



**NOTICE OF AGENDA
GRANITE SHOALS CITY COUNCIL
REGULAR CALLED MEETING**

TUESDAY, JUNE 10, 2025 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

MINUTES

1. Call to Order/ Roll Call/ Welcome

Invocation

- Pastor Jackie English

Pledge of Allegiance, Pledge to Texas Flag

2. Citizen Comments

- Peter Hutnick - 1547 Ridge Valley, Granite Shoals - City Parks-Useability and Funding; boat launch fees should be used to maintain boat dock, park upkeep and drainage concerns.
- Phil Ort - 500 Timberhill Dr, Granite Shoals - Not in support of a pavilion at Timberhill Park.
- Michele Landfield - 131 W Bluebriar, Granite Shoals - Item 7c. grant application for Lakeview Park
- Stan Schmer - 1009 Mods Down, Granite Shoals - Granite Mountain Center/Proposed commercial project. Mr. Schmer is frustrated with the permit process and timeline. He provided information packets to the Council for review during the Executive Session.

3. Items of Community Interest

1. June 19th - City offices closed for Juneteenth
2. June 20th & 21st - Battle of the Badges BBQ Cook-off @ Quarry Park

4. Presentations

4.a. Discuss and consider legislative updates from the City Attorney.

- Session Overview:

- Legislative session ended June 2, 2025. Governor Abbott has until June 22 to sign or veto bills.
- Fewer “city-detrimental” bills passed compared to previous sessions, but many remain pending the governor’s decision.
- Significant Bills Discussed:
 - Senate Bill 1844 – Deannexation:
 - Effective Sept 1, 2025; allows property owners, even of single lots, to petition for removal from city limits if the city fails to provide water/sewer where it does so elsewhere.
 - Not expected to affect Granite Shoals due to reliance on septic and lack of citywide sewer.
 - House Bill 2464 – Home-Based Businesses:
 - Would define “no impact home business” (minimal traffic/noise, not visible from the street).
 - Prohibits cities from banning such uses.
 - Granite Shoals may need to review zoning to ensure compliance if enacted.
 - Senate Bill 785 – Manufactured Housing:
 - Would require cities to have at least one zoning district allowing new manufactured homes.
 - City believed to already be compliant, but verification needed.
 - House Bill 2028 – Open Meetings Act Revision:
 - Changes 72-hour agenda posting requirement to 3 business days.
 - Adds requirements for budget transparency (publish draft budget and taxpayer impact statement online).
 - Not effective until Sept 1, 2025; will primarily affect future meeting scheduling and budget posting.
 - House Bill 762 – Severance Pay Limits:
 - Would prohibit severance pay exceeding 20 weeks for public employees, effective for new contracts after Sept 1.
 - Senate Bill 1883 – Impact Fees:
 - Would require 2/3 council vote to adopt impact fees; restricts updates to a minimum of every 3 years.
 - Property Tax-Related Bills:
 - A variety of changes to homestead and senior exemptions, many requiring public vote in November 2025.
 - Concerns about decreased tax revenue for cities and uncertainty about state compensation for lost revenue.
- Bills That Did Not Pass:
 - The “Death Star” preemption bill empowering the Attorney General to strip municipal authority.

- Blanket legalization of accessory dwelling units citywide.
- Cap on franchise fees for solid waste (would have reduced city revenue).
- Prohibiting cities from hiring lobbyists.
- Forcing all local elections to November.
- Restrictions on city enforcement of subdivision regulations in extraterritorial jurisdictions.
- Follow-up: Legislative seminar by TML (June 12–13) to be attended by city attorney; June 24th council meeting may include further updates.

5. Reports

5.a. Department Reports

6. Consent Agenda

6.a. Discuss and consider approval of meeting minutes from May 13, 2025.

- Moved by Steve Hougen; seconded by Judy Salvaggio to Approve consent agenda items 6.a and 6.b.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
- Voting Against: None

6.b. Discuss, consider, and take appropriate action regarding the Contract for Election Services and Joint Election Agreement with Burnet County for 2025-2026.

7. Action Items

7.a. Discuss, consider, and take appropriate action regarding bids for ribbon curb and trail proposal.

- Moved by Steve Hougen; seconded by Mike Pfister to approve the \$265,972 bid from Gage & Cade Construction for a four-foot-wide sidewalk on Phillips Ranch Road (Hungry Dog to Bucks/Valero), pending surveys and easement verification.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
- Voting Against: None

- Future uses for remaining funds will be discussed at a later date.

7.b. Discuss, consider, and take appropriate action regarding a bid for and construction of a pavilion at Timberhill Park.

