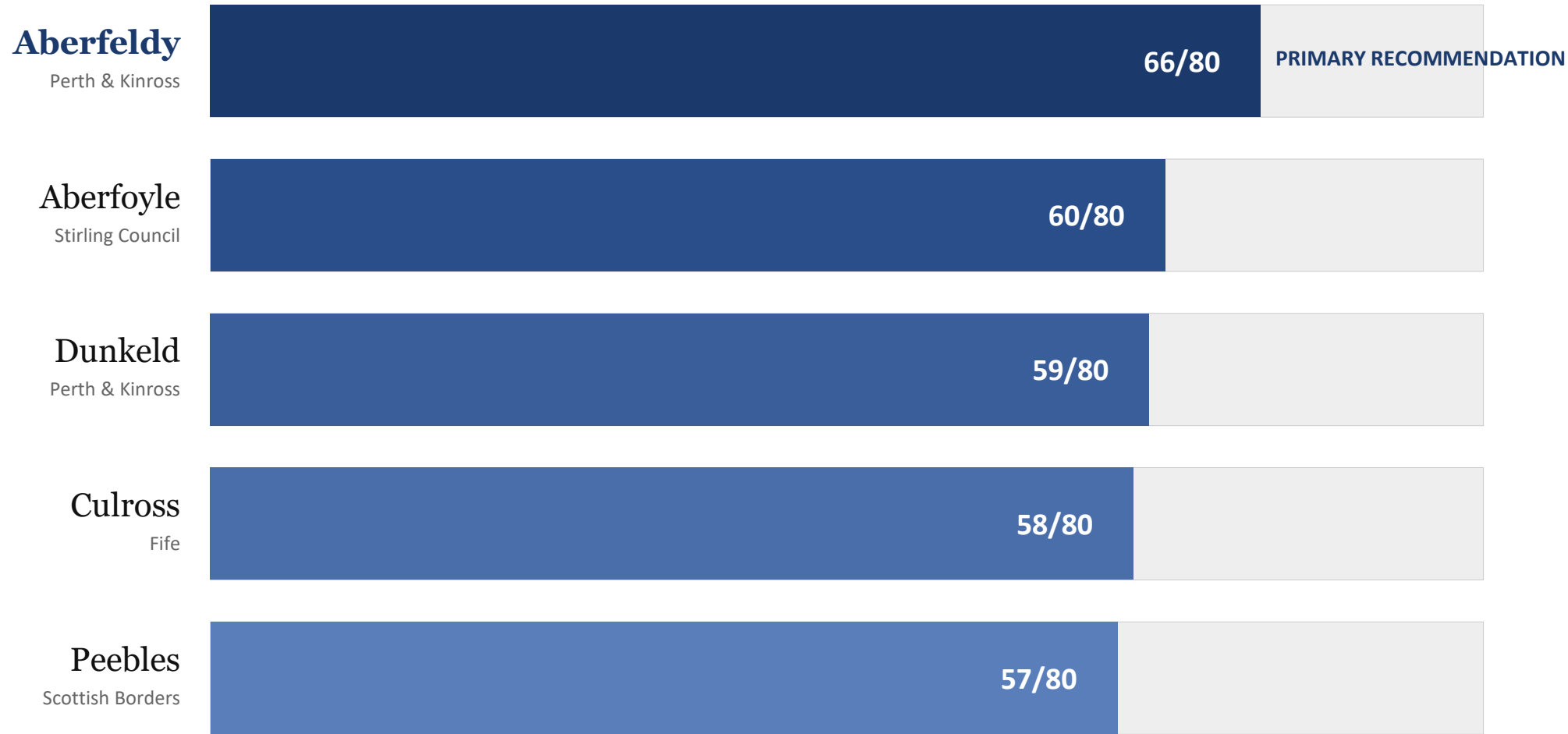
# Stage 2: Evaluation Matrix

| EVALUATION CRITERION             | MAX | ABERFELDY | CULROSS | ABERFOYLE | PEEBLES | DUNKELD |
|----------------------------------|-----|-----------|---------|-----------|---------|---------|
| Historical & Architectural Match | 10  | 7         | 9       | 6         | 6       | 7       |
| Cultural Identity Alignment      | 10  | 9         | 7       | 8         | 8       | 7       |
| Governance Receptivity           | 10  | 7         | 7       | 7         | 5       | 6       |
| No Existing Sister City ★        | 10  | 9         | 9       | 9         | 9       | 9       |
| Tourism & Festival Synergy       | 10  | 8         | 7       | 9         | 8       | 8       |
| Scottish Heritage Authenticity   | 10  | 8         | 9       | 8         | 7       | 8       |
| Civic Vitality (Present Day)     | 10  | 9         | 4       | 7         | 8       | 6       |
| Founder's Day Narrative Fit ★    | 10  | 9         | 6       | 6         | 6       | 8       |
| TOTAL SCORE                      | 80  | 66        | 58      | 60        | 57      | 59      |

★ Priority criteria given November 2026 timeline | Pitlochry excluded: existing twinning with Confolens, France | Stirling excluded: urban scale not comparable

# Score Summary: Five Candidates

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*All five candidates confirmed: no existing sister city relationship.*

# Why Aberfeldy

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## Genealogical Connection

Robertson's clan founding ancestor documented in Dull — two miles from Aberfeldy. No other candidate has a direct, traceable tie to Salado's founding lineage.

## Civic Vitality

Active present-day community. Watermill arts hub. Fair Trade Town designation. Highland artisan economy. A place that is alive, not preserved.

## Cultural Identity

Highland Perthshire character — artisan, festival-centered, arts-engaged — mirrors Salado's own identity more closely than any other candidate.

## Governance Readiness

Perth & Kinross Council has prior international twinning experience and can respond within the November 2026 signing timeline.

## No Existing Sister City

Confirmed clear. No SCI or other international twinning arrangement in place. Clean slate for a Salado partnership.

