



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

TUESDAY, FEBRUARY 25, 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/dapDdbLOPXE?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

- LCRA has issued STAGE 2 Water Restrictions
- Upcoming Events:
 - Feb. 28th - Push-in Ceremony @ the Fire Station for new Tender Truck 5:30pm - 6:00pm
 - Feb. 28th - Sunset Sips, Snacks, and Social @ City Hall Balcony 6:00pm-7:30pm
 - Mar. 22nd - Granite Fest and Car Show @ Quarry Park
 - Mar.29th - Wildlife Deer Management Town Hall Mtg. @ Firehouse 10am-12pm
 - Apr. 5th - City-wide Clean Up
 - Apr. 12th - Airport Kite Day 10am-1pm
 - Apr. 19th - Easter Eggstravaganza @ Quarry Park
 - Apr. 25th-26th - High School BBQ State Competition @ Quarry Park

4. Presentations

- 4.a. Present HUD Section 3 Presentation for the TXCDBG City's CDV23-0349 Grant
- 4.b. Presentation of annual report and zoning summary from Code Enforcement.

5. Reports

- 5.a. Departmental reports for January 2025

6. Consent Agenda

- 6.a. Discuss and consider approval of meeting minutes from January 28, 2025.
- 6.b. Discuss and consider the appointment of applicant Greg Wright to the Board of Adjustments and applicant Karen Rankin as alternate to the Parks Advisory Committee.

7. Action Items

- 7.a. Discuss, consider, and take appropriate action regarding Ordinance 733: Deer Management Program Amendment, as proposed by the Wildlife Advisory Committee.
- 7.b. Discuss, consider, and take appropriate action regarding Resolution 708- Designating the Highlander as the Newspaper of Record for the City of Granite Shoals.
- 7.c. Discuss, consider, and take appropriate action regarding Ord. 871 - General Fee Schedule Amendment.
- 7.d. Discuss, consider, and take appropriate action to approve Res. 709 - 2025 Investment Policy Amendment.
- 7.e. Discuss, consider, and take appropriate action regarding Resolution 710 -Awarding a Construction Contract for the Maintenance Repairs on Phillips Ranch Road, Prairie Creek Road and Valley View Road to Lone Star Paving and Authorizing the City Manager to Execute the Agreement.
- 7.f. Discuss, consider, and take appropriate action regarding agreement for public improvement district (PID) and tax increment reinvestment zone (TIRZ) creation and administration services.

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 regarding economic development negotiations for business prospects the City seeks to have locate, stay, or expand within the City pursuant to Texas Government Code Section 551.087. No action will be taken in executive session; action, if any, will be taken in open session.
- 8.b. Executive Session – Enter into executive session to consult with attorney to seek advice on legal matters pursuant to Texas Government Code Section 551.071 regarding Charter and Ordinance provisions related to Planning and Zoning Commission functions and governance. No action will be taken in executive session; action, if any, will be taken in open session.

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 6:00 PM on the 21st day of February 2025. Requests for accommodation 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**

SUNSET

Sips, Snacks & Social

Join friends and neighbors on the balcony of City Hall for a spectacular sunset view of Lake LBJ and Packsaddle Mountain.

ALL ARE WELCOME * FREE OF CHARGE

6:00PM



February 28, 2025 ~~5:30~~-7:30 PM



Granite Shoals City Hall
2221 N. Phillips Ranch Rd.
Granite Shoals, Texas



Wine, soda, water, and light snacks provided, or feel free to bring your favorite beverage.



GRANITE *fest*

AT QUARRY PARK 2025

MARCH 22

PRESENTED BY
FIXDOOR
Better. Faster. Humble.

LIVE MUSIC

BRING A CHAIR, CHECK SITE FOR LINEUP

CAR SHOW

AWARDS FOR TOP 25 & BEST OF SHOW

KIDS FAIR

CARNIVAL, ART CONTEST, GAMES & MORE

POP UP MARKET

ART, CRAFTS, RETAIL & FOOD VENDORS

Plus **FIREWORKS**



Granite Shoals, TX



granitefest.com



GRANITEfest

AT QUARRY PARK 2025

SAVE THE DATE
MARCH 22

PRESENTED BY
FIXDOOR
Better. Faster. Humble.



