



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

TUESDAY, OCTOBER 14, 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

AGENDA

Livestream:<https://youtube.com/live/raZ6WkKWnZs?feature=share>

1. Call to Order/ Roll Call/ Welcome

Invocation

Pledge of Allegiance, Pledge to Texas Flag

2. Citizen Comments

In accordance with the Open Meetings Act, City Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

3. Items of Community Interest

October 31st ~ Trunk or Treat 6pm-8pm

October 28th - 31st ~ TML Conference

November 1st - 30th ~ Fill the Boat Toy Drive

November 4th ~ Election Day

November 8th ~ Christmas Outreach BBQ

November 11th ~ Closed in honor of Veteran's Day

November 15th ~ City Wide Clean-Up

November 22nd ~ Santa Dash & Tree Lighting

November 27th - 28th ~ Closed for Thanksgiving Break

4. Presentations

4.a. Employee Recognition

5. Reports

5.a. Property Maintenance Update

5.b. Chapter 40 Workgroup Update

5.c. Report on AquaTex facility upgrade.

5.d. September Department Reports

6. Consent Agenda

- 6.a. Discuss and consider approval of meeting minutes from September 23, 2025.

7. Action Items

- 7.a. Discuss, consider, and take appropriate action regarding the engagement letter for Brooks Watson & Co., certified public accountants, to perform the City's audit as of year-end September 30, 2025.
- 7.b. Discuss, consider, and take appropriate action regarding the adoption of proposed Ordinance 733-B: Deer Management Program Amendment.
- 7.c. Discuss, consider, and take appropriate action regarding the finance options for the new fire engine.
- 7.d. Discuss, consider and take possible action to authorize the transfer of funds from the Street Maintenance Sales Tax Fund to the Capital Fund, and authorize the City Manager to execute the purchase order agreement for the purchase of street maintenance and repair equipment.
- 7.e. Discuss, consider and take possible action to authorize the City Manager to negotiate and execute an agreement with Verdunity for the preparation of the Comprehensive Plan Update, with a total cost not to exceed that which is budgeted in the FY26 budget.

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).

- 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.

9. Future Agenda Items

10. Adjournment

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before October 7, 2025. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Dawn Wright, City Secretary



**This Notice and Meeting Agenda, and the Agenda Packet, are posted online
at www.graniteshoals.org**



City Council

STAFF REPORT

Subject: Update on Property Maintenance Workgroup and Code Enforcement

Date: October 14, 2025

Background:

In response to Council direction and community concerns, staff established a Property Maintenance Workgroup earlier this year. The purpose of the workgroup is to review current ordinances, identify gaps, and recommend updates to strengthen the City's ability to address nuisance properties, safety hazards, and quality-of-life concerns.

Following this review, Council adopted a series of updated ordinances that clarified maintenance responsibilities, strengthened enforcement tools, and established clear expectations for property upkeep.

Current Stats:

The Property Maintenance Workgroup has been meeting regularly and has completed the following tasks:

- **Ordinance Updates:** Adopted revisions to sections governing weeds, junk vehicles, refuse, and outdoor storage. These updates provide clearer standards and remove ambiguities that previously complicated enforcement.
- **Code Enforcement Support:** The updated ordinances give our Code Enforcement Officer stronger authority to issue notices and citations when properties fail to comply, and provide clearer timelines for corrective action.
- **Community Outreach:** Staff have developed communication pieces to help residents better understand the new requirements and encourage voluntary compliance before enforcement is necessary.
- **Tracking and Data:** A case management process has been implemented to track complaints, inspections, and outcomes, helping us measure progress and improve accountability.

Impact:

Since the adoption of the updated ordinances:

- Code Enforcement has reported quicker resolution times, as property owners now have less opportunity to dispute vague language.
- Several long-standing nuisance cases have been successfully resolved using the new tools.
- Voluntary compliance has increased, with many residents responding positively once expectations were clarified.
- The workgroup continues to review feedback from both the community and staff to refine processes and identify additional improvements.

Next Steps:

- Continue monitoring the effectiveness of the updated ordinances and bring forward recommendations as needed.
- Explore additional opportunities for education and outreach to encourage voluntary compliance.
- Provide Council with semi-annual updates on property maintenance and code enforcement outcomes.

Recommendation:

This report is provided for informational purposes. No action is required at this time. Staff will continue to work with the Property Maintenance Workgroup and Code Enforcement team to ensure consistent application of the updated ordinances and to bring back recommendations for further improvements as needed.



GRANITE SHOALS POLICE DEPARTMENT



MONTHLY STATISTICS REPORT

SEPTEMBER 2025

TOTAL CALLS FOR SERVICE

1404



TRAFFIC STOPS

386



CITATIONS

102



WARNINGS

286

MOTOR VEHICLE COLLISIONS

8



ARRESTS

18



AVERAGE RESPONSE TIME

3:03



LAST YEARS COMPARISON

SEPTEMBER 2024

TOTAL CALLS FOR SERVICE

1319

TRAFFIC STOPS

265

CITATIONS

83



WARNINGS

201

MOTOR VEHICLE COLLISIONS

8

ARRESTS

12

AVERAGE RESPONSE TIME

3:06

UNIFORMED CRIME REPORTING (UCR) OFFENSES REPORTED & CLEARED

UCR OFFENSES REPORTED

1

UCR OFFENSES CLEARED

2

TOTAL TIME OF SERVICE

139

YEARS

10

MONTHS

**TOTAL TRAINING HOURS
FOR THE MONTH**

152

ANIMAL CALLS

VCO ANIMALS

34



HOUSED ANIMALS

8

CITATIONS

0

WARNINGS

1



ANIMAL CALLS

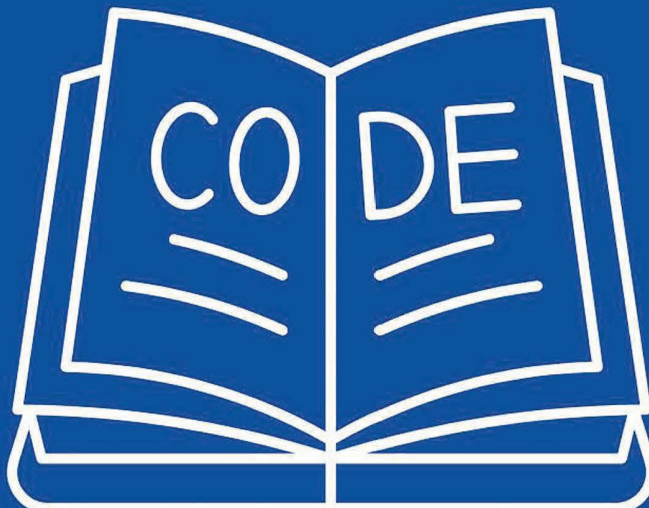
47

TAKEN TO HUMANE SOCIETY

6

CODE ENFORCEMENT

VIOLATION TYPE	Junked Vehicle	Property Maintenance	House Numbers	Dilapidated Structure	Misc. Zoning Viol	RV Permit/Storage
ORDINANCE #	605	511	409	613	CHAPTER 40	40-30
NEW VIOLATIONS	7	21	1	1	6	1
EXTENDED	8	10	1	1	3	3
CLOSED VIOL	9	20	1	2	8	0
COURT	3	8	0	0	8	0
CLOSED YTD	137	216	14	11	82	12
OPEN YTD	53	99	4	5	41	6





Public Works Department – Monthly Report

September 2025

The Public Works Department is pleased to provide the following summary of activities and accomplishments for the month of September 2025:

Major Projects

- **Drainage Improvements:** Crews completed jetting operations, replaced culverts, and cleaned and re-dug multiple drainage ditches to enhance stormwater flow and reduce roadway flooding.
-

Maintenance & Operations

- **Mowing and Vegetation Management:** Completed mowing at the airport, Fire Station, Police Department, city parks, and easements.
 - **Shredding:** Utilized both tractors and the hydro machine to shred heavy vegetation across city-owned properties.
 - **Road Maintenance:** Conducted blading of city roadways and repaired washouts caused by recent weather events.
 - **Tree Trimming:** Trimmed trees throughout city parks to improve safety, visibility, and park aesthetics.
 - **Park Enhancements:** Installed new benches near the waterfront and around playground equipment; replenished mulch across all park areas.
-



Community Service

- **Work Orders:** Completed a variety of service requests from residents and departments in a timely manner.

Planning & Future Efforts

- Began gathering and reviewing bids for upcoming infrastructure and maintenance projects to be presented for Council consideration.

Department Personnel

PERSONNEL	DEPARTMENT	EXPERIENCE	LICENSE S
Humberto Mejia	CREW LEADER	2y 11m	Class A
Riley Edwards	PARKS TECHNICIAN	1y 2m	
Joseph Lambert	PARKS TECHNICIAN	8m	Class A
Felix Martin	PARKS TECHNICIAN	1y 11m	
Preston Garza	STREETS TECHNICIAN	1y 5m	
Darin Levlon	STREETS TECHNICIAN	1y 5m	Class A
Armando Jimenez Serrano	STREETS TECHNICIAN	1y 5m	
Carlos Estefes Martinez	STREETS TECHNICIAN	6m	

Open Positions:

Parks Maintenance Technician (1)

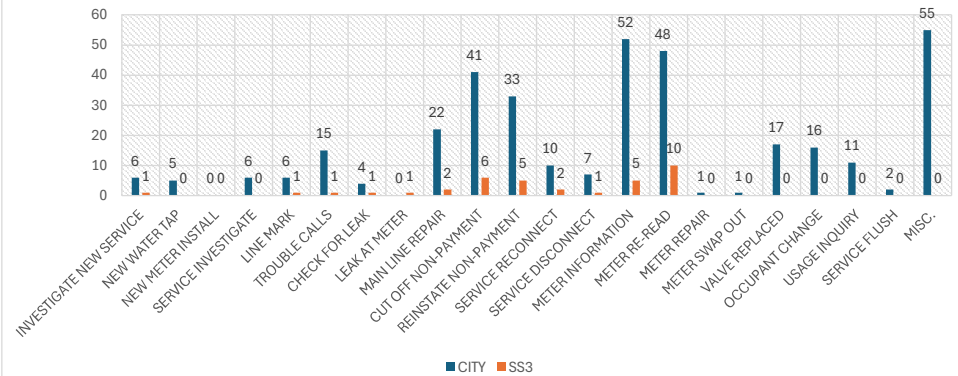
Street Department (2)

GRANITE SHOALS UTILITY REPORT

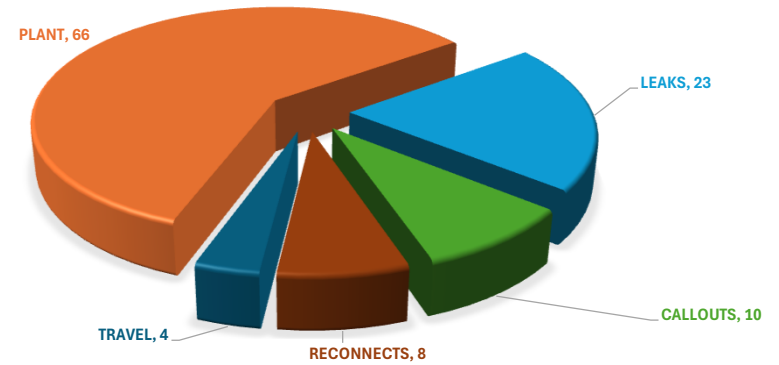
Aug-25

	CITY (CURRENT)	SS3 (CURRENT)
INVESTIGATE NEW SERVICE	6	1
NEW WATER TAP	5	0
NEW METER INSTALL	0	0
INVESTIGATE SERVICE	6	0
LINE LOCATES	6	1
TROUBLE CALLS	15	1
CHECK FOR LEAK	4	1
LEAK AT METER	0	1
MAIN LINE REPAIR	22	2
CUT OFF NON-PAYMENT	41	6
REINSTATE NON-PAYMENT	33	5
SERVICE RECONNECT	10	2
SERVICE DISCONNECT	7	1
METER INFORMATION	52	5
METER RE-READ	48	10
METER REPAIR	1	0
METER SWAP OUT	1	0
VALVE REPLACED	17	0
OCCUPANT CHANGE	16	0
CONSUMPTION INQUIRY	11	0
SERVICE FLUSH	2	0
MISC.	55	0
TOTAL	358	36