*If Aberfeldy declines, we move to Aberfoyle immediately. Three fallbacks are scored and ready.*



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

---

|                                                                    |                                    |
|--------------------------------------------------------------------|------------------------------------|
| Meeting Date                                                       | August 6, 2026                     |
| Agenda Item                                                        |                                    |
| <input type="checkbox"/> Consent Agenda                            |                                    |
| <input checked="" type="checkbox"/> Discussion and Possible Action |                                    |
| Department                                                         | Administration Department          |
| Presenter(s)                                                       | John Benson, Village Administrator |

### SUBJECT

Village of Salado proposed ad valorem tax rate for Fiscal Year 2026-2027.

### ACTION REQUESTED

Adoption of a proposed ad valorem tax rate for Fiscal Year 2026-2027 for the Village of Salado.

### BACKGROUND

Prior to adopting the Village of Salado annual budget for the next fiscal year the Board of Aldermen will need to adopt an ad valorem tax rate for the following year. Prior to adopting the ad valorem tax rate, the Board needs to adopt by motion a proposed tax rate. Following establishment of a proposed ad valorem tax rate a public hearing is required to be held to allow property owners within the Village an opportunity to provide comment on the proposed tax rate. Following the public hearing, the Board of Aldermen will then need to adopt an ad valorem tax rate for the Village of Salado's FY2026-2027. The final adopted ad valorem tax rate does not have to be same rate as the proposed rate. It cannot, however, be higher than the proposed rate. Upon adoption of an ad valorem tax rate, it will enable the Village to finalize the projected property revenues for the Village of Salado FY2026-2027 that will be used to pay for operation and maintenance expenses as well as debt service through September 30, 2027.

### ANALYSIS

The total taxable assessed value for next year in Salado is \$509,688,315. This is an increase of \$71,133,397 from the total taxable assessed value of \$438,554,918 this year. Attached are two proposed alternative ad valorem tax rates for FY2026-2027. The two alternatives provide revenues based upon the total taxable assessed values within the

Village of Salado for next year as provided by the Bell County Appraisal District (BellCAD). The two alternative rates and the amount of revenue each is projected to provided are summarized below and are described in more detail on the attached “FY 26-27 Tax Rate Information” sheet.

- No New Revenue Rate  
Rate:.3709/100  
Projected Amount of Revenue: \$1,890,433.96  
\$44,852.57 less than the Voter Approved Rate
- Voter Approval Rate  
Rate: .3797/100  
Projected Amount of Revenue: \$1,935,286.53

### **FISCAL IMPACT**

☐ Yes ☒ No

Is the impact budgeted: ☐ Yes ☐ No

Fund:

Account:

Amount:

Future Impact: The adoption of a proposed ad valorum tax rate does not constitute final adoption of the ad valorum tax rate for next year. Rather it enables the Village of Salado to hold a public hearing on the proposed rate to gain public input and provide information on the proposed maintenance and operation budget as well as the debt levy for the Village’s next fiscal year.

Following the public hearing, the Board of Aldermen will need to adopt a final ad valorum tax rate for the Village of Salado’s FY2026-2027, which may be the same or lower rate than the proposed rate.

### **STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

Adoption of the proposed ad valorum rate will help determine projected property tax revenues for FY2026-2027 that is used in conjunction with other projected revenues to pay for anticipated expenditures next year. Some of the expenditures proposed for next year align with the Board of Aldermen’s goals and priorities while other expenses provide continuation of the maintenance and operational aspects the Village provides.

### **VILLAGE POLICY CONSIDERATIONS**

Adoption of a proposed ad valorum tax rate enables the Village to provide information to the public on the financial impact so they can determine their respective property taxes next year. Additionally, the public will have the opportunity to comment on the proposed Village’s ad valorum tax rate in September.

**LEGAL REVIEW**

X Not Required

\_ Reviewed by Village Attorney

Comments:

**RECOMMENDATION**

Village Staff recommends that the Village of Salado Voter Approved Tax Rate of .3797/100 be selected as the proposed ad valorem tax rate in advance of the Public Hearing that will be held in September.

**PUBLIC NOTIFICATION**

No public notification is required prior to establishing the proposed ad valorem tax rate. However, as previously described, prior to adoption of the final ad valorem tax rate for FY2026-2027, a public hearing is required to be held.

**ATTACHMENTS**

- FY 26-27 Tax Rate Information

### FY 26-27 Tax Rate Information

[illegible]



# Village of Salado

301 N. Stagecoach Rd., P.O. Box 219, Salado, Texas, 76571  
Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

---

Meeting Date August 6, 2026

Agenda Item

☐ Consent Agenda

☐ Discussion and Possible

Action

Department

Administration Department

Presenter(s)

John Benson, Village Administrator

### SUBJECT

Call a public hearing on the proposed ad valorem tax rate for the Village of Salado Fiscal Year 2026-2027

### ACTION REQUESTED

Establish the date, time and location to hold a public hearing on the Village of Salado's ad valorem tax rate for fiscal year 2026-2027.

### BACKGROUND

Prior to adoption a proposed ad valorem tax rate, the Board of Aldermen must hold a public hearing to consider the proposed ad valorem tax rate for the Village of Salado.

### ANALYSIS

The date of the public hearing must be set and a public hearing notice must be advertised not less than 30-days prior to the public hearing.

### FISCAL IMPACT

☐ Yes X No

Is the impact budgeted: ☐ Yes ☐ No

Fund:

Account:

Amount:

Future Impact:

## **STRATEGIC PLAN / COMPREHENSIVE PLAN ALIGNMENT**

N/A

## **VILLAGE POLICY CONSIDERATIONS**

Adoption of a proposed ad valorem tax rate enables the Village to provide information to the public on the financial impact so they can determine their respective property taxes next year. Additionally, the public hearing will provide the public with the opportunity to comment on the proposed Village's ad valorem tax rate in September.

## **LEGAL REVIEW**

X Not Required

\_ Reviewed by Village Attorney

Comments:

## **RECOMMENDATION**

Village Staff recommend the Board of Aldermen call a public hearing to consider the proposed ad valorem tax rate on September 17, 2026, at 6:00 PM in the Village of Salado Municipal Building located at 301 N. Stagecoach Road, Salado, Texas.

