NOTICE OF AGENDA

GRANITE SHOALS CITY COUNCIL

SPECIAL CALLED MEETING

WEDNESDAY, OCTOBER 22, 2025 AT 5:00 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/0121OwcwsGc?feature=share

1. **Call to Order/ Roll Call/ Welcome**

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. **Consent Agenda**

   3.a. Discuss and consider approval of meeting minutes from October 14, 2025.

4. **Action Items**

   4.a. Discuss, consider and take appropriate action regarding proposed Ordinance 883 Budget Amendment to City of Granite Shoals Budget 2025-2026

5. **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 the 16th day of October, 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

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

MINUTES

1. Call to Order/ Roll Call/ Welcome

The meeting was called to order at 6:01 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.

Written Comment from Penny J. Layton & Lisa M. Carr (148 South Shorewood Dr.) — Read aloud by the City Secretary

- Expressed frustration with deteriorating street conditions.

Francis Cooper (405 Rosehill Drive):

- Raised issues concerning proximity of deer hunting stands to residences (about 30 ft from her fence).
- Detailed discomfort and fear for family safety during active hunts: children and pets kept indoors; inability to enjoy outdoor space.

Daniel Alfrey (331 Sagehill Drive):

- Voiced disappointment in the program's operational priorities, particularly the low rate of donation (approx. 30 out of 70 deer culled).
- Critiqued lack of infrastructure planning (i.e., insufficient freezers), lack of transparency regarding lost/wounded deer, and posited that 'hunters' may be filling their own freezers over the needs of the food bank.

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

- In addition, October 25th - Litter Lifters will be cleaning FM1431 and spreading wildflower seeds beginning at 8am.
- Announcement of the Parks Advisory Committee's LCRA Grant Award for $25,000 to be used for Lakeview Park's fishing pier.

4. Presentations

4.a. Employee Recognition

Recognition of Joshua Nugent: 5 years of service (since 10–1–2020).

- Promoted to Assistant Fire Chief and sworn in by Chief Campbell.
- Asst. Chief Nugent expressed gratitude to Chief Campbell, the City, firefighters, and family.
- Highlighted positive experience serving and the value of community support.

5. Reports

5.a. Property Maintenance Update

Preston Williams addressed the Council on the recent update to property maintenance ordinances after a collaborative work group effort.
Clarified language, improved enforceability for staff and transparency for residents.

5.b. Chapter 40 Workgroup Update

Becky Sims in Planning and Development addressed the Council:

- Began July 10, 2025; included code enforcement, building, planning commission, and council members.
- Conducted a survey of 92 developers/realtors—11 responded—with feedback aligning with known issues.

- Improvements underway: website enhancements, application streamlining, and a construction workbook for developers.
- Final recommendations were submitted to the City Attorney in August.
- Planning & Zoning approved General Business District recommendations (Oct. 8).
- Decision to dissolve the workgroup; can reconvene if needed.
- Next: Comprehensive plan update to engage more community voices.

5.c. Report on AquaTex facility upgrade.

Assistant City Manager, Tim Campbell addressed the Council:

- Project to upgrade system servicing Impala, Webb, Beaver Island, Tropical Hideaway.
- Target completion: September 30, 2026.
- Upgrade will improve reliability/capacity, aiming to serve the existing geographical area, and support 25 new homes on Granite Point; old system will operate during transition.
- Temporary pump trucks minimize service interruptions.

5.d. September Department Reports

6. Consent Agenda

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

Moved by Steve Hougen; seconded by Brian Edwards to approve the meetng minutes from September 23, 2025.
Motion Passed: 7 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

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.

Brooks Watson & Co. was selected as auditing firm for FY ending Sept. 30, 2025. Noted this: expected to be the last year with Brooks Watson (standard rotation ~5 years).

New state law: stricter deadlines; audits must be completed within 180 days (six months) of fiscal year end or risk limits on property tax increases.
Commitment to meet new timetable; first week of February target for completion.

Moved by Mike Pfister; seconded by Judy Salvaggio to authorize the City Manager to accept the engagement letter for Brooks, Watson & Co., certified public accountants, to perform the City's audit year-end September 30, 2025.
Motion Passed: 7 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

7.b. Discuss, consider, and take appropriate action regarding the adoption of proposed Ordinance 733-B: Deer Management Program Amendment.

Citizen Comments:
Keith Rogers (604 Highcrest Dr.):

- Spoke about the success of the program in the first two weeks and the increased number of volunteer harvesters to support the program.

Peter Hutnick (1547 Ridge Valley)

- Requested the Council consider making the Wildlife Advisory Committee into a workgroup, stating that the committee's advice is neither sought or desired.

Mark Henshaw (2504 Belaire East Ln.)

- Commented on the proposed changes to the deer ordinance and shared a printed list of concerns with the Council.

Jeff Herzog (119 W. Hickory Dr.)

- Yielded his time to speak to Keith Rogers.

Discussion points:

- Citizen and neighbor safety concerns (placement of stands, proximity to homes, lack of visible hunter ID, lost/wounded deer, hunting during times when children are likely outside).
- Program’s operational integrity: exacting accuracy standards, eligibility and

recertification of hunters, transparency in meat donation, and responsiveness to resident feedback.