AUGUST UTILITY SERVICE ORDERS



OVERTIME REPORT



8/4/2025

UTILITY PERSONNEL					
EMPLOYEE	EXPERIENCE	LICENSES	TRAINING	CLASSES	HOURS
JOSHUA HISEY	18 YRS	A WATER / B WASTEWATER			641
RANDY MIZE	18 YRS	C WATER TREATMENT	TESTING FOR 'A' WATER		738
NATHAN GARICA	6 YRS	C WATER TREATMENT / CSI			198
JOSHUA MOWREY	3 YRS	C WATER TREATMENT			92
TYLER TORRES	1 YRS	D WATER	TRAINING FOR 'C'		68
SPIN THURMAN	1 YRS	D WATER	TRAINING FOR 'C'		68
ALEX VASQUEZ	11 MTHS	D WATER			48
LISANDRO MATA	10 MTHS	D WATER			22

TOTAL 1875

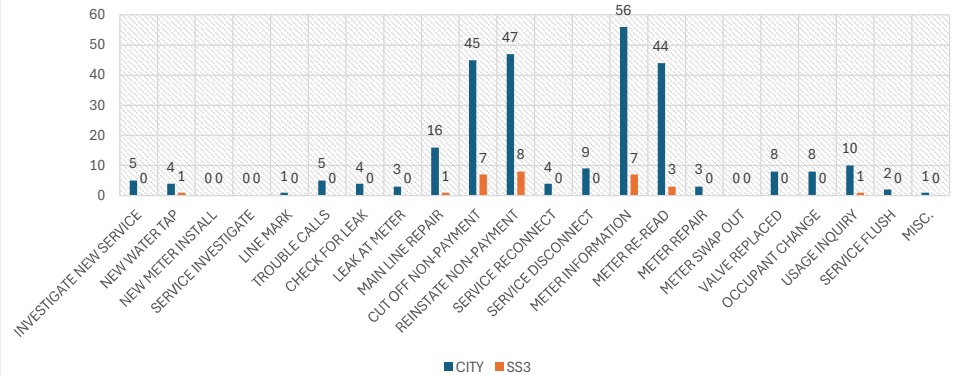
CONSTRUCTION- 500 BLOCK N. SHOREWOOD LINE REPLACEMENT COMPLETED/ UTILITY VACTRON AT MECHANIC SHOP FOR REPAIR

GRANITE SHOALS UTILITY REPORT

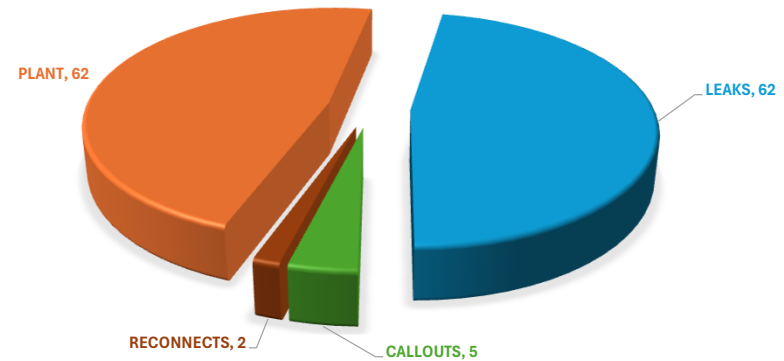
Sep-25

	CITY (CURRENT)	SS3 (CURRENT)
INVESTIGATE NEW SERVICE	5	0
NEW WATER TAP	4	1
NEW METER INSTALL	0	0
INVESTIGATE SERVICE	0	0
LINE LOCATES	1	0
TROUBLE CALLS	5	0
CHECK FOR LEAK	4	0
LEAK AT METER	3	0
MAIN LINE REPAIR	16	1
CUT OFF NON-PAYMENT	45	7
REINSTATE NON-PAYMENT	47	8
SERVICE RECONNECT	4	0
SERVICE DISCONNECT	9	0
METER INFORMATION	56	7
METER RE-READ	44	3
METER REPAIR	3	0
METER SWAP OUT	0	0
VALVE REPLACED	8	0
OCCUPANT CHANGE	8	0
CONSUMPTION INQUIRY	10	1
SERVICE FLUSH	2	0
MISC.	1	0
TOTAL	275	28

AUGUST UTILITY SERVICE ORDERS



OVERTIME REPORT



9/4/2025

UTILITY PERSONNEL					
EMPLOYEE	EXPERIENCE	LICENSES	TRAINING	CLASSES	HOURS
JOSHUA HISEY	18 YRS	A WATER / B WASTEWATER			641
RANDY MIZE	18 YRS	C WATER TREATMENT	TESTING FOR 'A' WATER		738
NATHAN GARICA	6 YRS	C WATER TREATMENT / CSI			198
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TOTAL 1875

VALLEY VIEW EST REPAIRED; FINAL WALK THROUGH FOR 500 N. SHOREWOOD PROJECT; CDBG BIDS-LAKE INTAKE; INSTALLED 2 AUTO-FLUSH DEVICES; SHERWOOD SHORES 3 LEAD & COPPER SAMPLES

CITY OF GRANITE SHOALS

FIRE DEPARTMENT



CITY OF GRANITE SHOALS FIRE & RESCUE
FIRE CHIEF TIM D. CAMPBELL
8410 W. FM 1431 RD. | GRANITE SHOALS, TX. 78654
830-596-8110



September 2025

All paid personnel and 2 volunteers completed live fire drills at Oak Hill training field. This was a multi-day event put on by all the south end Burnet County fire depts.

Annual bunker gear cleaning and inspection have been completed most everything went well. A 3rd party company comes in and conducts this inspection.

We attended the Highland Lakes Elementary meet the professional's day. Fire crews went and spoke to the kids about what we do and fire safety.

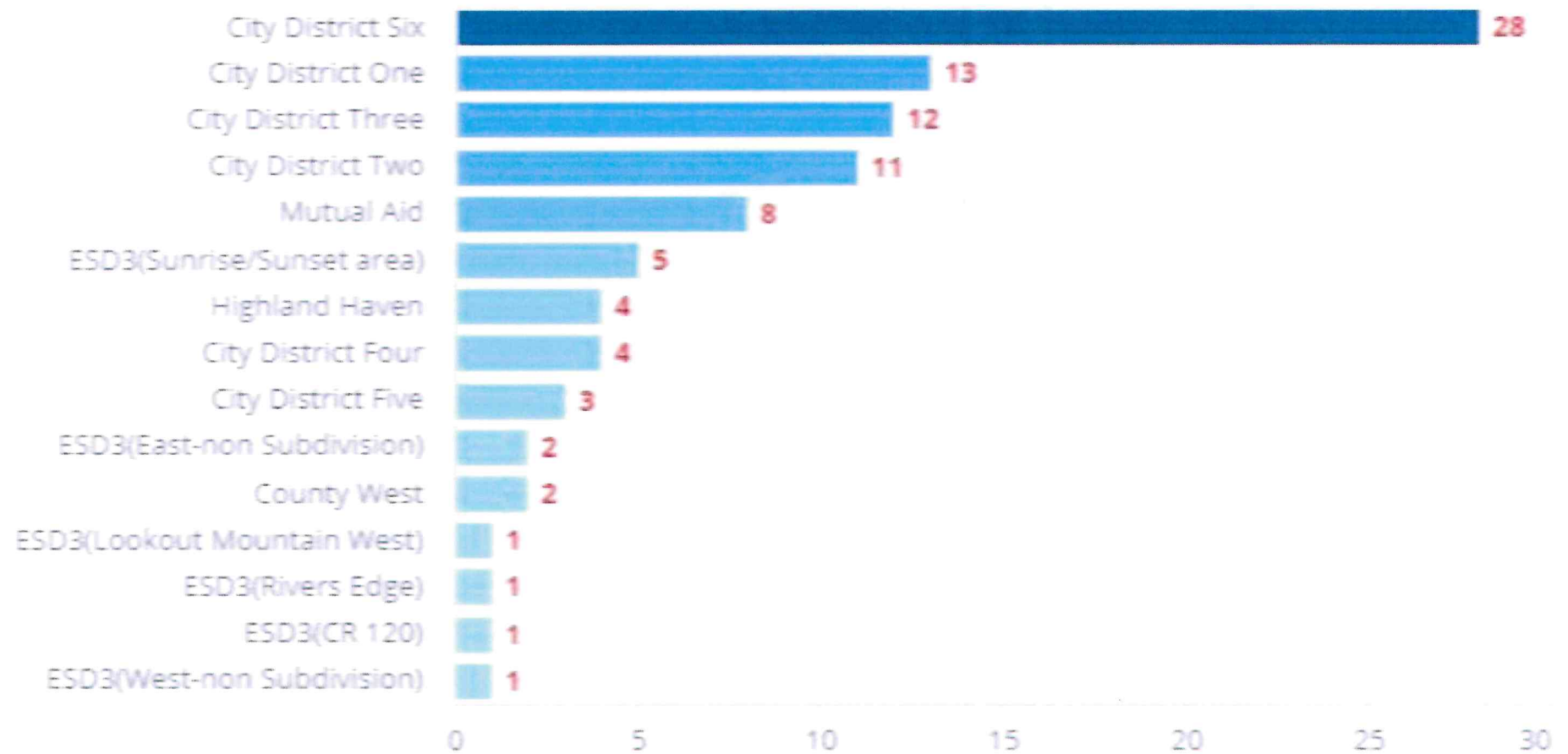
GEFD has partnered up with TEEX to host a number of classes next year here at our station.