## **PUBLIC NOTIFICATION**

N/A

## **ATTACHMENTS**

N/A



# Village of Salado

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Phone: (254) 947-5060 – Fax: (254) 947-5061

## CITY COUNCIL / BOARD OF ALDERMEN STAFF REPORT

---

Meeting Date August 6, 2026  
Agenda Item  
☐ Consent Agenda  
☐ Discussion and Possible Action  
Department Development Services  
Presenter(s) Gina Pence

### SUBJECT

Discussion, consideration, and possible action regarding Resolution No. 2026-04 initiating annexation proceedings for approximately 54.695 acres of land located in the Young Williams Survey, Abstract No. 861, Bell County, Texas, and authorizing the required public hearing and notices. For property known as the new SISD High School.

### ACTION REQUESTED

Discuss and Initiate annexation proceedings for approximately 54.695 acres of land, adopt the authorizing resolution, and schedule the required public hearing and notices.

### BACKGROUND

The Village Board of Aldermen on February 20, 2025, approved an agreement to allow SISD to schedule annexation at a future date.

### FISCAL IMPACT

☒ Yes ☐ No

Is the impact budgeted: ☐ Yes ☐ No

Fund:

Account:

Amount:

Future Impact: Potential future revenue increases may include utility franchise fees, property tax revenue associated with residential growth near the new state-of-the-art school, and sales tax revenue generated by out-of-town visitors attending athletic events and purchasing fuel, food, and other goods and services.

**LEGAL REVIEW**

☐ Not Required

Yes Reviewed by Village Attorney

Comments: City attorney drafted the resolution

**RECOMMENDATION**

Staff recommend adopting and approving the resolution to schedule the required public hearing and publish the associated notices.

**PUBLIC NOTIFICATION**

Following adoption and approval of the resolution, the required public notices will be posted as the next step in the annexation process.

**ATTACHMENTS**

Petition of annexation, resolution, Board of Aldermen minutes

**PROPERTY DESCRIPTION**

**FIELD NOTES** to that tract of land situated in the City of Belton Extra-Territorial Jurisdiction, Bell County, Texas out of the Young Williams Survey, Section Number 3, Abstract Number 861, being a portion of that tract described as 5.763 acres (Tract 3) in a Special Warranty Deed to Board of Trustees of the Salado Independent School District (hereinafter referred to as SISD 5.763 acre tract), recorded under Instrument Number 2021074281 of said Official Public Records; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

**BEGINNING** at a 1/2-inch capped rebar stamped "QUICK INC RPLS 6447" found in the west right-of-way line of Williams Road (partially recorded in a Right-of-Way Deed to the County of Bell, recorded under Instrument Number 2019004941 of said Official Public Records), at the common east corner of said SISD 5.763 acre tract and that tract described as 40.00 acres in a Special Warranty Deed to Salado Independent School District, an independent school district and political subdivision of the State of Texas (hereinafter referred to as SISD 40.00 acre tract), recorded under Instrument Number 2021074247, Official Public Records of Bell County, Texas;

**THENCE** SOUTH 16°42'36" WEST, with the common line of said SISD 5.763 acre tract and said Williams Road, a distance of 533.56 feet to the beginning of a curve to the left (concave southeast) having a radius of 2,640 feet and a chord which bears SOUTH 49°00'32" WEST, distance of 358.71 feet, and from which the southeast corner of said SISD 5.763 acre tract bears SOUTH 16°42'36" WEST, a distance of 303.21 feet;

**THENCE** Through the interior of said SISD 5.763 acre tract along said curve to the left an arc length of 358.99 feet to a point in the south line of said SISD 5.763 acre tract, from which the southeast corner of said SISD 5.763 acre tract bears SOUTH 73° 17' 24" EAST, a distance of 191.67 feet;

**THENCE** NORTH 73° 17' 24" WEST, along the south line of said SISD 5.763 acre tract, a distance of 108.33 feet to a 1/2-inch capped rebar stamped "QUICK INC RPLS

6447" found at the common south corner of said S1SD 5.763 acre tract and said S1SD 40.00 acre tract;

**THENCE** with the common line of said S1SD 5.763 acre tract and said S1SD 40.00 acre tract the following bearings and distances:

- 1) NORTH 16°42'37" EAST, a distance of 836.77 feet to a 1/2-inch capped rebar stamped "QUICK INC RPLS 6447" found;
- 2) SOUTH 73°17'26" EAST, a distance of 300.00 feet returning to the **POINT OF BEGINNING** and enclosing 5.062 acres ( $\pm 220,512$  square feet).

November 18, 2024  
Project № 531027102  
Proposal № AUS310

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

Curve Data Table

| Curve # | Arc     | Radius   | Delta      | Chord Bearing | Chord   |
|---------|---------|----------|------------|---------------|---------|
| C1      | 358.99' | 2640.00' | 007°47'28" | S49°00'32"W   | 358.71' |

LINE DATA TABLE

| LINE # | BEARING     | DISTANCE |
|--------|-------------|----------|
| L1     | N73°17'24"W | 108.33'  |

**MONUMENTS / BEARING BASIS**

- Calculated point (Not found or set)
  - Found monuments are as noted
- The bearings shown hereon are  
Texas State Plane Grid bearings  
(Texas Central Zone, NAD83).

YOUNG WILLIAMS SURVEY, SECTION 3  
ABSTRACT NO. 1022

BOARD OF TRUSTEES OF THE SALADO  
INDEPENDENT SCHOOL DISTRICT  
CALLED 40.00 ACRES  
INST # 2021074247  
O.P.R.B.C.T.

MISSTEX  
INVESTMENTS, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY  
A PORTION OF  
CALLED 235.32 ACRES  
INST. # 2021005414  
O.P.R.B.C.T.

CAMPBELL BRANCH  
INVESTMENTS, LLC  
A PORTION OF CALLED  
266.527 ACRES  
VOL. 4999, PG. 292  
D.R.B.C.T.

5.062 ACRES  
±220,512 SQ.FT.  
PORTION OF  
BOARD OF TRUSTEES  
OF THE SALADO  
INDEPENDENT  
SCHOOL DISTRICT  
CALLED 5.763 ACRES  
INST # 2021074281  
O.P.R.B.C.T.

