**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

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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.

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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.

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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 _____

CITY OF GRANITE SHOALS TEXAS CORPORATE SEAL