- Total Calls 96
- Calls in ESD3 - 13
- Highland Haven - 4
- Mutual aid given - 8
- Average response times 05:56
- Average on scene time 17:05

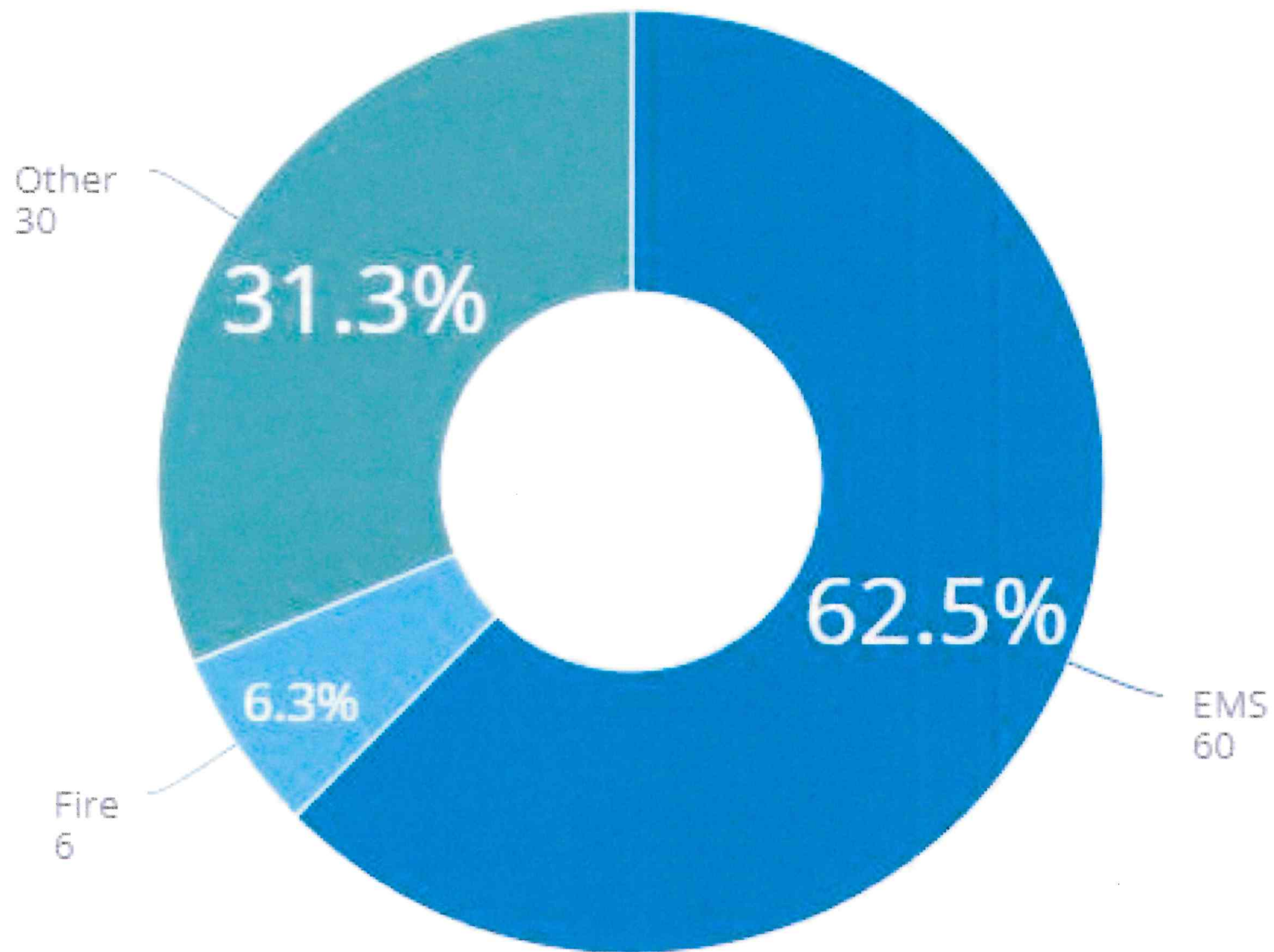
Mutual Aid

Aid Given Or Received	Incident Type Code	Incident Type	Count of Instances of Aid Given or Received
Automatic aid given	111	Building fire	1
Automatic aid received	111	Building fire	1
Mutual aid given	611	Dispatched & canceled en route	1
None	111	Building fire	3
	150	Outside rubbish fire, other	1
	311	Medical assist, assist EMS crew	1
	321	EMS call, excluding vehicle accident with injury	55
	322	Motor vehicle accident with injuries	2
	324	Motor vehicle accident with no injuries.	2
	550	Public service assistance, other	2
	553	Public service	1
	554	Assist invalid	12
	611	Dispatched & canceled en route	4
	631	Authorized controlled burning	7
	651	Smoke scare, odor of smoke	1
	700	False alarm or false call, other	1
	733	Smoke detector activation due to malfunction	1
None Total			93
Count of Instances of Aid Given or Received			96

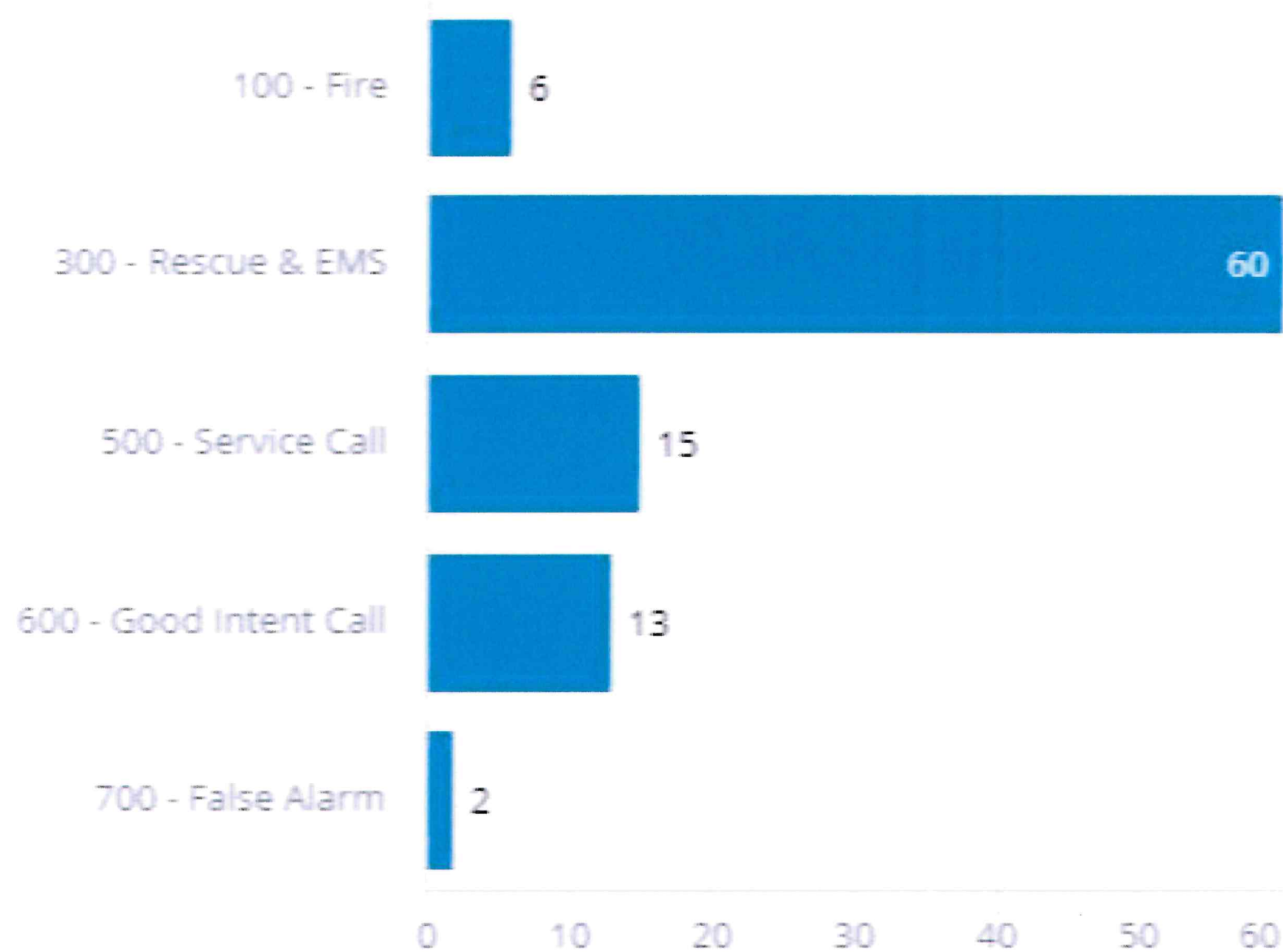
Count of Incidents by District



EMS/Fire Incident Breakdown



Count of Incidents by Incident Type





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

TUESDAY, SEPTEMBER 23, 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

The meeting was called to order at 6:00 PM.

Invocation

Given by Mayor Munos.

Pledge of Allegiance, Pledge to Texas Flag

2. Citizen Comments

In accordance with the Open Meetings Act, City Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

No citizen comments.

3. Items of Community Interest

*Burn Ban is in Effect

*Now accepting nominations for the John Rinehart Memorial Award

September 27th ~ Litter Lifters @ 8am - Meet at Wirtz Dam Rd.

September 27th ~ 10am - Fish Fry Fundraiser @ Quarry Park

October 7th ~ 6pm-8pm - Night Out in Granite Shoals

October 9th ~ 6pm-8pm - Sunset, Sips, and Snacks Social - City Hall Balcony

October 13th ~ Closed for Columbus Day

October 31st ~ Trunk or Treat 6pm-8pm

Additional announcements:

- Monarch Festival
 - October 11th, Quarry Park, Saturday morning.
 - Presentation on monarch butterfly lifecycle, seed bomb crafts for children, guided nature trail walk.
 - Sponsored by Highland Lakes Master Naturalist Group.
- Video presentation of the 9/11 Stair climb and memorial ceremony attended by GS Fire/EMS/and PD.
 - This year's climb was conducted at the Alamo Dome due to renovations at

the Tower of the Americas.

- Participants completed 110-stories equivalent by stair climbing with full packs (approx. 45-70 lbs with gear).
- Special recognition to Sergeant Schutz and the Fire Department's ongoing participation (5th year for fire, 3rd for Lt. Nugent).
- Thank you to David Frank for compiling the presentation video.
- ARK Worship Event — October 4th — Quarry Park at 5:30pm.

4. Reports

4.a. August Department Reports

Reports reviewed; no questions from council.

4.b. Update from Ch 40 Workgroup

Presented by Becky Sims:

Survey Outreach:

- Invitations sent to 92 individuals: contractors, property owners/builders, business owners, developers, realtors (active permit holders over the last year).
- 11 responses received (approx. 8.5% response rate).

Survey Results – Key Findings:

- Respondent breakdown: 4 contractors, 3 property owners/builders, 2 business owners, 1 developer, 1 realtor.
- Top challenges:
 - Application procedures ranked as most difficult.
 - General compliance requirements and difficulty navigating the city website.
 - Consistency and clarity of enforcement and ordinances identified as concerns.
 - Inconsistencies and slow permitting process noted; current plan review times at 5 business days, with follow-up protocol in place.
- Building Department on track to streamline internal processes and improve communication.
- Confusing distinctions in application (homeowner vs. contractor) to be clarified.
- Greater outreach to improve community awareness regarding permit requirements; updated lobby materials.

Zoning Standards Feedback:

- Minimum lot size (5,000 sq ft): Responses ranged from strong agreement to strong disagreement; suggestions included 8,000–10,000 sq ft minimums. Some comments on challenges of placing septic on current lot minimum.
- Minimum dwelling size (1,200 sq ft): Most agreed with the current standard; some comments suggested allowing tiny homes or small apartments, notably for retirement living.
- Vision for FM 1431 corridor: Priorities included retail, restaurants, grocery stores (noted as unlikely due to proximity to H-E-B), coffee shops, fast food, car wash, laundromat, office spaces, and boutique businesses.

Process Improvements/Next Steps:

- Outreach to survey respondents for clarification and additional roundtable participation.
- Sending detailed spreadsheet and findings summary to planning/zoning and work group members.
- Upcoming planning/zoning meeting to review use chart and classifications (general business/industrial/retail, etc.), with aims to streamline and clarify uses and ordinance language.
- Council members acknowledged the need to follow up with committee participants to provide feedback on the impact and utility of their contributions.

4.c. Legislative Updates - Josh Katz

Overview:

- Governor signed 1,155 bills into law in 2025; most took effect September 1. No third special session anticipated.
- Legislative priorities addressed in two special sessions, limited in scope.