BOARD OF TRUSTEES OF THE  
SALADO INDEPENDENT  
SCHOOL DISTRICT  
CALLED 2.747 ACRES  
INST # 2021074281, O.P.R.B.C.T.

PORTION OF  
BOARD OF TRUSTEES OF  
THE SALADO INDEPENDENT  
SCHOOL DISTRICT  
CALLED 5.763 ACRES  
INST # 2021074281  
O.P.R.B.C.T.

**LEGEND OF ABBREVIATIONS**

- P.R.B.C.T. Plat Records of Bell County, Texas  
O.P.R.B.C.T. Official Public Records of Bell County, Texas  
D.R.B.C.T. Deed Records of Bell County, Texas  
POB/POC Point of Beginning/Point of Commencing

**LANGAN**

Langan Engineering and  
Environmental Services, LLC  
9606 N. Mopac Expressway, Suite 110  
Austin, TX 78759  
T: 737.289.7800 F: 737.289.7801 www.langan.com  
TBPELS Firm No. 10194888

Project

**5.062 ACRES**  
SITUATED IN THE  
YOUNG WILLIAMS SURVEY SECTION 3  
ABSTRACT NO. 861  
CITY OF BELTON ETJ

BELL COUNTY

TEXAS

Drawing Title

**BOUNDARY  
ANNEXATION  
EXHIBIT**

Project No.

531027102

Date

2024/11/12

Drawn By

C. HAYNES

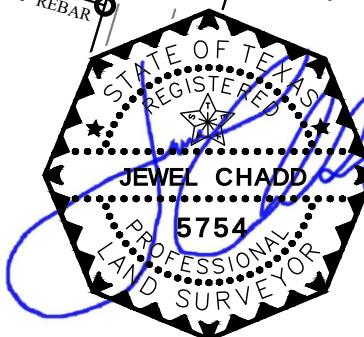
Checked By

J. CHADD

Drawing No.

**VB**

Sheet 3 of 3



Jewel Chadd  
Registered Professional  
Land Surveyor No. 5754  
jchadd@langan.com  
November 18, 2024

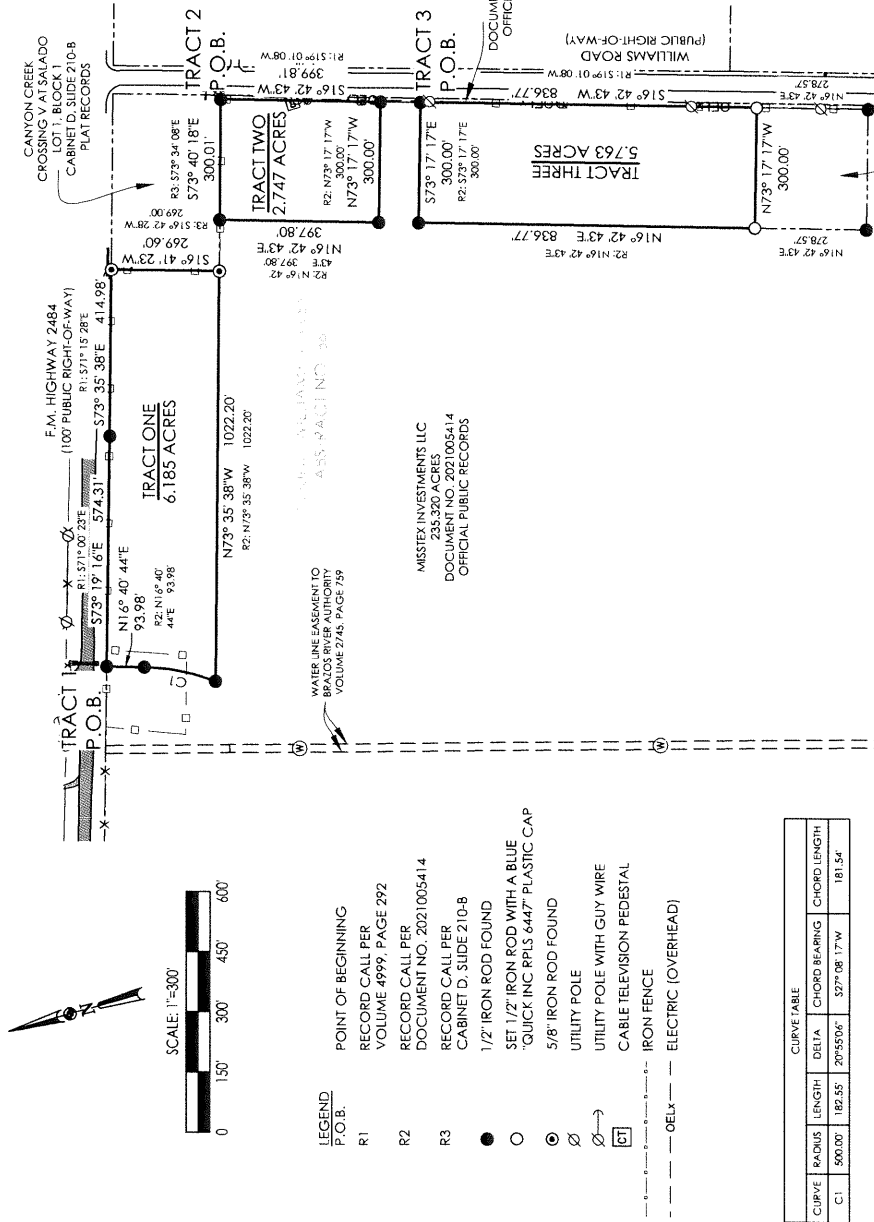


TRACT THREE  
SURVEY SHOWING A 5.763 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 5.763 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY TEXAS.