**DOUBLE ELIMINATION
AWARDS FOR
1ST, 2ND, 3RD PLACE**

**STARTS AT 10AM
UNTIL WE
HAVE WINNERS**

AMERICAN CORNHOLE LEAGUE RULES & REGULATIONS

HOSTED BY



\$50 PER TEAM INCLUDES
2 T-SHIRTS
SPACE LIMITED, REGISTER ONLINE AT
granitefest.com



SCAN

PROCEEDS BENEFIT GRANITE SHOALS POLICE OFFICERS ASSOCIATION

A1024 Section 3 Presentation to City of Granite Shoals

February 11, 2025





The City recently received the following grant award:

- Grant Contract No. CDV23-0349
- Award Amount: \$500,000
- Project: enhance the water treatment plant by installing 3 variable frequency drives, 1 raw water pump, 1 air compressor with controls, and a raw water sump to improve pump efficiency, reduce algae, and protect equipment.



The grant is funded through the Community Development Block Grant, via:

- U.S. Department of Housing and Urban Development (HUD)

and

- Texas Department of Agriculture (TDA)



Section 3 Concepts

- As a condition of funding, the City must comply with Section 3 of the Housing and Urban Development Act of 1968.
- To the greatest extent feasible, Grant Recipients must direct economic opportunities generated by CDBG funds to low- and very low-income persons.



Section 3 Concepts

In part, this means ensuring that:

- Section 3 Businesses have the information to submit a bid or proposal for the project; and
- Section 3 Workers have information about any available job opportunities related to the project.

For precise definitions, see TxCDBG Policy Issuance 20-01



Section 3 Business

A company may qualify as a **Section 3 Business** if:

- it is owned by low-income persons;
- it is owned by Section 8-Assisted housing residents; or
- 75% of all labor hours for the business in a 3-month period are performed by Section 3 Workers

Register at:

- HUD's Section 3 website:
<https://portalapps.hud.gov/Sec3BusReg/BRegistry/RegisterBusiness>



Section 3 Business

This project is expected to include the following contracting opportunities:

- Grant Administration services (previously selected)
- Engineering Services (previously selected)
- Construction Company – to be awarded



Section 3 Worker

You may qualify as a **Section 3 Worker** if:

- Your annual income is below the county threshold for your family size:
- You are a current or recent YouthBuild participant

Register your information and search for opportunities at:

- WorkInTexas.gov
- HUD's Section 3 Opportunity Portal
<https://hudapps.hud.gov/OpportunityPortal/>
- CIVCAST
- Minority Women-owned Business Enterprise (MWBE)



Neighborhood Service Area Definition Tool

This tool allows Planning and Community Development Section 3 Participants to identify Targeted Section 3 Workers in accordance with 24 C.F.R. § 75.19.

Targeted Section 3 Workers are Section 3 Workers located within a one-mile radius of a Section 3 Project. If fewer than 2,000 people live within a one-mile radius of the project, then the radius is expanded until it includes black groups are selected so to comprise population of 5,000 or more according to the most recent census.

Start the search by typing in the address of the Section 3 Project; the map will auto zoom to the selected address, highlight all block groups that are included, partially or in part, within the default 1 mile radius, and provide a sum of the populations all highlighted block groups. Use the slider bar to expand the radius or the circle until the block groups total a population 5,000 or higher. Population totals shown green when you have reached the population threshold. Population numbers are from ESRI's U.S. Census Block Group Layer.

To view a report or record of the block groups included click the up arrow on the bottom of the screen, select the Options dropdown, then click Export all to CSV. This can then be filed with your Section 3 Records.