Special Sessions Resulting Laws:

- Redistricting:
 - Granite Shoals (and Burnet County) remains in U.S. Congressional District 31 (John Carter).
- Election Crimes Prosecution:
 - Texas Attorney General now authorized to directly prosecute election crimes (e.g., illegal voting, vote harvesting).
- Multiple-Occupancy Bathroom Designation:
 - All government entities with multiple-user restrooms must designate by sex; current city facilities believed to be in compliance.
- Constitutional Amendments on November Ballot Affecting Cities:
 - Increases personal property tax exemption to \$125,000 for income-

- producing property.
 - Additional homestead exemptions for military veterans' spouses.
 - Creation of a water development fund for statewide resources.
- Flood Recovery/Disaster Preparedness Bills:
 - Specific funding in response to July 4th floods for warning systems and disaster recovery.

Bills of Interest Not Passed (Likely to Reappear in 2 Years):

- Senate Bill 10:
 - Would have lowered the voter-approval tax rate increase cap from 3.5% to 2.5%. Did not pass.
- House Bills 46 & 73:
 - Proposed formula-based taxing power tied to population growth & inflation; would have limited councils' fiscal discretion. Did not pass.
- Senate Bill 13:
 - Would have prohibited governmental entities from hiring lobbyists. Did not pass, but has resurfaced frequently.
- House Bill 17:
 - Would have required mailing notice to every property owner before public tax rate hearings, imposing administrative cost and effort.

Implementation/Compliance:

- Some ordinance amendments will be required in coming months; no urgent state-law compliance gaps noted.

Summary:

- No major legislative shocks this year; property tax amendments probable in future sessions; some ongoing minor compliance updates to be expected.

5. Consent Agenda

5.a. Discuss and consider approval of meeting minutes from September 9, 2025.

Moved by Steve Hougen; seconded by Brian Edwards to approve the minutes from 9/9/2025.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

6. Action Items

- 6.a. Discuss, consider, and take appropriate action regarding the possible appointment of Karen Rudolph to the Parks Advisory Committee as an alternate member.

Moved by Brian Edwards; seconded by Steve Hougen to approve the appointment of Karen Rudolph as a Parks Advisory Committee alternate.

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 CDBG Raw Water Intake Project opening bid results.

Presented by Adam Luke, MRP Group:

Background:

- Project taken over by MRP Group after a previous engineering firm was released.
- Potential risk of grant funding loss; the project was expedited to stay on schedule.

Bid Review:

- Four bids were received; the lowest from TTE LLC (Marble Falls) for \$555,500.
- Line item 6 (replacement of air compressor & controls) was unexpectedly high (\$112,000 quoted, but up to \$184,202 listed on some bids due to markup and related work).
- Alternative vendor options for the compressor are being investigated due to market monopoly by Johnson Controls.

Current Air Compressor Status:

- The existing device was non-operational for 2.5 years; city operations continue without it.
- The opportunity exists to postpone replacement and focus on essential improvements.

Recommendation & Discussion:

- Proceed with the contract for all items except the air compressor (scope change), reducing the contract amount to \$387,500.
- The change order to remove the air compressor, accepted by the funding

agency, avoids the need for rebidding.

- The city will consider future replacement of the air compressor during subsequent maintenance cycles or under different funding.

Moved by Brian Edwards; seconded by Catherine Bell to award the bid to TTE and approve the deductive Change Order 1 to remove the air compressor and controls from the scope of work in the amount of -\$168,000.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

7. 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).

No Executive Session.

8. Future Agenda Items

- Property Maintenance Update by Code Enforcement
- Aqua Tex replacement
- Fire Truck financing

9. Adjournment

With no further business or discussion, Mayor Ron Munos adjourned the meeting at 6:53pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of September 23, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____

BW&C
BROOKSWATSON & CO.
CERTIFIED PUBLIC ACCOUNTANTS

August 29, 2025

City of Granite Shoals, Texas
2221 N Phillips Ranch Rd.
Granite Shoals, TX 78654

Dear City of Granite Shoals,

The following represents our understanding of the services we will provide the City of Granite Shoals, 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 the City of Granite Shoals, as of September 30, 2025, and for the year then ended and the related notes to the financial statements, which collectively comprise the City of Granite Shoals' basic financial statements as listed in the table of contents. 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.

The objectives of our audit 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) 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.

Accounting principles generally accepted in the United States of America, (U.S. GAAP,) as promulgated by the Governmental Accounting Standards Board (GASB) require that management's discussion and analysis, pension information, and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB, 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 required supplementary information (RSI) in accordance with auditing standards generally accepted in the

United States of America, (U.S. GAAS). These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by U.S. GAAP. This RSI will be subjected to certain limited procedures but will not be audited:

- 1) Management's discussion and analysis
- 2) Budgetary Comparison Information
- 3) Pension and OPEB schedules

Supplementary information other than RSI will accompany the City of Granite Shoals' basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information 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 the following supplementary information in relation to the financial statements as a whole:

- 1) Individual nonmajor fund financial statements and schedules
- 2) Combining statements

Auditor Responsibilities

We will conduct our audit in accordance with GAAS. As part of an audit in accordance with GAAS, 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 City of Granite Shoals'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 may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

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

Compliance with Laws and Regulations

As previously discussed, as part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the City of Granite Shoals' compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion. We will report to management any non-compliance with laws and regulations identified in the audit process.

Management Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the basic financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of basic 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; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the basic financial statements such as records, documentation, and other matters;

- ii. Additional information that we may request from management for the purpose of the audit;
- iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing basic financial statements that indicates that such basic financial statements have been audited by us;
- e. For identifying and ensuring that the entity complies with the laws and regulations applicable to its activities;
- f. For adjusting the basic 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 basic financial statements as a whole; and
- g. For acceptance of nonattest services, including identifying the proper party to oversee nonattest work;
- h. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets;
- i. 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 the financials; and
- j. For the accuracy and completeness of all information provided.

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 basic financial statements, or if the supplementary information will not be presented with the audited basic financial statements, to make the audited basic 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 and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Nonattest Services

With respect to any nonattest services we perform, such as the preparation of financial statements, we will not assume management responsibilities on behalf of the City of Granite Shoals, Texas. However, we will provide advice and recommendations to assist management of the City of Granite Shoals, Texas in performing its responsibilities.

The City of Granite Shoals' 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 preparation of financial statements, 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.

Reporting

We will issue a written report upon completion of our audit of the City of Granite Shoals' basic financial statements. Our report will be addressed to the governing body of the City of Granite Shoals. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s) to our auditor's report, or if necessary, withdraw from the engagement. If our opinions on the basic financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce only a portion of the audited financial statements or include the complete report within a larger document, and make reference to our firm, you agree to provide us with a copy for review before disbursement.

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.

Provisions of Engagement Administration, Timing and Fees

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.

The timing of our audit will be scheduled for performance and completion as follows:

	Begin	Complete
Document internal control and preliminary tests	TBD by City	Prior to Sept 30, 2025
Mail confirmations	October 1, 2025	October 1, 2025
Completion of audit fieldwork and proposed adjusting entries to City	November 2025	December 2025
Completion of audit draft available for City Management review	n/a	Prior to Feb 28, 2026
Final Presentation to City Council	n/a	Prior to March 30, 2026

Mike Brooks, CPA is the engagement partner for the audit services specified in this letter. His responsibilities include supervising BrooksWatson & Co., PLLC'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 are all inclusive as follows:

Fiscal Year	Financial Statement Audit
2025	\$27,525

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 the City's 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.

The invoice shall be rendered monthly based upon actual hours billed during the invoice period. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. In addition, we will work with you to identify any federal awards that might meet the criteria for an (OMB) Uniform Guidance audit.

Our fee estimate above is based upon anticipated cooperation from you and your personnel in furnishing us with requested information and documents and preparing confirmations and requested schedules, all of which will be detailed in a document request list that we will provide and review with you. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it will substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate. All audit schedules must be complete before we begin fieldwork.

Additional terms and conditions with respect to the audit engagement are as follows:

- a. The books are maintained in accordance with generally accepted accounting principles, using the modified accrual basis of accounting.
- b. All questionnaires and schedules need to be prepared two weeks before the start date of preliminary fieldwork.
- c. All bank accounts have been reconciled.

- d. The accounts receivable aging is completed and reconciled to the general ledger as of fiscal year end and reflects only the specific uncollected invoices.
- e. The fixed asset and depreciation subsidiary ledgers are completed and reconciled to the general ledger as of fiscal year end.
- f. The accounts payable aging is completed and reconciled to general ledger as of fiscal year end.
- g. Beginning net position/fund balance agrees to the prior year report.

These are the minimum items we must have at least one week prior to the beginning of the audit. Should this not be the case, we will request that your personnel complete all schedules and bring the necessary accounts into such order. Alternatively, at your request, we can provide the personnel to perform such tasks; however, since these tasks are beyond the scope of our audit, we will bill you for such additional work at our standard hourly rates, which range from \$95 to \$350.

Other Matters

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.

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

At the conclusion of our audit engagement, we will communicate to those charged with governance 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;
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management; and
- Recommendations regarding internal controls.

The audit documentation for this engagement is the property of BrooksWatson & Co., PLLC and constitutes confidential information. However, we may be requested to make certain audit

documentation available to certain regulators and 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 BrooksWatson & Co., PLLC'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.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the basic financial statements including our respective responsibilities.

(This section of the page was intentionally left blank.)

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



BrooksWatson & Co., PLLC
14450 John F Kennedy Blvd | Ste 240
Houston, TX 77032

RESPONSE:

This letter correctly sets forth our understanding.

The City of Granite Shoals, Texas

Acknowledged and agreed on behalf of City of Granite Shoals by:

Management

Name: _____

Title: _____

Date: _____

Mayor or Council Representative

Name: _____

Title: _____

Date: _____

Ordinance No. 733-B

“Deer Management Program Amendment”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING ITS PROGRAM FOR WILDLIFE MANAGEMENT HARVESTING; CREATING CODE OF ORDINANCES CHAPTER 2 (ADMINISTRATION), ARTICLE III (BOARDS, COMMISSIONS, AND COMMITTEES), DIVISION 6 (WILDLIFE ADVISORY COMMITTEE), SECTION 2-82.24 (ANNUAL WILDLIFE MANAGEMENT HARVESTING PROGRAM); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals, Burnet County, Texas ("Council") seeks to provide for the public health, safety and welfare of its citizens; and

WHEREAS, on or about March 11, 2015, the Council established a Wildlife Committee to study the desirability and feasibility of managing the wildlife populations, with emphasis on white-tailed deer, within the City consistent with the laws and regulations of the State of Texas; and

WHEREAS, the Wildlife Advisory Committee (the “WAC”) has worked diligently and continues to work diligently to accomplish its purposes; and

WHEREAS, the WAC has conducted surveys, held town hall meetings, reviewed data, worked closely with the Texas Parks and Wildlife Department (“TPWD”) to formulate recommendations regarding wildlife management within the City, conducted a ‘Pilot Program’ during 2016-2017 Deer Season, as authorized by City Council in Ord. 685 Pilot Program for Deer Management, and a Year Two Deer Management Program authorized by City Council for 2017-2018 as Ordinance 710; and

WHEREAS, the WAC has recommended that the Council continue this program as an ongoing wildlife management harvesting program to help control the deer population in the city limits; and

WHEREAS, the Council has reviewed the reports from the Committee related to the last two years of the deer management program and has carefully considered the public comments and the recommendations of the WAC; and

WHEREAS, the Council finds that it is in the best interest of the public health, safety, and welfare to approve the continuation of this program on an ongoing basis with certain modifications as recommended by the WAC and City Staff.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION II. MANAGEMENT HARVESTING PROGRAM

The guidelines and schedule for the Wildlife Management Harvesting Program will be codified as Code of Ordinances Section 2-82.24 and are attached as **Exhibit “A”** and incorporated for all purposes. The Council hereby adopts and approves **Exhibit “A”** as an official wildlife management program for the City of Granite Shoals.