- NOTES:
- 1) FIELD WORK PERFORMED ON: MARCH 14, 2021
- 2) OWNER: CAMPBELL BRANCH INVESTMENTS LLC
- 3) ADDRESS: F.M. HIGHWAY 2484 & WILLIAMS ROAD, SALADO, TEXAS
- 4) SUBJECT: FLOOD INSURANCE RATIO MAP FOR THE PROPERTY LIES IN ZONE "X"
- 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, ALL EASEBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) ANY OTHER NOTES DESCRIBING THE TRACT ARE PREPARED BY A SEPARATE DOCUMENT.
- 7) ACCORDING TO THE 2019 FLOOD DAMAGE PREVENTION RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48007/CDS#, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE "X". WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING FLOOD INSURANCE. PARTICIPANTS IN THE PROGRAM DO NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES. THEREFORE, THIS STATEMENT DOES NOT IMPLY THAT THE FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREIN WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR BASED ON NEW INFORMATION AND CONDITIONS CHANGE. HIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 8) ONLY APARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- 9) THIS SURVEY IS FOR GENERAL INFORMATION PURPOSES ONLY. IT DOES NOT HAVE NOR WILL IT HAVE NOR BE DETAILLED IN THEIR ENTIRETY.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

DATE: APRIL 8, 2021  
 TRAVIS LOUCKSALL  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6447  
 JOB NO. 20-2048.1



CAMPBELL RANCH INVESTMENTS LLC  
REMAINING PORTION OF CALLED 266.527  
ACRES VOLUME 4999, PAGE 292  
OFFICIAL PUBLIC RECORDS

| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE       | RADIUS  | LENGTH  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C-1         | 500.00' | 182.55' | 20°55'04" | S27°08'17"W   | 181.54'      |

**Quick Inc.**  
Land Surveying, Land Planning, Consulting,  
Firm: 10194104 512-915-4950  
1430 N. Robertson Road, Salado, Texas 76571



Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

**TRACT ONE**

**FIELD NOTES FOR A 6.185 ACRE TRACT OF LAND:**

**BEING A 6.185 ACRE TRACT OF LAND**, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 6.185 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 6.185 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod located in the southwest right-of-way line of F.M. Highway 2484, being an exterior corner of the remainder of said 266.527 acre tract, an exterior corner of that certain 235.320 acre tract of land recorded in Document No. 2021005414, Official Public Records, Bell County, Texas, said point being the northernmost corner of the herein described tract of land;

Thence, with the southwest right-of-way line of F.M. Highway 2484, the northeast lines of the remainder of said 266.527 acre tract, the following two (2) courses and distances:

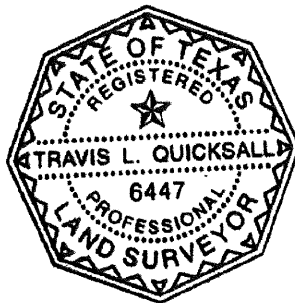
1. **S 73° 19' 16" E**, a distance of **574.31'** (Record per Vol. 4999, Pg. 292: S 71° 00' 23" E), to a 1/2" iron rod located for an angle point of the herein described tract of land;
2. **S 73° 35' 38" E**, a distance of **414.98'** (Record per Vol. 4999, Pg. 292: S 71° 15' 28" E), to a 5/8" iron rod located in the southwest right-of-way line of F.M. Highway 2484, being an exterior corner of the remainder of said 266.527 acre tract, the northernmost corner of that called Lot 1, Block 1, of Canyon Creek Crossing V at Salado, according to the plat of record in Cabinet D, Slide 210-B, Plat Records, Bell County, Texas, said point being the easternmost corner of the herein described tract of land;

3. **Thence**, departing the southwest right-of-way line of F.M. Highway 2484, with a southeast line of the remainder of said 266.527 acre tract, the northwest line of said Lot 1, Block 1, **S 16° 41' 23" W**, a distance of **269.60'** (Record per Cab. D, Sl. 210-B: S 16° 42' 28" W, a distance of 269.00'), to a 5/8" iron rod located for an exterior corner of the remainder of said 266.527 acre tract, the westernmost corner of said Lot 1, Block 1, being an angle point of said 235.320 acre tract, said point being the southernmost corner of the herein described tract of land;

Thence, with the common boundary lines of the remainder of said 266.527 acre tract and said 235.320 acre tract, the following three (3) courses and distances:

4. **N 73° 35' 38" W**, a distance of **1022.20'** (Record per Doc. No. 2021005414: N 73° 35' 38" W, a distance of 1022.20'), to a 1/2" iron rod located for the westernmost corner of the herein described tract of land and being the beginning of a non-tangent curve to the left;
5. with said curve to the left containing a radius of 500.00, a central angle of 020°55'06", a chord which bears N 27° 08' 17" E, a chord distance of 181.54', a total **curve length** of **182.55'**, to a 1/2" iron rod located for a point of tangency of the herein described tract of land;
6. **N 16° 40' 44" E**, a distance of **93.98'** (Record per Doc. No. 2021005414: N 16° 40' 44" E, a distance of 93.98') to the **POINT OF BEGINNING** containing **6.185 acres** of land.

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



  
Travis L. Quicksall RPLS #6447  
Date: 04/08/2021  
Job #20-2048.1



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1430 N. Robertson Road, Salado, Texas 76571

**TRACT TWO**

**FIELD NOTES FOR A 2.747 ACRE TRACT OF LAND:**

**BEING A 2.747 ACRE TRACT OF LAND**, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 2.747 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 2.747 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

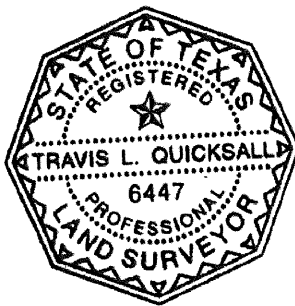
**BEGINNING** at a 1/2" iron rod located in the northwest right-of-way line of Williams Road, being the northwest corner of that called 0.630 acre tract of land deeded to Bell County, recorded in Document No. 2019-00010733, Official Public Records, Bell County, Texas, being an exterior corner of the remainder of said 266.527 acre tract, being in the southwest line of that called Lot 1, Block 1, of Canyon Creek Crossing V at Salado, according to the plat of record in Cabinet D, Slide 210-B, Plat Records, Bell County, Texas, said point being the easternmost corner of the herein described tract of land;