- Issues with lost deer tracking and reporting; insufficient capacity in current cold storage/freezers; concern about administrative burden on volunteers.
- Open dialogue among Wildlife Advisory Committee (WAC) members, Chief Ortiz, legal counsel, and council regarding governance structure (suggestion: rebrand WAC as a work group); compliance with open meetings laws; and division of authority between WAC and city administration.
- Discussion on anti-poaching measures: spot checks, cameras at stands, vehicle/license plate tracking, and more overt enforcement.
- ADA accommodations for disabled hunters.
- Multiple technical and policy recommendations by WAC and PD:
- Proficiency testing tightened: required to hit 2-inch and 4-inch targets during monthly recertification.
- No hunting on weekends or holidays (with future potential for exceptions).
- Changes clarified for notifications, hunter safety apparel, and equipment standards.
- Commitment to re-review operational aspects after the current season; Council open to further amendments as needed.

Moved by Steve Hougen; seconded by Brian Edwards to approve Ordinance 733-B: Deer Management Program Amendment with the changes implemented as discussed and noted by the City Attorney.
Motion Passed: 7 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

The Council was briefly adjourned for a break beginning at 8:09 pm and reconvening at 8:18pm.

7.c. Discuss, consider, and take appropriate action regarding the finance options for the new fire engine.

- Fire engine purchase: $676,900.77 total.
- Down payment: $255,000 from the fire reserve fund.
- Financing: $421,900.77 at 5.29% over 8 years.
- Annual payment: $66,039.28, first due October 2026.
- Early payoff/refinancing allowed if interest rates fall.
- A special Council meeting will be needed to authorize the actual funds transfer and budget amendment.

Moved by Ron Munos; seconded by Mike Pfister to authorize Chief Campbell to

enter into an eight-year lease purchase agreement with leasing to incorporated to finance the purchase of a Septon fire engine in the amount of $676,900.77. The City will be financing $421,900.77 for eight years. Years at 5.29% with a payment of $66,039.28 per year beginning after October 1, 2026, for the Texas fire apparatus.
Motion Passed: 7 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

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.

- The City is asking to purchase equipment for in-house street/road maintenance.
- Two large John Deere 3330 tracked skid steers, 7 attachments (e.g., 40"/24" millers, road grader, broom, rake, forklift, bucket).
- Purchase order: $352,209.60 (includes discounts and demo equipment).
- Transfer: $360,000 from Street Maintenance Sales Tax Fund to Capital Fund (fund balance will remain $54,155 after purchase).
- Transition to new, higher performing asphalt from Fort Worth supplier.
- Added positions in Streets Department to support equipment operation, with phased hiring.

Moved by Mike Pfister; seconded by Catherine Bell to authorize the transfer of funds from the street maintenance sales tax fund to the capital fund and that we authorize the city manager to execute the purchase order agreement for the mentioned street maintenance and repair equipment..
Motion Passed: 7 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

7.e. Discuss, consider and take 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.

The Comprehensive Plan update identified as crucial for the City's long-term strategy.

- Staff presented comparative RFP results:
  - Housel Levine: 18 months, $172,965.

    - MRB Group: 15 months, $200,000.
    - Verdunity: phased price, no fixed 'not-to-exceed', but staff to lead much of the project to keep costs within $100,000 budget.
- Staff to lead community engagement, keep meetings accessible, maximize in-house coordination to control cost.

Moved by Ron Munos; seconded by Judy Salvaggio to authorize the city manager to negotiate a next June agreement for duty for the preparation of a comprehensive plan update the total cost comprehensive which is the budget fiscal year 2026 budget of $100,000.
Motion Passed: 7 - 0
Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

8. Executive Session (Closed to the Public)

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

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.

The City Council adjourned to Executive Session at 8:49pm and reconvened the open meeting at 9:06pm.
No action was taken during the Executive Session.

9. Future Agenda Items

- Special Meeting required for fire engine financing and budget amendments.
- Approval of bid for Timber Hill Park Pavilion.
- Gather bids for Lakeview Park grant.
- Update and potential action on Hoover Valley water system asset sale.
- Update on short-term rental (Airbnb) compliance implementation.

- Automated waterbills.

10. Adjournment

With no further business or discussion, Mayor Munos adjourned the meeting at 9:10pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of October 14, 2025.

Mayor Ron Munos ______________________________

Attest:
Dawn Wright - City Secretary ______________________________

City Council
STAFF REPORT

Subject:	Discuss, consider and take appropriate action regarding proposed Ordinance 883 Budget Amendment to City of Granite Shoals Budget 2025-2026
Date:	October 22, 2025
Submitted by:	Kevin Rule, Finance Director
Department:	Finance

Background:

The following changes are reflected in Budget Ordinance 883

Fire Pumper - $676,900.77: Down payment of $255,000 will be paid with funds set aside in the Fire Equipment Replacement Fund -501, leaving $0.00 in the Fund. The remaining amount of $432,900.77 will be financed at 5.29%, paid annually in the amount of $66,039.28 starting 8/25/2026 until 10/25/2033 (8 years). The annual financed amount will be expensed to the General Fund, Fire Department 100-520.