SECTION III. SAVINGS

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

SECTION IV. SEVERABILITY

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance in whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional.

SECTION V. REPEALER

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

SECTION VI. EFFECTIVE DATE

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

SECTION VII. PROPER NOTICE AND MEETING

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

PASSED AND APPROVED this ____ day of _____, 2025

Ron Munos
Mayor

ATTEST:

Dawn Wright,
City Secretary

APPROVED AS TO FORM:

Joshua Katz
City Attorney

Exhibit “A”

“Sec. 2-82.24. Annual Wildlife Management Harvesting Program

A. Wildlife Harvesting Team Requirements and Testing

1. Team Members:

- (a) Membership will vary annually based on harvest demand and the supply of qualifying harvesters.
- (b) Preferred local residence

2. Requirements for Team Membership:

- (a) Minimum 18 years of age
- (b) Possess any lawful archery means as described by TPWD
- (c) Possess a Texas hunting license
- (d) Possess a Texas Bowhunter Education Certificate
- (e) Possess a cell/smart phone with camera and texting and/or email capability
- (f) Possess a valid Texas drivers’ license and their own transportation
- (g) Attend an overview of the overall Wildlife Management Program goals, requirements, and the law
 - (i) When to call for assistance
 - (ii) When to say “no” to a situation

3. Proficiency test requirements:

- (a) Fifteen (15) question examination will be administered with 100% passing score required (maximum 1 attempt)
- (b) Ten (10) photos/pictures with “shoot or no shoot” situations exam will be administered. A 100% score is required to pass (maximum 1 attempt).

4. Proficiency shooting test requirements:

- (a) Use of a minimum 1-1/2” fixed or mechanical broadhead
- (b) Shoot from no less than 8 ft. elevated hunting type platform
- (c) Shoot two arrows/bolts fully outfitted with a field practice tip into a 2-inch diameter bullseye. Maximum of two attempts allowed.
- (d) Shoot at a distance of 20 yards

- (e) In addition to the initial shooting test requirement, once a month the harvester shall pass the shooting proficiency test with either the Chief of the Granite Shoals Police Department (“GSPD”) or his or her designee.

5. Qualified harvest team membership:

- (a) Archers who pass the proficiency tests become qualified harvest team members for the current season.
- (b) Archers who fail either of the test of shooting requirements may retake them on a monthly basis in order to qualify.

B. The City of Granite Shoals Deer Management Program guidelines

1. The City’s program shall work within the TPWD’s Managed Land Deer Program – Conservation Option. (MLDP).
2. The WAC shall identify all proposed harvest feeder/backstop locations within the City and shall submit a Wildlife Management Plan (WMP) for each selected harvest location to TPWD biologist. Any WMP submitted after August 15 would be reviewed as time allows with no guarantee that tags would be issued prior to season.
3. Any occupied dwelling within 75 yards of proposed harvest location must be contacted regarding retrieval of animals.
4. The following documentation must be completed for each harvest location prior to any hunting on that location:
 - (a) Hunting Liability Release Form (completed by hunter)
 - (b) Release, Hold Harmless, and Indemnification Form (completed by hunter)
 - (c) GSPD Registration Form for Deer Management Program (completed by hunter)
 - (d) City Of Granite Shoals Deer Management Program Registration Form (completed by hunter)
 - (e) Program Guidelines Acknowledgment (completed by hunter)
 - (f) Land Use Permission Form (completed by property owner, unless harvest location is city-owned property)
 - (g) Animal Retrieval Permission Form (completed by owner **and** primary occupant of any occupied dwelling within 75 yards of harvest feeder/backstop location, unless occupied dwelling is city-owned property)
 - (h) Any other documentation required by the City
 - (i) Documentation demonstrating Archery Proficiency exam and shooting proficiency test must be completed and passed prior to any harvesting and may be completed using any lawful archery means as described by TPWD.
 - (j) All harvesters must provide proof of a valid hunting license and Texas Bow Hunter Education Certificate.

5. The WAC shall construct and secure all harvest locations.
6. Private landowners may construct and secure their own harvest locations, however, they must be inspected and approved by the WAC before they may be used as part of the Deer Management Program. Any harvesting must be performed by harvest team members during an approved harvest, even at approved harvest locations that are located on private property.
7. All MLDP – conservation option permits shall be issued from TPWD to the individual property owners. It shall be the shared duty of the property owners and the WAC to ensure that the harvester has registered with the City of Granite Shoals.
8. MLDP – conservation option permit harvesting season is October – February.
9. No harvesting locations are to be active during the major Holidays (Thanksgiving, Christmas or New Year’s Day).
10. Harvesting to be done by means of MLDP – conservation option tags only.
11. All harvest locations may be monitored by GSPD (GSPD) or City staff, either in person or by video surveillance.
 - (a) A representative of the WAC shall be physically on site at the check-in location for an authorized harvest during all harvesting hours.
 - (b) All harvesters must check in at the check-in location, acknowledge all rules and regulations of the wildlife management harvesting program, and have his or her equipment inspected prior to harvesting.
 - (c) The WAC member who is on-site during an authorized harvest will notify the City Manager immediately if any issues arise during a harvest. GSPD will be notified immediately by the WAC member or harvester in the event of any public safety issue.
 - (d) Harvesting outside of designated harvest locations will be considered poaching, and appropriate action will be taken.
 - (e) A copy of the rules for harvests adopted in this Ordinance must be provided to harvesters at the location of a harvest.
 - (f) Harvests will not take place on holidays or weekends unless such harvest dates are approved in advance by the Chief of GSPD or his or her designee.
12. Stands will be no less than 8' elevated, and no shot shall be more than 20 yards.
13. Any qualified harvest team member not harvesting on his or her own property must be parked in a conspicuous location at or adjacent to the harvesting location when the harvesting occurs.

14. If an animal is injured or expires on an adjoining occupied property, the harvester must make contact with the on-site WAC representative. .
 - (a) In no event shall the harvester dispatch the animal with a weapon on private property, or retrieve an injured or expired animal from private property without express verbal or written permission from the property owner. In the event that the property owner has expressed consent for a WAC harvester to enter onto his or her property to retrieve the animal, the harvester shall make contact with the property owner, explain the approximate location of the animal, and arrange its removal.
 - (b) In the event that the property owner has not expressed consent for a WAC harvester to enter onto his or her property to retrieve the animal, the on-site WAC representative shall make contact with the on-duty officer of the GSPD, who must be present to retrieve the animal.
15. All harvesters must sign the liability waiver and other required documentation upon registration.
16. The WAC shall at all times have discretion to revoke a harvester's membership privileges if the committee determines that such revocation is in the best interest of the City and/or the integrity of the program, including violation by the harvester of any of the requirements of this Ordinance.
17. All animals harvested must be cared for in accordance with state law. Anyone caught violating these requirements will be turned over to the appropriate law enforcement authority.
18. Harvesters must take all harvest animals to the Deer Management Program's processing facility so the statistics required for the MLDP can be recorded. Harvesters may keep the harvest or donate it to the City.
19. Disposal of field dress waste at harvest sites is strictly prohibited. Field dress waste may be disposed of at the City's processing facility or privately in accordance with state law. Any harvester found to have improperly discarded field dress waste will have his or her membership revoked.
20. The program is a "one shot" program: once you shoot a deer, that deer is to be recovered before another shot can be taken. Furthermore, the harvester must make every attempt to recover the arrow/bolt.
21. Harvesters will adhere to rigorous time-lines for locating an animal, if animal is not found within 35 minutes of shot, archer must call for help from the designated WAC contact for that harvest location.

22. All harvesters must be registered with the GSPD, even if harvesting is being done on private property.
23. A harvester discharging any archery equipment shall do so only in front of the designated backstop, and shall use reasonable care to ensure the arrow/bolt does not cross any property line and enter any other property on which the harvester does not have permission to hunt. The discharge of an arrow across or over the boundaries of other property for which no permission has been given by the property owner shall create a rebuttable presumption that the use of the archery equipment was not conducted with reasonable care, and the harvester's membership will be revoked.
24. Harvest team members shall serve on a volunteer basis only and without financial compensation. The harvester will be responsible for lawful recovery and disposal of the harvested animal in the manner provided by state law. The harvester must physically be able to sit, stand, bend, twist, lift over one hundred (100) pounds, and remove and retrieve from the site all deer that have been harvested pursuant to the wildlife management harvesting program. Any request for an accommodation regarding the requirements of the wildlife management harvesting program must be submitted to and determined by the City Manager.

C. Archery Equipment

1. Harvesters must wear a minimum of 400 square inches of blaze orange while outside of his/her vehicle. A harvester may carry a knife to dispatch deer if needed. All archery equipment and hunting apparel must be stored inside the harvester's vehicle or a building while retrieval of the deer is taking place.
2. All harvesters must provide their own safety harnesses, and a safety harness must be used at all times. Any harvester caught not using a safety harness will be asked to leave the harvest location, and his or her membership privileges will be revoked.
3. All harvesters must use fixed or mechanical broadheads with a minimum 1.5" cutting width.
4. All bolts/arrows must have the harvester's identifying mark (name, address) on them. Upon delivery of the harvested animal to the check-in location for tagging, the harvester must present the bolt/arrow used to harvest the deer.
5. LED nocks are not required but highly recommended.

I _____ hereby agree to the terms of the program and understand that a violation of these terms could result in revocation of all harvesting privileges under the program and/or legal charges.

Signature _____

Date _____

D. Program Schedule of events

1. Feb-March

Obtain Council approval for any recommended modifications to the program.

2. April

Continue gathering information regarding locations, and schedule Town Hall Meeting for education about the program, and meet with TPWD about program details. Start contacting harvesters. Plan Town Hall meeting(s) and schedule Bowhunter Education class(es).

3. May – June – July

Conduct Town Hall Meeting(s) and Bow Hunter Education class(es). Have all program related documents approved and ready. Contact harvesters. Conduct administrative work on-line with TPWD to register locations and personnel. Contact TPWD about planning of deer census, start contacting residences and gaining proper documentation. Begin/Conduct Deer Census. Continue gathering documentation. Clear and construct backstops at hunt locations.

4. August

1st round of qualifying harvest team members, qualified harvest team members meeting, set up hunt stands and notify occupied property owners within 75 yards of hunt locations. WMP's submitted to TPWD for approval, weigh station set up.

5. September

Harvest location stands to be set up and secured. MLDP – conservation option tags issued. Qualify hunters.

6. October

Qualify harvest team members. Hunting starts.

7. November

Qualify harvest team members. Hunting continues. 1st report to City Council with results.

8. December

Qualify harvest team members. Hunting continues. No report unless issues present

9. January

Qualify harvest team members. Hunting continues. 2nd report to City Council with results.

10. February

Qualify harvest team members, hunting ends.

11. March

Final report to City Council with season results. Results and documentation sent to TPWD.”



City Council STAFF REPORT

Subject: Discuss, consider and take possible action to authorize the transfer of funds from the Street Maintenance Sales Tax Fund to the Capital Fund, and authorize the City Manager to execute the purchase order agreement for the purchase of street maintenance and repair equipment.

Date: October 14, 2025

Submitted by: Sarah Novo, City Manager

Department: Administration

Background:

The City of Granite Shoals collects sales tax at a total rate of 8.25%. Of this amount, the State of Texas receives 6.25%, and the City receives 2%. By ordinance, the City allocates its 2% portion equally between the General Fund (1%) and the Street Maintenance Fund (1%).

The Street Maintenance Sales Tax Fund is dedicated solely to the repair and maintenance of City roadways, consistent with state statute and local ordinance. The current balance in this fund is \$414,155.