1. **Thence**, with the northwest right-of-way line of Williams Road, a northwest line of said 0.630 acre tract, a southeast line of the remainder of said 266.527 acre tract, **S 16° 42' 43" W**, a distance of **399.81'** (Record per Vol. 4999, Pg. 292: N 73° 17' 17" W), to a 1/2" iron rod located in the northwest right-of-way line of Williams Road, a northwest line of said 0.630 acre tract, being an exterior corner of the remainder of said 266.527 acre tract, an exterior corner of that certain 235.320 acre tract of land recorded in Document No. 2021005414, Official Public Records, Bell County, Texas, said point being the southernmost corner of the herein described tract of land;

Thence, departing the northwest right-of-way line of Williams Road, with the common boundary lines of the remainder of said 266.527 acre tract and said 235.320 acre tract, the following two (2) courses and distances:

2. **N 73° 17' 17" W**, a distance of **300.00'** (Record per Doc. No. 2021005414: N 73° 17' 17" W, a distance of 300.00'), to a 1/2" iron rod located for an interior corner of the herein described tract of land;
3. **N 16° 42' 43" E**, a distance of **397.80'** (Record per Doc. No. 2021005414: N 16° 42' 43" E, a distance of 397.80'), to a 1/2" iron rod located for an exterior corner of the remainder of said 266.527 acre tract, an exterior corner of said 235.320 acre tract, being in the southwest line of said Lot 1, Block 1, said point being the northernmost corner of the herein described tract of land;
4. **Thence**, with a northeast line of the remainder of said 266.527 acre tract, the southwest line of said Lot 1, Block 1, **S 73° 40' 18" E**, a distance of **300.01'** (Record per Cab. D, Sl. 210-B: S 73° 34' 08" E), to the **POINT OF BEGINNING** containing **2.747 acres** of land.

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



  
Travis L. Quicksall    RPLS #6447  
Date: 04/08/2021  
Job #20-2048.2



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1430 N. Robertson Road, Salado, Texas 76571

**TRACT THREE**

**FIELD NOTES FOR A 5.763 ACRE TRACT OF LAND:**

**BEING A 5.763 ACRE TRACT OF LAND**, LOCATED IN THE YOUNG WILLIAMS, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 5.763 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 5.763 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod located in the northwest right-of-way line of Williams Road, a northwest line of that called 0.630 acre tract of land deeded to Bell County, recorded in Document No. 2019-00010733, Official Public Records, Bell County, Texas, being an exterior corner of the remainder of said 266.527 acre tract, an exterior corner of that certain 235.320 acre tract of land recorded in Document No. 2021005414, Official Public Records, Bell County, Texas, said point being the easternmost corner of the herein described tract of land;

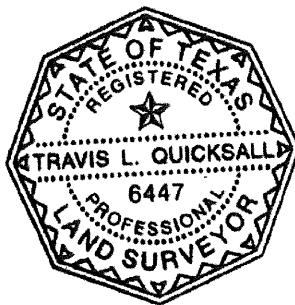
1. **Thence**, with the northwest right-of-way line of Williams Road, a northwest line of said 0.630 acre tract, a southeast line of the remainder of said 266.527 acre tract, **S 16° 42' 43" W**, a distance of **836.77'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in the northwest right-of-way line of Williams Road, a northwest line of said 0.630 acre tract, a southeast line of the remainder of said 266.527 acre tract, said point being the southernmost corner of the herein described tract of land which bears N 16° 42' 43" E, a distance of 278.57' from a 1/2" iron rod located in the northwest right-of-way line of Williams Road for a common corner of the remainder of said 266.527 acre tract and said 235.320 acre tract;

2. **Thence**, departing the northwest right-of-way line of Williams Road, across the remainder of said 266.527 acre tract, **N 73° 17' 17" W**, a distance of **300.00'**, to a 1/2" iron rod with a blue "QUICK INC RPLS 6447" plastic cap set in a northwest line of the remainder of said 266.527 acre tract, a southeast line of said 235.320 acre tract, said point being the westernmost corner of the herein described tract of land which bears N 16° 42' 43" E, a distance of 278.57' from a 1/2" iron rod located for a common corner of the remainder of said 266.527 acre tract and said 235.320 acre tract;

Thence, with the common boundary lines of the remainder of said 266.527 acre tract and said 235.320 acre tract, the following two (2) courses and distances:

3. **N 16° 42' 43" E**, a distance of **836.77'** (Record per Doc. No. 2021005414: N 16° 42' 43" E), to a 1/2" iron rod located for the northernmost corner of the herein described tract of land;
4. **S 73° 17' 17" E**, a distance of **300.00'** (Record per Doc. No. 2021005414: S 73° 17' 17" E, a distance of 300.00'), to the **POINT OF BEGINNING** containing **5.763 acres** of land.

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



  
Travis L. Quicksall      RPLS #6447  
Date: 04/08/2021  
Job #20-2048.3

## **BOARD OF ALDERMEN**

### **NOTICE OF PUBLIC HEARINGS**

The Board of Aldermen of the Village of Salado, Texas will hold a public hearing in the Village's Municipal Building at 301 N. Stagecoach Road, Salado, Texas at 6:00 p.m. on Thursday, August 20, 2026 for the purpose of receiving public comments on the proposed initiation of annexation proceedings of the following generally-described area of land. Notice is hereby given of the following public hearing that will be held at the time and place listed above, to-wit:

A 40.000 acre tract of land, located in the Young Williams Survey, Abstract No. 861, Bell County, Texas, said 40.000 acre tract, being a portion of that certain 235.320 acre tract of land recorded in Document No. 2021005414, Official Public Records, Bell County, Texas;

A 6.185 acre tract of land, located in the Young Williams Survey, Abstract No. 861, Bell County, Texas, said 6.185 acre tract, being a remaining portion of that called 266.527 acre tract of land recorded in Volume 4999, Page 292, Official Public Records, Bell County, Texas;

A 2.747 acre tract of land, located in the Young Williams Survey, Abstract No. 861, Bell County, Texas, said 2.747 acre tract, being a remaining portion of that called 266.527 acre tract of land recorded in Volume 4999, Page 292, Official Public Records, Bell County, Texas; and

A 5.763 acre tract of land, located in the Young Williams Survey, Abstract No. 861, Bell County, Texas, said 5.763 acre tract, being a remaining portion of that called 266.527 acre tract of land recorded in Volume 4999, Page 292, Official Public Records, Bell County, Texas.