Ref: 24 C.F.R. Part 75

Section 3 Neighborhood Service Area

Search for an address or locate on map

Show results within 2 Miles

USA Census Block Group Boundary

Block Group 4602194000077 in TX	0 m
Block Group 462599703001 in TX	0.46 m

Population

✓ 11,372

Population of Census Block Groups Within or Intersected by Radius



Recordkeeping

Langford will track all hours worked on the project based on the three categories of workers.

This will require collection of certain income information.





For More Information

TxCDBG Policy Issuance 20-01

REVISED Policy Issuance 20-01 Section 3 v1.pdf
(texasagriculture.gov)

24 CFR Part 75

Electronic Code of Federal Regulations (eCFR)

Angela Sifuentes, Langford: (512) 452-0432
angela@LCMSinc.com

Code Summary Report Violation Name

Violation Date 1/1/2024 TO 12/23/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Sec. 8-135, (j), (1)-(5) Exterior grounds Dilapidated Fences.	0	1	0	0	0	2	0	0	0	1	1	0	5
Sec. 8-76, (c) No construction before building permit approval	0	0	1	0	0	2	3	0	0	0	0	0	6
18-49, (b) International Fire Code- Address Numbers	0	4	0	4	1	1	0	1	1	1	1	0	14
28-61, (a)-(d) Illegal Dumping	0	0	0	1	0	1	0	0	0	0	0	1	3
40-10, (a)-(g) Home Based Business	0	0	1	0	0	0	0	0	0	0	0	0	1
40-10, (g), (1) Skirting/Underpinning Mobile Home Residential District, M-1	0	0	0	0	0	1	0	0	0	0	0	0	1
40-6 (p) Fencing (2) Materials	0	0	1	1	0	0	0	0	0	0	0	0	2
40-6(b)(1)- Prohibited Uses	0	0	0	0	1	0	2	0	0	0	0	0	3
40-6, (1)-(4) Fencing Requirements	1	1	0	0	0	0	0	0	0	0	0	0	2
40-6, (j), (1)-(8) Home Based Business	0	1	0	0	0	0	0	0	0	0	0	0	1
40-6, (j), (8) Contractor's Yard	1	2	0	2	6	6	1	2	0	3	2	2	27
40-6, (s) Exterior Lights	0	0	0	0	0	0	0	0	0	2	0	0	2
8-135, (a) Trash, Debris & Objectionable Matter	4	23	7	20	16	15	19	13	2	20	6	7	152
8-135, (g) Weeds & Grass	1	2	2	3	1	8	6	3	1	3	1	0	31
8-135, (l), (2) Residential Open Storage	2	17	4	17	10	10	9	10	1	16	1	7	104
8-65, (7), (a)-(e) Minimum standards Dilapidated Structure	1	7	0	1	1	3	0	2	0	2	1	0	18
Sec. 24-71, (1) & (2) Junked Vehicle	2	12	13	12	10	26	25	14	1	15	9	0	139
Sec. 28-54, (a) & (b), (1-6), (c), (1-4) Time and location for collection.	0	0	0	0	1	1	0	0	0	0	0	0	2
Sec. 40-3, (i) Dumpster enclosure	1	0	0	0	0	0	0	0	0	0	0	0	1
Sec. 40-30 Recreational vehicle use	0	1	0	2	0	1	0	1	0	0	0	0	5
Sec. 40-30, (a), (3) No Recreational vehicle permit/Storage	0	3	1	0	3	4	1	1	1	2	1	0	17
Sec. 40-6 (h) Storage Building location	1	0	0	0	0	0	1	0	0	0	0	0	2
Sec. 40-6, (q), (l), (1-5) Easements	0	0	0	0	0	0	1	0	0	0	0	0	1
Sec. 8-135 Exterior grounds (screening)	1	0	0	0	2	3	2	0	0	0	1	0	9
Sec. 8-135, (b), (1-5) Exterior Grounds Drainage.	0	0	0	0	3	0	0	0	0	0	0	0	3
Sec. 8-135, (j), (1-5) Exterior grounds. Fence Maintenance.	0	0	0	0	0	0	1	0	1	0	0	0	2
Totals:	15	74	30	63	55	84	71	47	8	65	24	17	553



City Manager Report February 2025

I am pleased to present the City Manager's Report for the month of February 2025. In addition to the departmental reports regarding finance, fire, streets and parks, police and utilities, this report provides an overview of key activities, committees, projects, events, and updates Citywide.