Discussion:

As part of the City's ongoing commitment to improve infrastructure and enhance service delivery, staff are proposing a new approach to how street maintenance and repair work will be managed in FY26.

The City has undertaken an internal restructuring to create greater focus and accountability in the management of street operations. The former Streets and Parks Department has been divided into two independent divisions, allowing staff, funding, and equipment to be dedicated exclusively to roadway maintenance and improvement. This reorganization is designed to strengthen the City's operational capacity, improve responsiveness, and provide a more targeted approach to infrastructure investment.

Historically, much of the City's street maintenance has been outsourced to external contractors, which has proven both costly and less flexible. Under the proposed model, the City

will perform a majority of this work in-house, using dedicated staff and City-owned equipment. This shift will allow staff to respond more quickly to resident concerns, prioritize projects based on objective need, and ensure consistent, high-quality results. By building internal expertise and maintaining direct control over operations, the City will enhance accountability, ownership, and continuity in the delivery of street services.

As part of this transition, the City has evaluated and tested several equipment and material options to identify the most cost-effective and reliable tools for long-term use. The proposed purchase includes milling, grading, and leveling equipment as well as a high-performance patching product that cures like hot mix rather than leaving loose aggregate. The patching material comes with a manufacturer warranty and has demonstrated significantly better durability and performance compared to previous products used.

To support these improvements, the City has received a purchase order in the amount of \$352,209.60 for the acquisition of necessary equipment. This amount reflects a 14% discount through the City's membership in the Sourcewell Purchasing Cooperative, discounted government pricing, as well as an additional discount on a milling attachment previously used as a demo, resulting in substantial cost savings to the City.

In addition to the new equipment and aside from the purchase order, the City is adopting street condition assessment technology that will provide a data-driven approach to roadway management. This system will allow staff to rate and rank the condition of every street in Granite Shoals, ensuring that repair and maintenance efforts are prioritized objectively and directed to the areas of greatest need.

By gaining the ability to assess, prep, mill, and establish a reinforced concrete base for future asphalt work, the City will be positioned to both address immediate maintenance needs and plan strategically for future infrastructure improvements. Over time, this investment will enable the City to expand its in-house paving capabilities, potentially through the acquisition of an asphalt overlay machine in a future fiscal year, further maximizing repair dollars and reducing dependency on outside contractors.

This proposal represents a significant step toward building a sustainable, long-term street maintenance program. It is anticipated that this approach will reduce costs, improve efficiency, and enhance service delivery, while demonstrating the City's ongoing commitment to maintaining high-quality infrastructure and improving the overall quality of life for Granite Shoals residents.

Recommendation:

Staff recommends that the City Council:

1. Authorize the transfer of \$360,000 from the Street Maintenance Sales Tax Fund to the Capital Fund; and

2. Authorize the City Manager to execute the purchase order agreement in the amount of \$352,209.60 for the acquisition of street repair and maintenance equipment.

Fiscal Impact:

Transfer Amount: \$360,000

Source: Street Maintenance Sales Tax Fund

Destination: Capital Fund

PO Amount: \$352,209.60 (equipment)

Contingency: \$7,790

Remaining Fund Balance (post-transfer): Approximately \$54,155

Discounts: 14% off total purchase through Sourcewell; additional discount on demo milling attachment

All funds will remain restricted for street repair and maintenance purposes, in accordance with the authorized use of the Street Maintenance Sales Tax revenue.

Attachments:

1. Retail Purchase Order 1942531, dated September 25, 2025



JOHN DEERE

Retail Purchase Order

RDO Equipment Co.
16415 N Interstate 35
Pflugerville TX, 78660
Phone: (512) 272-4141 - Fax: (512) 272-9365

Bill To:
CITY OF GRANITE SHOALS
2221 N PHILLIPS RANCH RD
GRANITE SHOALS, TX, 786542019
BURNET ()
(830) 598-2424

Purchase Order Date: 9/25/2025
Purchase Order #: 1942531
Purchaser Account #: 2424020
Customer Purchase Order #: .

Customer Purchaser Type: Governmental - City/Town/Village
Customer Market Use: Earth Moving - Land Improvement
Location of First Working Use: GRANITE SHOALS, TX, 786542019
Dealer Account Number: 177420
Utility Sales Professional: Stephen Pulido
Phone: 1 (512) 220-3674
Fax:
Email: spulido@rdoequipment.com

Equipment Information

Quantity	Serial Number Stock Number	Hours (approx.)	Status / Year / Make / Model Additional Items	Cash Price
1	1T0333PAVSFD12068 Z144040	22	New 2025 JOHN DEERE 333P	\$132,012.78
			Freight in Freight to Dealer	\$1,094.94
			Prep / Reconditioning PDI	\$800.00
			Customer Discount Sourcwell - 30% off List	(\$39,338.62)
			Warranty -John Deere MFG. Base-3 Months, 3000 Hours,Deductible: 0, Exp Date: 11/22/2025	\$1,575.00
1	PXBUC84E18056 Z140643	0	Attachment - New 2025 JOHN DEERE CE84	
1	1T0333PAESFD08513 Z123633	36	New 2025 JOHN DEERE 333P	\$132,075.34
			Freight in Freight to Dealer	\$1,094.94
			Prep / Reconditioning PDI	\$800.00
			Customer Discount Sourcwell - 30% off List	(\$39,338.62)
			Warranty -John Deere MFG. Base-3 Months, 3000 Hours,Deductible: 0, Exp Date: 11/22/2025	\$1,575.00
1	PXBUC84E26961 Z192728	0	Attachment - New 2025 JOHN DEERE CE84	
1	TOEHP45021196 Z183954	0	New 2025 JOHN DEERE FORKS48	\$1,820.00
1	1T0BR84CCP0000626 Z055318	0	New 2024 JOHN DEERE BROOM84P	\$10,980.95
			Customer Discount Sourcwell Discount @ 14%	(\$1,537.33)
1	TBD TBD	0	New 2025 MC-Mobile	\$51,837.95
			Customer Discount	(\$6,138.00)
			Install and Training INSTALL & TRAINING @ ANY RDO LOCATION	
1	TBD TBD	0	New 2025 JOHN DEERE CP40G	\$39,412.00
			Customer Discount Sourcwell - 14% off List	(\$5,517.68)
1	TBD TBD	0	New 2025 JOHN DEERE RAKE84	\$13,408.00
			Customer Discount Sourcwell Discount @ 14%	(\$1,877.12)
1	1T0CP24GTP0000016 Z045141	87	New 2024 JOHN DEERE CP24G	\$21,301.59
			Customer Discount Sourcwell - 14% off List	(\$4,430.86)

1	5547 Z162356	0	New 2025 GRADER BLADE 108"	\$35,706.34
1	Z193334 Z193334	0	New 2025 9935-0000 ASSY, PRISM UNIT	\$3,087.00
1	581239 Z193310	0	New 2025 ATP2 360 PRISM	\$1,806.00
Equipment Subtotal:				\$352,209.60

Purchase Order Totals

Balance:	\$352,209.60
Total Taxable Amount:	\$0.00
TX STATE TAX:	\$0.00
TX SPECIAL TAX:	\$0.00
Sales Tax Total:	\$0.00
Sub Total:	\$352,209.60
Cash with Order:	\$0.00
Balance Due:	\$352,209.60

Legal Information

For the Construction Product(s)

ACKNOWLEDGMENTS - Purchaser offers to sell, transfer, and convey the item(s) listed as "Trade In" to the Dealer at or prior to the time of delivery of the above Product(s), as a "trade-in" to be applied against the cash price. Purchaser represents that each "trade-in" item shall be free and clear of all security interests, liens, and encumbrances at the time of transfer to the Dealer except to the extent shown below. The price to be allowed for each "trade-in" item is listed on this document. The Purchaser promises to pay the balance due shown hereon in cash, or to execute a Time Sale Agreement (Retail Installment Contract), or a Loan Agreement for the purchase price of the Product(s), plus additional charges shown thereon, or to execute a Lease Agreement, on or before delivery of the Product(s) ordered herein. Despite delivery of the Product(s) to the Purchaser, title shall remain with the Seller until one of the foregoing is accomplished. Except as provided herein and as necessary to protect RDO Equipment from the claims or a bankruptcy trustee or a buyer in the ordinary course or business, the Purchaser and the Dealer agree that this Purchase Order is not a security agreement and that delivery of the Product(s) to the Purchaser pursuant to this Purchase Order will not constitute possession of the Product(s) by the Purchaser, as a debtor, for the purposes of the purchase money security provisions in any statutes relating to personal property security or its equivalent. Purchaser understands that its rights in connection with this purchase are limited as set forth in this Purchase Order. I (we) hereby grant a security interest to RDO Equipment in the Product.

DISCLOSURE OF REGULATION APPLICABILITY - When operated in California, any off-road diesel vehicle may be subject to the California Air Resources Board In-Use Off-Road Diesel Vehicle Regulation. It therefore could be subject to retrofit or accelerated turnover requirements to reduce emissions of air pollutants. More information is available on the California Air Resources Board website at <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm>.

IMPORTANT WARRANTY NOTICE - The Standard Warranty for new John Deere construction and forestry products is set forth in a separate document provided by the dealer. Please read the Standard Warranty carefully before signing. No express warranty is made unless specified in the Warranty Statement. PURCHASER'S RIGHTS AND REMEDIES PERTAINING TO THIS PURCHASE ARE LIMITED AS INDICATED IN THE STANDARD WARRANTY AND PURCHASE ORDER. WHERE PERMITTED BY LAW, NO IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS IS MADE.

Telematics: Orders of telematic devices include only the hardware. Where available, telematics software, including JDLink™ connectivity service, may be enabled from your local John Deere Operations Center or JDLink website. Please see your authorized John Deere dealer for assistance.

The undersigned purchaser(s) (the "Purchaser") hereby orders the product (the "Product") described above from the Dealer. The Dealer shall not be liable for failure to provide the Product or for any delay in delivery if such failure or delay is due to the Dealer's inability to obtain such Product from the manufacturer or supplier or other cause beyond the Dealer's control. The cash price shown above is subject to the Dealer receiving the Product from the manufacturer or supplier prior to any change in price by the manufacturer or supplier and is also subject to any new or increased taxes being imposed upon the sale of the Product after the date of this Purchase Order.

For the Integrated Controls Equipment

Warranty Disclaimer and Limitation of Liability - EXCEPT FOR WARRANTIES EXPRESSLY AND SPECIFICALLY MADE HERIN, OR BY THE MANUFACTURER OF THE PRODUCT BEING PURCHASED, RDO INTEGRATED CONTROLS MAKES NO OTHER WARRANTIES, AND ANY POSSIBLE LIABILITY OF RDO INTEGRATED CONTROLS HEREUNDER IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL RDO INTEGRATED CONTROLS BE LIABLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, INCLUDING BUT NOT LIMITED TO ANY LOST PROFITS, LOST SAVINGS OR OTHER INCIDENTAL DAMAGES ARISING OUT OF THE USE OR INABILITY TO USE THE PRODUCT PROVIDED HEREUNDER. UNLESS OTHERWISE PROVIDED BELOW, THIS EQUIPMENT IS SOLD AS IS WITH NO WARRANTY PROVIDED LESS THAT PROVIDED FROM THE MANUFACTURER.

ACKNOWLEDGEMENTS - I (we) promise to pay the balance due shown above in cash, or to execute a Time Sales Agreement (Retail Installment Contract), or a Loan Agreement, for the purchase price of the Equipment, plus additional charges as shown thereon or execute a Lease Agreement, on or before delivery of Equipment ordered herein. Despite physical delivery of the Equipment, title shall remain in the seller until one of the foregoing is accomplished and I (we) hereby grant a security interest to RDO Integrated Controls in the equipment.