The above-described property is more particularly described in the maps and materials related to the above referenced annexation, which are available for inspection at the Municipal Building at 301 N. Stagecoach Road, Salado, Texas and will be available at the public hearing.

Village of Salado Municipal Building  
301 North Stagecoach Road  
Salado, Texas  
Minutes of Regular Meeting of Board of Aldermen  
February 20, 2025, at 6:30 p.m.

The Board of Aldermen meeting was called to order at 6:30 p.m. by Mayor Henry.  
*The meeting was conducted in person and on YouTube.*

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

Board Members Present: Mayor Bert Henry, Mayor Pro Tem Rodney Bell, Alderman Zach Hurst, Alderman Michael MacDonald, and Alderman D. Jasen Graham.

Staff Present: Village Administrator Manuel De La Rosa, Police Chief Allen Fields, Marketing and Tourism Manager Deanna Whitson and City Planner Gina Pence.

**1. PUBLIC COMMENTS**

No public comments.

**2. CONSENT AGENDA**

(A) APPROVAL OF THE MINUTES OF FEBRUARY 6, 2025, REGULAR BOARD OF ALDERMEN MEETING

(B) ACCEPTANCE OF LENNOX J. ALFRED'S LETTER OF RESIGNATION FROM THE PLANNING AND ZONING COMMISSION

(C) ACCEPTANCE OF THE POLICE DEPARTMENT MONTHLY REPORT

No public comments. Motion made by Alderman Graham to approve the Consent Agenda items as written. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

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

None

**4. VILLAGE ADMINISTRATOR'S REPORT**

Sales tax collection update.

**5. DISCUSSION AND POSSIBLE ACTION**

(A) DISCUSSION AND POSSIBLE ACCEPTANCE OF THE FISCAL YEAR

2023-2024 ANNUAL AUDIT REPORT (PHIL VAUGHAN, CPA,  
ARMSTRONG, VAUGHAN & ASSOCIATES, P.C.)

Annual audit report reported as accurate. No findings of compliance issues or irregularities. Public comments made by Jim Boynton and Larry Michaels.

Motion made by Alderman MacDonald to accept the Fiscal Year 2023-2024 Annual Audit Report as presented. Seconded by Mayor Pro Tem Bell. All accepted and motion carried by a vote of four in favor, none opposed.

- (B) DISCUSSION AND POSSIBLE ACTION ON APPROVING A DEVELOPMENT AGREEMENT WITH THE SALADO INDEPENDENT SCHOOL DISTRICT TO CODIFY THE ANNEXATION SCHEDULE OF 54.695-ACRES OF PROPERTY LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE VILLAGE AND LOCATED AT THE INTERSECTION OF WILLIAMS ROAD AND FM 2484.

Public comments made by Daryl Street. Motion made by Alderman Graham to approve the agreement as written. Seconded by Alderman Hurst. All approved and motion carried by a vote of four in favor, none opposed.

- (C) DISCUSSION AND POSSIBLE ACTION ON RESOLUTION NO. 2025-02, A RESOLUTION OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS, APPROVING AN AGREEMENT BETWEEN THE VILLAGE AND THE SALADO MUSEUM & COLLEGE PARK FOR PROGRAMMING SERVICES; AUTHORIZING THE VILLAGE ADMINISTRATOR TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

No public comments. Motion made by Alderman MacDonald to approve Resolution No. 2025-02 as written. Seconded by Mayor Pro Tem Bell. Motion carried by a vote of three in favor, with one abstention by Alderman Graham.

- (D) DISCUSSION AND POSSIBLE ACTION ON STAGECOACH INN'S SUBMISSION OF THE 2025 ANNUAL BUDGET AND PLAN IN ACCORDANCE WITH THE STAGECOACH ECONOMIC DEVELOPMENT PROGRAM AGREEMENT APPROVED ON JULY 2, 2024.

No public comments. Motion made by Alderman Hurst to approve as written. Seconded by Alderman Graham. All approved and motion carried by a vote of four in favor, none opposed.

- (E) DISCUSSION AND POSSIBLE ACTION ON APPROVING THE RELEASE AND TERMINATION OF TEMPORARY TURNAROUND EASEMENT MADE BY BILLIE HANKS JR., TRUSTEE OF THE HANKS-CABINESS CHRISTIAN TRUST, DATED MAY 20, 2005, AND AMENDED MAY 26, 2005, AND NOVEMBER 13, 2009.

Motion made by Mayor Pro Tem Bell to table discussion until March 20, 2025 Regular Board Meeting. Seconded by Alderman Graham. Motion to table discussion until March 20, 2025 Regular Board Meeting carried by a vote of four in favor, none opposed.

(F) DISCUSSION AND POSSIBLE ACTION ON FINAL PLAT OF SALADO SANCTUARY, NORTH TRACT, LOCATED ON THE EASTERN SIDE OF IH-35, NEAR THE INTERSECTION OF SOUTH MAIN STREET AT FM 2268. Motion made by Mayor Pro Tem Bell to table discussion until March 20, 2025 Regular Board Meeting. Seconded by Alderman Hurst. Motion to table discussion until March 20, 2025 Regular Board Meeting carried by a vote of four in favor, none opposed.

(G) DISCUSSION AND POSSIBLE ACTION ON APPROVING AN AMENDED PERFORMANCE AGREEMENT WITH THE SANCTUARY DEVELOPMENT COMPANY, LLC FOR THE SALADO SANCTUARY PHASE 1B PROJECT WITH AN AMENDED COMPLETION DATE OF MARCH 30, 2025, AND FISCAL SECURITY IN THE AMOUNT OF \$130,952.35. No public comments. Motion made by Alderman Graham to approve amended agreement contingent on receipt of signed documents from developer or developer's representative. Seconded by Mayor Pro Tem Bell. Motion carried by a vote of four in favor, none opposed.