- Funding: \$20,000 residual from Lot 51 property sale, restricted for Timber Hill Park use.
- Initial proposal: 20'x30' pavilion costing \$13,680 (plus 20% contingency for aging quote).
- Council acknowledged public comment concerns about size and location.
- Parks Committee and stakeholders to re-examine location, size, and impact, with additional analysis of maneuverability for boat trailers.

- Moved by Steve Hougen; seconded by Brian Edwards to Table.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
- Voting Against: None

7.c. Discuss, consider, and take appropriate action regarding possible submission of an LCRA Community Grant application for a pavilion and fishing pier at Lakeview Park.

- The Parks Committee has reviewed and approved the proposal for the installation of a T-shaped fishing pier at Lakeview Park. They are currently pursuing funding opportunities to support this project. The Parks Committee is eager to commence construction at the earliest opportunity. Additionally, there is interest in including a small pavilion as part of the development. Michelle Landfield and Shirley King have arranged for several contributions of volunteer work and in-kind support, significantly minimizing associated costs.
- Size and dimensions of the pavilion were discussed.
- Sarah Novo noted the City has sent the master plan as well as the proposals that we've received from the contractor to the LCRA for review.

- Moved by Mike Pfister; seconded by Judy Salvaggio to Authorize the City to

apply for the LCRA Grant.

- Motion Passed: 7 - 0
 - Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
 - Voting Against: None
- Mayor Munos moved items 7.d and 7.e to be discussed after the Executive Session.

7.d. Discuss, consider, and take appropriate action regarding proposed Ordinance 873: Amendment to Utilities Ordinance to adopt regulations for sanitary control easements for public water supply wells

- Moved by Steve Hougen; seconded by Judy Salvaggio to adopt Ordinance 873 with revisions to apply to current and future city-owned water wells.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
- Voting Against: None

7.e. Discuss, consider, and take appropriate action regarding proposed Ordinance 874: Amendment to Utilities Ordinance to adopt service requirements for utility customers outside of City limits

- Moved by Steve Hougen; seconded by Brian Edwards to adopt Ordinance 874: Amendment to the utility ordinance to adopt service requirements for utility customers outside of the City limits.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
- Voting Against: None

7.f. Discuss, consider, and take appropriate action regarding TRC change order for additional work by McDonald Electric for the WTP generator.

- The generator grant the City received for the water treatment plant project was initially planned with the transformer installed in a specific location. However, once PEC personnel arrived on-site and began their work, they determined that the current placement of the transformer next to the building was too congested to allow for proper maintenance access. As a result, they requested that the transformer be relocated adjacent to the street, closer to the

generator. This modification resulted in a change order totaling \$106,200.

- Moved by Steve Hougen; seconded by Catherine Bell to accept the TRC change order for additional work by McDonald Electric for the WTP generator.
- Motion Passed: 7 - 0
- Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
- Voting Against: None

8. Executive Session (Closed to the Public)

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

- The Council adjourned to Executive Session at 7:27pm.
- The Council reconvened to Open Session at 8:22pm.
 - No action was taken in the Executive Session.

8.a. Executive Session – Enter into executive session to consult with attorney to seek advice on legal matters pursuant to Texas Government Code Section 551.071 and to deliberate the sale of real property pursuant to Texas Government Code Section 551.072. No action will be taken in the executive session; action, if any, will be taken in open session.

a. Discuss Hoover Valley Water Assets.

8.b. Executive Session – Enter into executive session regarding economic development negotiations for business prospects the City seeks to have, locate, stay, or expand within the City pursuant to Texas Government Code Section 551.087. No action will be taken in the executive session; action, if any, will be taken in open session.

a. Discuss Granite Mountain Development

9. Future Agenda Items

1. Timber Hill Pavilion:

- Parks Committee and relevant citizens to reassess site/size, including in-person

- trailer maneuvering and parking review.
- Return with updated recommendations.

2. Legislative Tracking:

- City attorney to provide a follow-up update (June 24) after governor's bill deadlines and TML seminar.

3. Ordinance Reviews:

- Council to review boating/launch fee ordinances, including for rental "livery" operations.
- Fill areas fund allocation (Lot 56/fill area proceeds)

4. Review P&Z and BOA Commission appointments/renewals as required by the City Charter.

- Address absenteeism on committees

5. Budget Calendar:

Staff to present preliminary budget workshop/approval dates for council scheduling.

10. Adjournment

- Moved by Catherine Bell; seconded by Judy Salvaggio to adjourn.
- Mayor Munos adjourned the meeting at 8:29pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of June 10, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____