FCC Regulations - It is the responsibility of the end user to understand and be compliant with FCC regulations concerning the registration of radio frequencies for operating equipment equipped with radio modems.

It is the responsibility of the end user to understand and comply with regulations for the use and flight of aerial vehicles under United States., international civil aviation and export control policies, laws and regulations. Unmanned Aircraft Systems' (UAS) acquired from RDO Equipment Co. or RDO Integrated Controls (RDOIC) are to be used in compliance with the laws, regulations and policies that govern the flight of aircraft in the United States. UAS products acquired from RDO, are subject to U.S. export controls when in the United States and subject to the laws of other export control authorities when outside the United States. The Undersigned acknowledges that it is likely that the UAS purchased from RDO will require a license for export from the United States and other countries. The Undersigned agrees that it will determine any export and reexport license requirements to export the UAS products from the United States or any other country and, as applicable, to reexport the products outside the United States, will obtain any export or reexport license or other official authorization, and will carry out any customs formalities for the export or reexport of the UAS products, such as using a duly authorized agents; and The Undersigned also agrees that it will not export, sell, use, or transfer UAS products acquired from RDO in violation of any applicable U.S. or non-U.S export control, embargoes, sanctions or other laws and regulations. The undersigned certifies that all of the facts contained in this statement are true and correct to the best of its knowledge and it does not know of any additional facts that are inconsistent with the above statements. It shall promptly send a replacement certification to RDO disclosing any material change of facts or intentions described in this certification that occur after this certification is prepared and forwarded to:

SIC Information - Please be advised that RDO Integrated Controls has assigned its rights to sell Topcon and Carlson rental equipment (as defined under SIC code #3531 and as described in this document) and the rights to sales proceeds (including "trade-in assets" related thereto) to North Star Deferred Exchange LLC. as part of IRC Sec. 1031 exchange.

Upon signature of delivery acknowledgment, customer is accepting the equipment, including attachments, in "AS IS" condition, agreeing to notify RDO Equipment Co. within 24 hours of any damages or discrepancies found upon receipt of equipment.

Signature Area

Purchase Order Accepted By:

(Customer's Signature)

(Date Accepted)

(Authorized Signature of Dealer)

(Date Accepted)

Delivery of Equipment Acknowledgement:

(Customer's Signature)

Date Accepted

(Account Manager's Signature)

Date Accepted

Standard Warranty Acknowledgement:

(Delivered On)

(Warranty Begins)

(Customer's
Initials)

(Account
Manager's
Initials)

Extended Warranty Oil Sampling Acknowledgement:

(Customer's Initials)

(Account Manager's Initials)

Equipment Options

Qty	Serial Number	Year / Make / Model	Description
1	1T0333PAVSFD12068	2025 JOHN DEERE 333P	8048 COUNTERWEIGHT, (TRIPLE SET) 8059 CAB SEVERE DUTY POLYCARBONATE DOOR 8049 ENGINE AIR PRECLEANER 1363 3-INCH SEAT BELT WITH SHOULDER HARNESS 0952 REAR VIEW CAMERA 5608 WIDE ZIG-ZAG BAR TRACK - 17.7 IN. (450 MM) 183N JDLINK 0517 LEVEL 4 PACKAGE - PREM CAB A/C, 2SPD, ISO-H MAX, H
1	PXBUC84E18056	2025 JOHN DEERE CE84	None
1	1T0333PAESFD08513	2025 JOHN DEERE 333P	8059 SEVERE DUTY DOOR 8049 PRE CLEANER 8048 TRIPLE SET COUNTERWEIGHT 5608 WIDE ZIG-ZAG MULTI BAR TRKS 183N JDLINK IRON 1363 3" SEAT BELT W/2"SHLDR STRAP 0952 REAR CAMERA 0517 L4 2SP CAB AC PQT HFL
1	PXBUC84E26961	2025 JOHN DEERE CE84	None
1	TOEHP45021196	2025 JOHN DEERE FORKS48	None
1	1T0BR84CCP0000626	2024 JOHN DEERE BROOM84P	None
1	TBD	2025 MC-Mobile	MC-MOBILE SYS MC-MOBILE SYS
1	TBD	2025 JOHN DEERE CP40G	82D1T CP40G Cold Planer BYT13287 Cold Planer Water Tank Kit BYT13288 Cold Planer Pressure Gauge Kit
1	TBD	2025 JOHN DEERE RAKE84	1580T PR84B ANGLE POWER RAKE
1	1T0CP24GTP0000016	2024 JOHN DEERE CP24G	9000 VEHICLE HARNESS FOR CPS 9001 CP CONTROL HARNESS
1	5547	2025 GRADER BLADE 108"	000-200-516 DEERE E & G SERIES HARNESS KIT, W/ECM, CABLES & BR 316-001-705 MAST POLE KIT 000-201-282 GB MACHINE CONTROL MOUNT KIT
1	Z193334	2025 9935-0000 ASSY, PRISM UNIT	None
1	581239	2025 ATP2 360 PRISM	None

STANDARD WARRANTY FOR NEW JOHN DEERE CONSTRUCTION, COMPACT CONSTRUCTION (CCE) FORESTRY, AND UTILITY PRODUCTS – US & Canada

- **Construction & Forestry Products:** 12 months/unlimited hours (whichever occurs first) Full Machine Standard Warranty
- **Compact Construction Equipment (CCE) Products:** 24 months or 2000 hours (whichever occurs first) Full Machine Standard Warranty
- **C&E Series Pull-Type Scrapers:** 6 months Full Machine Standard Warranty
- **DC & DE Pull-Type Scrapers:** 12 months Full Machine Standard Warranty
- **Scraper Tractors:** 24 Months or 2000 Hours (whichever occurs first) Full Machine Standard Warranty
- **Forestry Attachments:** 12 Months or 2000 Hours (whichever occurs first) Full Machine Standard Warranty

The "Standard Warranty" is part of the warranty protection package available from John Deere Construction & Forestry Company (John Deere Limited in Canada) ("John Deere") to purchasers of new John Deere products ("product"):

STANDARD Warranty is John Deere's standard new product warranty, described in this document, provided at no additional charge to the purchaser.

EXTENDED Warranty is a separate repair contract made available by John Deere for purchasers who wish to complement their Standard Warranty coverage. Complete Extended Warranty details, including coverage options and limitations, are set forth in the Application for Extended Warranty, which is available from authorized John Deere dealers.

STRUCTURAL Warranty applies to certain structural components as listed below and as described in this document.

FACTORY-INSTALLED UNDERCARRIAGE Warranty applies to certain undercarriage components as listed below and as described in this document.

A. STANDARD WARRANTY - GENERAL PROVISIONS

John Deere will repair or replace, at its option, any parts (except those specified below) of a new John Deere product that, as delivered to the original retail purchaser(s), are defective in material or workmanship. Performance of this warranty will be free of charge for parts and labor, except as otherwise stated below. Standard Warranty applies only to purchases from John Deere and authorized John Deere dealers and, except as otherwise provided in the next sentence and section L below, is extended only to the original retail purchaser of the product. Remaining Standard Warranty applicable to a used John Deere product is transferred to a subsequent purchaser of the product only if the subsequent purchaser requests a transfer from an authorized John Deere dealer before the product's Standard Warranty expires. Coverage begins on the date of delivery of the product to the original retail purchaser. For purposes of this warranty, a product that has been rented, used for demonstration purposes for 150 or more hours, or otherwise used prior to its original retail purchase has been "used" for the total duration of such use. Warranty statements required by law covering engine emissions-related parts and components are found on a separate written warranty certificate provided to the purchaser at the time of the original retail purchase.

B. WHAT IS COVERED BY STANDARD WARRANTY -

All parts of a new John Deere product (except those noted in Sections D and E below) are covered during the Standard Warranty period set out above.

C. EXCLUSIVE REMEDY -

The repair or replacement of covered parts or components that are defective, as provided in Sections A, B, D.2 and D.3 herein, shall be the purchaser's exclusive remedy for any defect in the product. However, if after repeated attempts such repair or replacement fails to correct the performance problem caused by the defect, the purchaser's sole remedy shall be a refund of the amount paid for the product (in exchange for a return of the product), excluding any transportation charges, license fees, taxes and insurance premiums, and less a reasonable allowance for use of the product prior to its return. In no event will the dealer, John Deere or any company affiliated with John Deere be liable for any incidental or consequential damages, including but not limited to loss of profits, rental of substitute equipment or other commercial loss. Correction of defects in the manner provided above shall constitute fulfillment of all liabilities of the Dealer, John Deere, or any company affiliated with John Deere to the purchaser or any other person, whether based upon contract, tort, strict liability, or otherwise. This limitation does not apply to claims for personal injury.

D. ITEMS COVERED SEPARATELY -

1. Standard Warranty does not apply to batteries, radios, tires, cameras, or to Cummins, MTU or Detroit Diesel Engines installed in John Deere products, which are covered by separate written warranties.
2. Factory-Installed Undercarriage Warranty covers all non-rubberized factory-installed undercarriage wear components for 3 years or 4,000 hours from the date of delivery to the original retail purchaser, whichever occurs first (unless terminated earlier under Section F, below). For purposes of this warranty, a product that has been rented, used for demonstration purposes for 150 or more hours, or otherwise used prior to its original retail purchase has been "used" for the total duration of such use. In addition to the items listed in section E below, Factory-Installed Undercarriage Warranty does not cover: failures due to wear, machine application, maintenance practices, or improper machine configuration; removal and installation labor; transportation or hauling costs; unapproved parts; non-wear items; and rubberized undercarriage components such as rubber tracks. Warranty claims will be pro-rated based upon wear of the failed component and whether track shoe width is approved by John Deere. Factory-Installed Undercarriage Warranty does not apply to Scraper Tractors.
3. StructurALL Warranty for new John Deere Products (except Compact Excavators & Loaders, Skid-Steer Loaders, Compact Track Loaders, Scraper Tractors, Pull-Type Scrapers, and Forestry Attachments, which are not eligible for StructurALL Warranty) begins at the date of delivery to the original retail purchaser and ends (unless terminated earlier under Section F, below) after three (3) years, or 10,000 hours (whichever occurs first). For purposes of this warranty, a product that has been rented, used for demonstration purposes for 150 or more hours, or otherwise used prior to its original retail purchase has been "used" for the total duration of such use. **StructurALL Warranty applies only to the following structural components listed below as installed on the product at the time of original manufacture.** If a particular component is not listed below it is not covered by StructurALL Warranty.

Arm; Articulation Joint (incl. pins & bushings); Bin Frame; Boom; Carbody; C-Frame*; Circle Frame; Coupler (John Deere built ONLY); Dipperstick; Draft Frame; Engine Frame; Equipment Frame; Grapple Arch and Grapple Boom; Loader Arm; Loader Frame; Mainframe; Moldboard Lift Arm; NeverGrease™ Pin Joints [Includes steering pin and bushing joints (standard equipment), roller elements (roller bearings) in bucket to boom joints and sliding elements (bushing) for boom and linkage joints (optional equipment)]; Rollover Protection Structure (ROPS); Side Frame; Swing Frame; Track Frame; Undercarriage Frame; X-Frame; Z-bar loader linkage (including bell crank and bucket driver link); Specialty booms and arms marketed as "heavy duty" by John Deere.