(H) DISCUSSION AND POSSIBLE ACTION ON APPROVING ORDINANCE NO. 2025-08, AN ORDINANCE OF THE VILLAGE OF SALADO, TEXAS GRANTING CELTS INTERNATIONAL, LLC. CERTAIN POWERS, LICENSES, PRIVILEGES AND A FRANCHISE TO OPERATE AND MAINTAIN A WASTEWATER UTILITY SYSTEM WITHIN THE VILLAGE; TO USE THE STREETS, AVENUES, EASEMENTS, RIGHT-OF-WAY, ALLEYS, HIGHWAYS, SIDEWALKS, AND BRIDGES IN SAID VILLAGE; PRESCRIBING CERTAIN RIGHTS, DUTIES, TERMS AND CONDITIONS; PROVIDING FOR THE PAYMENT TO THE VILLAGE OF A PERCENTAGE OF ITS TOTAL BILLED WASTEWATER USAGE; PROVIDING FOR ACCEPTANCE; AND PROVIDING FOR CERTAIN RELATED MATTERS. No public comments. Motion made by Mayor Pro Tem Bell to approve Ordinance 2025-08 as written. Seconded by Alderman Graham. Motion carried by a vote of four in favor, none opposed.

(I) DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF THE CLYDESDALES PARADE BY JACK HILLIARD DISTRIBUTING COMPANY ON SATURDAY, MARCH 15, 2025, AT ABOUT 2:00 P.M. ON MAIN STREET, STARTING AT THE SALADO INDEPENDENT SCHOOL DISTRICT'S ADMINISTRATION BUILDING PARKING LOT TO WESTERN END OF COLLEGE HILL. No public comments. Motion made by Alderman Hurst to approve as written. Seconded by Mayor Pro Tem Bell. Motion carried by a vote of four in favor, none opposed.

(J) DISCUSSION AND POSSIBLE ACTION ON THE REQUEST FROM THE TEXAS PACKARD GROUP, A CAR CLUB, FOR A POLICE ESCORT ON APRIL 5, 2025.

No public comments. Motion made by Alderman Hurst to approve police escort from Holiday Inn to Main Street. Seconded by Alderman Graham. Motion carried by vote of four in favor, none opposed.

(K) DISCUSSION AND POSSIBLE ACTION ON THE REQUEST FROM THE HEART OF TEXAS CORVETTE CLUB (HOTCC) TO RESERVE PARKING SPACES ON MARCH 6, 2025, FROM 5:00 P.M. TO 7:30 P.M.

No public comments. Motion made by Mayor Pro Tem Bell to approve Request COA 1 or 2 at the club's discretion. Seconded by Alderman MacDonald. Motion passed with a vote of three in favor, with one abstention.

(L) DISCUSSION AND POSSIBLE ACTION ON ACCEPTANCE OF THE FINANCIAL REPORTS ENDING JANUARY 31, 2025.

No public comments. Motion made by Alderman Graham to accept financial reports ending in January 31, 2025, as presented. Seconded by Mayor Pro Tem Bell. Motion passed with a vote of four in favor, none opposed.

(M) DISCUSSION AND POSSIBLE ACTION ON PARKING ISSUES AND GENERAL SAFETY CONCERNS ON ROYAL STREET BY THE VILLAGE'S LIFT STATION AND AT THE INTERSECTION OF MAIN STREET AT ROYAL STREET.

Public comment made by Graydon Hill. No action was taken.

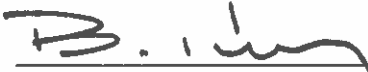
(N) DISCUSSION AND POSSIBLE ACTION DISAPPROVING OF THE PETITION FOR RELEASE OF AREA FROM THE EXTRATERRITORIAL JURISDICTION FROM PETITIONER GLENDA HILL PERTAINING TO A 5.129-ACRE TRACT OF LAND DUE TO A DEFECTIVE PETITION THAT IS NON-COMPLIANT WITH TEXAS LOCAL GOVERNMENT CODE, CHAPTER 42, SUBCHAPTER D.

Public comment made by Jim Boynton. Motion made by Alderman Hurst to disapprove petition of release as written. Seconded by Mayor Pro Tem Bell. Motion passed with a vote of four in favor, none opposed.

## **6. ADJOURNMENT**

Mayor Henry called the meeting adjourned at 8:25 p.m.

Approved:

  
Bert Henry, Mayor

Attest:

  
Teresa Spinks, Assistant City Secretary

**PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS**

TO THE MAYOR OF THE BOARD OF ALDERMEN OF THE VILLAGE OF SALADO, TEXAS:

The undersigned owners of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three qualified voters reside, petition your honorable Body to extend the present city limits so as to include as part of the Village of Salado, Texas, the following described territory, to wit:

A 40.00 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID 40.000 ACRE TRACT. BEING A PORTION OF THAT CERTAIN 235.320 ACRE TRACT OF LAND RECORDED IN DOCUMENT 1'0. 2021005414, OFFICIAL PUBLIC RECORDS. BELL COUNTY, TEXAS.

A 6.185 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 6.185 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

A 2.747 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 2.7 47 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS;

A 5.763 ACRE TRACT OF LAND, LOCATED IN THE YOUNG WILLIAMS, ABSTRACT NO. 861, BELL COUNTY, TEXAS; SAID 5.763 ACRE TRACT, BEING A REMAINING PORTION OF THAT CALLED 266.527 ACRE TRACT OF LAND RECORDED IN VOLUME 4999, PAGE 292, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS

We certify that the above described tract of land is contiguous and adjacent to Village of Salado, Texas, and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

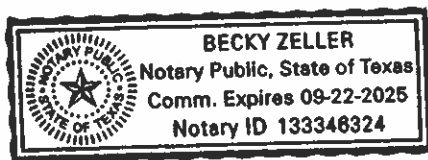
Signed: \_\_\_\_\_

THE STATE OF TEXAS

COUNTY OF Bell

BEFORE ME, the undersigned authority, on this day personally appeared Michael Wooten, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 31<sup>st</sup> day of January, 2025



Becky Zeller  
Notary Public in and for  
Bell County, Texas.