BIG NEWS! Granite Shoals is proud to celebrate our very own Judge Frank Reilly, who has been appointed as Burnet County's Justice of the Peace for Precinct 4! This is an exciting milestone as Judge Reilly becomes the first County JP to hail from Granite Shoals.

We are grateful for his continued service to the City of Granite Shoals and look forward to his impact at the County level. Congratulations, Judge Reilly!



Wirtz Dam Rd. – Update



At a recent Burnet County Commissioners' Court meeting, Commissioner Dockery was unanimously appointed to represent the Burnet County Commissioners' Court in matters related to the Wirtz Dam Bridge project. The Wirtz Dam Bridge is intended to improve regional connectivity by creating a new crossing over Lake Marble Falls, linking Ranch-to-Market Road (RM) 1431 on the north side of the lake to RM 2147 on the south side. This connection will provide an alternative to the heavily traveled U.S. Highway 281, the Wirtz Dam Bridge aims to reduce traffic congestion, improve mobility, and enhance emergency response times throughout the region. a direct route between Granite Shoals and Cottonwood Shores, enhancing accessibility for residents businesses in the area.

Hill Country Humane Society The City will be participating in a Trap-Neuter-Release (TNR) clinic scheduled for March 20, 2025. Thanks to a generous grant from Hill Country Cats, approximately 30 spots in the clinic have been reserved for Granite Shoals cats.

We are grateful for the ongoing partnership with the Hill Country Humane Society, which continues to play a vital role in securing additional funding and veterinary support to expand TNR efforts and host more clinics in the future.

Committees and Workgroups

Planning and Zoning Committee: The Planning and Zoning Commission will be moving their meetings from the 3rd Tuesday to the 1st Tuesday beginning March 4th.

Wildlife Committee: The Wildlife Committee had an engaging meeting on February 3rd. The next meeting will be held March 3rd at 6:00 PM in the City Council Chambers.

Board of Adjustments: The Board of Adjustments (BOA) will be meeting on February 26, 2025 at 6:00 PM.

Airport Committee: The Airport committee met on February 6th. They set a workday for February 22nd. The next meeting will be held on March 6th at 3:00 PM.

Parks Committee: The Parks Committee met on February 13th and discussed updates related to Timberhill Park, budget, and future park workdays. The next meeting is scheduled for March 6th at 6:00 PM.

Administration

Website Redesign: City staff are actively working with CivicPlus, a leading municipal website development company, to redesign the City's website. The goal is to create a user-friendly, visually appealing, and feature-rich platform that enhances accessibility and engagement. The transition is expected to be completed within the next four to six months. In addition, the City is preparing to launch a new agenda management program to improve efficiency in meeting documentation and public access. The rollout is scheduled for March 11, 2025.

Election: The filing period for the upcoming mayor and council election officially closed on February 14, 2025. Along with all incumbents who filed early, the City also received one additional application for the mayoral position.

Finance

Audit: The auditors have received all requested documentation and remain on track to deliver the audit on schedule this year. The City has partnered with the same auditing firm for several years, and upon completion of this year's audit, we will begin a competitive bid process to explore potential new audit service providers. This ensures that we continue to receive high-quality financial oversight while evaluating opportunities for enhanced services and efficiency.

Fee Schedule: The Finance Department is collaborating with department heads to evaluate and update the City's fee schedule. Some fees have remained unchanged for an extended period, and adjustments are necessary to ensure they accurately reflect current costs. Maintaining an up-to-date and fair fee structure is a responsible financial practice that promotes the City's long-term sustainability and helps support essential services.