Wildland Gear - $50,000: ESD #3 provided funding for the purchase and will be moved out of the General Fund and into Capital Fund.

2025 John Deere 333P (2) and attachments: $360,000: Funding will be provided by the 1% sales tax collection in the Street Maintenance Fund - 370. Leaving $79,116.94 in the Fund.

Lakeview Pier: The City has been awarded a $25,000 grant from LCRA for a pier at Lakeview Park. The award has a 20% ($5,000) City matching requirement. During the budget process, council approved $10,000 for the Park Advisory Committee with the understanding that $5,000 would be used for the City's matching portion if the grant was awarded. $5,000 will remain in the Park Advisory Committee Budget for FY 26.

Recommendation:

Approve Budget Amendment Ordinance 833.

Fiscal Impact:

$255,000 will be transferred from the Fire Equipment Replacement Fund to the Capital Fund. (Pumper)
$50,000 will be transferred from the General Fund to the Capital Fund. (Wildland Grear)
$360,000 will be transferred from the Street Maintenance Fund to the Capital Fund. (John Deere (2) and attachments)
$5,000 will be transferred from the General Fund to the Capital Fund.
Capital Fund Revenue will increase by $25,000 for the LCRA Grant.

Attachments:

1. 2025-10-22 BUDGET ADJUSTMENT - ORD 883

ORDINANCE NO. 883

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CITY OF GRANITE SHOALS ORDINANCE NO. 880, PASSED AND APPROVED SEPTEMBER 9, 2025, AN ORDINANCE APPROVING AND ADOPTING THE CITY OF GRANITE SHOALS'S BUDGET FOR FISCAL YEAR 2026; FOR THE PURPOSE OF AMENDING THE BUDGET AND PROVIDING FOR SUPPLEMENTAL APPROPRIATION AND/OR TRANSFER OF CERTAIN FUNDS AS SET FORTH IN THE ATTACHED EXHIBIT "A;" PROVIDING FOR SEVERABLITY; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Granite Shoals, Texas (the "City") Fiscal Year 2025-2026 budget was adopted by Ordinance 880 on September 9, 2025; and

WHEREAS, the City has the authority to make amendments to the City Budget under Chapter 102.009 of the Texas Government Code.; and,

WHEREAS, the City of Granite Shoals, Texas finds and determines that the change in the Budget for the Fiscal Year 2025-2026 is warranted and necessary, and that the amendment of the Budget is due to unforeseen situations and a matter of public necessity warranting action at this time; and

WHEREAS, the City further finds the proposed amendments to the FY 2025-2026 Budget; see Exhibit A., with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

SECTION 1: The proposed amendments to the FY 2025-2026 Budget of the City of Granite Shoals; Exhibit A, as heretofore adopted by Ordinance No. 883, are completely adopted and approved as amendments to the said FY 2025-2026 Budget.

SECTION 2: 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 3: If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION 4: 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 5: This ordinance shall take effect immediately from and after its passage.

SECTION 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Passed and approved this 22nd day of October, 2025.

APPROVED:

____

Ron Munos, Mayor

ATTEST:

____

Dawn Wright, City Secretary

APPROVED AS TO FORM:

____

Joshua Katz, City Attorney

EXHIBIT A
BUDGET ADJUSTMENT - ORD 883

		ORGINAL BUDGET 2025-2026	AMENDED BUDGET 2025-2026	Variance
100 - General Fund				
100-585-5461	Park Adv. Committee	$ 10,000.00	$ 5,000.00	$ (5,000.00)
100-599-6109	Transfer to Capital	$ 215,000.00	$ 270,000.00	$ 55,000.00
370 - Street Maintenance Fund				
370-599-6109	Transfer to Capital	$ -	$ 360,000.00	$ 360,000.00
501 - Govt. Equip. Replacement Fund				
501-599-6109	Transfer to Capital	$ -	$ 255,000.00	$ 255,000.00
800 - Capital Fund				
800-400-4050	LCRA Grant	$ -	$ 25,000.00	$ 25,000.00
800-499-4990	Transfer In - General Fund	$ 215,000.00	$ 270,000.00	$ 55,000.00
800-499-4995	Transfer In - Street Maint.	$ -	$ 360,000.00	$ 360,000.00
800-499-4995	Transfer In - Govt. Equip. Repl. Fund	$ -	$ 255,000.00	$ 255,000.00
800-526-5017	Fire - Pumper	$ -	$ 255,000.00	$ 255,000.00
800-526-5018	Fire - Wildland Gear	$ -	$ 50,000.00	$ 50,000.00
800-526-5019	2025 John Deere 333P	$ -	$ 96,144.10	$ 96,144.10
800-526-5020	2025 John Deere 333P	$ -	$ 96,206.66	$ 96,206.66
800-526-5021	John Deere Attachments	$ -	$ 167,649.24	$ 167,649.24
800-526-5022	Lakeview Park Pier	$ -	$ 30,000	$ 30,000