Items Covered by StructurALL for Cut-to-Length Forestry Machines: Front frame (welded assembly); Rear frame (welded assembly); Crane king post with basement; Middle joint frame; Cabin swing frame; Main Boom

StructurALL Warranty does not apply to:

1. Any product used primarily in extreme duty or severe duty applications such as but not limited to: demolition and wrecking, chemical plant (including fertilizer plants), salt mines, steel mill, land fill and transfer stations, scrap handling, scarifying and other applications that are similarly destructive or similarly heavy duty except specialty booms and arms as stated in Section D.3 above.
2. C-Frames on Crawlers equipped with root rakes or used in forestry applications unless equipped with an "extreme duty" reinforcement package.
3. Cut-to-Length Forestry Heads and Slash Bundler Units.
4. Crawlers equipped with optional side booms.
5. Cut-to-Length Forestry, Excavator, and Log Loader swing bearings.
6. Motor Graders equipped with front- or rear-mounted snow wings.

E. ITEMS NOT COVERED -

John Deere is NOT responsible for the following:

1. Freight
2. Adjustments to compensate for wear, for periodic maintenance or adjustments that result from normal wear and tear.
3. Damage caused by unapproved adjustments (electronic or mechanical) to machine or machine components outside of published specifications including but not limited to engine, hydraulic components and relief valves.
4. Program updates, calibrations, and pressure adjustments.
5. Additional Labor Time - Above Dealer Labor Rate
6. Additional Cleaning - Above Dealer Labor Rate
7. Rental Fees
8. Depreciation or damage caused by normal wear or application, lack of reasonable and proper maintenance, failure to follow operating instructions, misuse, lack of proper protection during storage, vandalism, negligence, collision, or other accidents.
9. Premiums charged for Overtime Labor
10. Transportation to and from the dealership.
11. Travel time, mileage, or service calls by the dealer.
12. Non-John Deere components or modifications, Rotobec grapples, and attachments installed aftermarket.
13. Shop supplies and maintenance items such as, but not limited to: filters, fuels, oil, hydraulic fluid, lubricants, coolants, conditioners, shop towels, cleaners and degreasers.
14. Torn, cut, or worn hoses.
15. Wear items, such as, but not limited to: body liner, belts, blades, bulbs, lubricated joints (including pins and bushings), dry brakes, brake linings, dry clutch linings, saw blades, chains, skidder grapple shocks, color marking nozzles, and articulation bumpers.
16. Items such as cutting-edge parts, delimbing knives, bucket teeth and rubber track are not warranted for depreciation or damage caused by normal wear, lack of proper maintenance, misuse, failure to follow operating instructions, the elements or accident.
17. Any defect in a non-covered component, or damage to or failure of a covered component caused by a defect in a non-covered component.
18. Secondary damage which occurs from continued operation of a product after recognition of the occurrence of a failure.
19. Parts supplied by or repairs, maintenance or modifications performed by someone other than an authorized John Deere dealer, including any damage caused by such use of parts, repairs, maintenance, or modifications not performed by an authorized John Deere dealer.
20. Topping off fluids when fluid levels fall in the range between low and full
21. Parts/Kits not ordered on machine and installed aftermarket. These parts will be covered by any applicable parts warranty.
22. Attachments installed aftermarket – i.e., Winch not installed at factory.
23. Custom options installed outside the factory – i.e., G.R. Manufacturing option packages.
24. Used Products (except as otherwise provided in section L below).

F. TERMINATION OF WARRANTY-

John Deere is relieved of its obligations under Standard Warranty, StructurALL Warranty, Factory-Installed Undercarriage Warranty and/or Extended Warranty if:

1. The product is modified or altered in ways not approved by John Deere; or
2. Any unapproved or improperly sized attachment is installed on the product. Approval and attachment size shall be at John Deere's sole discretion. (Consult dealer prior to installing attachments or product modification).
3. The product is moved outside the US and/or Canada.

G. PARTS REPLACED UNDER WARRANTY -

Only new or remanufactured parts or components furnished or approved by John Deere, will be used if John Deere elects to repair the product. If any such part or component is defective in material or workmanship when installed in the product, John Deere will repair or replace, as it elects, such defective part or component, provided the defect is reported to an authorized John Deere dealer within 90 days of installation or before expiration of the applicable Standard Warranty, Factory-Installed Undercarriage Warranty and/or StructurALL Warranty whichever is later.

H. TELEMATICS

NOTICE: Products may be equipped with telematics hardware and software ("Telematics") that transmit data to John Deere/ Dealer. Purchaser may deactivate Telematics at www.jdlink.com.

Notwithstanding Purchaser's right, title or interest in the Products, Purchaser agrees that John Deere and Dealer (their affiliates, successors and assigns), without further notice to Purchaser have the right to:

1. Access, use, collect and disclose any data generated by, collected by, or stored in, Products or any hardware or devices interfacing with Products ("Machine Data");
2. Access Machine Data directly through data reporting devices integrated within, or attached to, Products, including Telematics ("Data Reporting Systems"); and
3. Update the Data Reporting Systems software from time to time. Machine Data will only be used in accordance with John Deere's Machine Data Policy, located at www.JohnDeere.com/MachineDataPolicy.

I. OBTAINING WARRANTY SERVICE -

To obtain warranty service, the purchaser must request warranty service from a John Deere dealer authorized to sell the product to be serviced. When making such a request, the purchaser must present evidence of the product's delivery date, make the product available at the dealer's place of business, and inform the dealer in what way the purchaser believes the product to be defective. Standard Warranty, Factory-Installed Undercarriage Warranty and/or StructurALL Warranty repairs may be made in the field if the purchaser and servicing dealer so desire. However, John Deere will not be responsible for any charges (such as dealer travel time, mileage or extra labor) that would not have been incurred had the product been repaired at the dealer's place of business.

J. NO IMPLIED WARRANTY, CONDITIONS OR OTHER REPRESENTATION -

Where permitted by law, neither John Deere nor any company affiliated with it makes any warranties, representations, conditions or promises, express or implied, as to the quality, performance, or freedom from defect of its products, other than those set forth in this document and **NO IMPLIED WARRANTY OF MERCHANTABILITY, CONDITIONS OR FITNESS IS MADE.**

K. NO DEALER WARRANTY -

The selling dealer makes no warranty of its own on any item covered by this warranty and makes no warranty on other items unless the dealer delivers to the purchaser a separate written warranty certificate specifically warranting the item. **The dealer has no authority to make any representation or promise on behalf of John Deere, or to modify the terms or limitations of this warranty in any way.**

L. USED JOHN DEERE PRODUCTS ONLY -

John Deere will transfer remaining Standard Warranty, Factory-Installed Undercarriage Warranty and/or StructurALL Warranty to the purchaser of a used John Deere construction and/or forestry product that has been used for less than the full warranty period provided at the product's original retail purchase. This transfer is not effective until change of ownership is registered by a John Deere dealer. **ALL THE TERMS, INCLUDING LIMITATIONS AND EXCLUSIONS, OF THE JOHN DEERE STANDARD WARRANTY, FACTORY-INSTALLED UNDERCARRIAGE WARRANTY, AND/OR STRUCTURALL WARRANTY ORIGINALLY PROVIDED FOR THE PRODUCT REMAIN IN EFFECT AND APPLICABLE.**



City Council STAFF REPORT

Subject: Discuss, consider and take possible action to authorize the City Manager to negotiate and execute an agreement with Verdunity for the preparation of the Comprehensive Plan Update, with a total cost not to exceed that which is budgeted in the FY26 budget.

Date: October 14, 2025

Background:

A Comprehensive Plan serves as the City's long-term roadmap for growth, development, and investment. It defines a shared vision for the community's future and provides policy guidance on land use, housing, transportation, infrastructure, parks, and economic development. The plan helps align public resources with community priorities, promotes sustainable and fiscally responsible growth, and supports informed decision-making by both staff and elected officials. It also strengthens the City's ability to pursue grants and partnerships by demonstrating a clear, forward-looking strategy for the future.

The City of Granite Shoals last completed a Comprehensive Plan in 2010. Since that time, the community has experienced significant growth, demographic shifts, and changing development patterns, making an updated plan both timely and essential. An updated Comprehensive Plan will ensure that land use, infrastructure, and economic development decisions are guided by current data and community values while also improving the City's competitiveness for state and federal grant opportunities.

Most professional planning standards, including those established by the American Planning Association (APA) and the International City/County Management Association (ICMA), recommend that Comprehensive Plans be reviewed or updated every 5 to 10 years to remain relevant and actionable. At 15 years old, the City's current plan is considered outdated and may no longer reflect existing conditions or long-term priorities.

Maintaining an up-to-date plan is particularly important for securing infrastructure, community development, and planning grants - including those offered through CDBG, TxDOT, TDA, and TCEQ - as funding agencies typically expect:

- A Comprehensive Plan or equivalent document less than 10 years old
- Preferably one that has been reviewed or amended within the past 5 years

Plans exceeding this timeframe often reduce a community's competitiveness for grants related to:

- Transportation and infrastructure improvements
- Economic development and revitalization
- Housing and land use planning
- Environmental or hazard mitigation initiatives

An updated Comprehensive Plan will help Granite Shoals position itself for future opportunities by ensuring that the City's policies, priorities, and investments reflect current conditions, community input, and a clear vision for sustainable growth.

Discussion:

On July 25, 2025, the City issued a Request for Proposals (RFP) to multiple qualified planning and engineering firms, with responses due August 15, 2025. The RFP specified that the City reserved the right to negotiate all elements of the proposal to ensure the best value and alignment with City needs and budget.

The City received three proposals:

Houseal Lavigne Associates – Not to exceed \$172,965 (18-month process)

Verdunity – No fixed “not-to-exceed” cost; phased work plan tied to City priorities and available budget (12-month process)

MRB Group – Not to exceed \$200,000 (15-month process)

Plan Objectives & Priorities:

The updated Comprehensive Plan will provide a clear, actionable vision for Granite Shoals, reflecting both current opportunities and future aspirations. Key priorities are expected to include:

- **Land Use and Growth Management:** Updated land use map, policies, and development goals aligned with the City's long-term vision.
- **Economic Development:** Assessment of business corridors and strategies to attract commercial investment, increase sales tax revenue, and promote mixed-use growth.
- **Transportation and Infrastructure:** Analysis of thoroughfares, mobility, drainage, and utility systems, including wastewater expansion along FM 1431.
- **Parks, Open Space, and Natural Resources:** Review of public spaces and assets to ensure sustainable growth. Identification and development of a City Center.
- **Community Engagement:** Inclusive public input process incorporating community meetings, online participation, and targeted stakeholder discussions to ensure the plan reflects local values and priorities.

The final Comprehensive Plan will serve as a working document - one that is measurable, flexible, and capable of being reviewed and updated periodically as intended.

Next Steps:

Staff recommends that Council authorize the City Manager to negotiate a detailed scope and agreement with Verdunity for the Comprehensive Plan Update.

- The total cost will not exceed the \$100,000 allocated in the FY26 budget.
- The City Manager will ensure that duties are clearly divided between City staff and Verdunity to maximize efficiency and value.
- If a division of responsibilities and scope cannot be negotiated within the budget and project goals, the City will not be obligated to execute the agreement.

Upon successful negotiation, Verdunity will develop a detailed work plan and timeline for review by the Planning & Zoning Commission and City Council prior to full implementation.

Fiscal Impact:

The FY26 Budget includes \$100,000 for the Comprehensive Plan Update. All negotiated work and deliverables will be managed within this budgeted amount.

Recommendation:

Staff recommends that City Council authorize the City Manager to negotiate and, if successful, execute an agreement with Verdunity for the preparation of the Comprehensive Plan Update, with a total cost not to exceeding the amount allocated in the FY26 budget.

In the event that a mutually acceptable scope of work cannot be achieved within the approved budget, there will be no obligation to proceed with the contract.