Building Department

Online permit payments: The City is excited to announce the upcoming rollout of online permit payments, further enhancing the convenience and efficiency of the permitting process for residents, builders, and businesses. This new feature will allow users to submit payments securely online, reducing the need for in-person visits and streamlining transactions. As part of our commitment to modernizing services, the City utilizes iWorQ, a digital platform that enables online application submittals and inspection scheduling. Integrating online payments into this system will provide a seamless, user-friendly experience for applicants.

The system is nearly ready, and we look forward to launching it soon to improve customer service, accessibility, and overall efficiency. Stay tuned for more details!

Fire

The burn ban for the City of Granite Shoals has been lifted. Residents may now resume outdoor burning activities in accordance with local regulations. While the ban is no longer in effect, we encourage everyone to practice fire safety and remain cautious when burning outdoors. Please ensure that all fires are properly controlled and monitored to help prevent wildfire risks.

We will continue to monitor conditions and provide updates as needed. Thank you for your cooperation in keeping Granite Shoals safe!

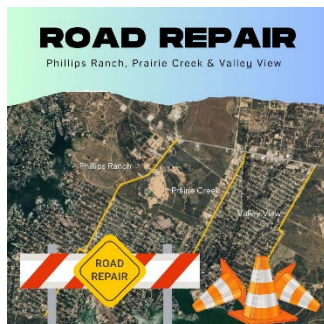


Parks and Streets

In alignment with the FY24/25 budgetary focus on major improvements to streets, culverts, and water systems throughout the City, the Street Department is excited to announce that its new high-pressure jet machine is HERE! This advanced equipment is designed to enhance culvert clearing and improve drainage, ensuring more efficient water flow and reducing the risk of flooding. If you see the streets crew out and about cleaning culverts, be sure to stop and check out the newest piece of equipment!



Parks and Streets



The Streets Team has been actively soliciting bids for crack filling and repair on the three major thoroughfares funded by the 2018 street bond: Phillips Ranch, Valley View, and Prairie Creek. These repairs are part of regular maintenance efforts and are essential to preserving and extending the lifespan of the City's major thoroughfares. Keeping these roads in good condition ensures safer travel for residents and helps protect the City's long-term infrastructure investments.

Utilities

The Utility department will be going out to bid shortly on a line upgrade project at N Shorewood/W Greencastle to address significantly undersized lines that have created pressure issues and a myriad of breaks.

Event Recap

City staff have been working hard in preparation for an exciting lineup of events over the next few months. Below is a summary of some of the upcoming City events:

We look forward to bringing the community together and hope to see you there! Stay tuned for more details, and feel free to reach out if you have any questions.

February

- 28 – Push-In ceremony for new Fire Tender – Fire Station 5:30PM
- 28 – Sunset Sips, Snacks and Social – City Hall patio 6:00 – 7:30PM

March

- 76- .National.Police.Week.(Proclamation)
- 7~~1~~ - .Police.Officer.Memorial.Day.- .Sunday.evening.at.the.Capitol
- 7~~6~~ - National.Public.works.week.(Proclamation)
- 22 – Granite Fest and Car Show granitefest.com
- 29 - MFISD/PEC Touch a Truck
- 29 – Wildlife Town Hall - Fire Station 10 AM

April

- 5 – Citywide Clean Up
- 12 – Airport Kite Day 10:00 AM -1:00 PM
- 19 – Easter Eggstravaganza at Quarry Park
- 25-26 - High School BBQ State Competition at Quarry Park

May

- 2 -3 Howdy Roo at Quarry Park
- 3 - Election day (Community Center closed 4/19-5/4)
- 0.- International.Firefighter.day.(Proclamation)

June

- 20-21 – Battle of the Badges BBQ at Quarry Park

**We are also investigating park locations for a movie night ...stay tuned for dates and details.



City of Granite Shoals
UTILITY Department
JANUARY 2025 REPORT

CITY OF GRANITE SHOALS - UTILITY DEPARTMENT

JANUARY 2025 - REPORT SUMMARY

	WORK ORDERS - WITHIN CITY LIMITS				
	(CURRENT)	(24-25)	(23-24)	(22-23)	(21-22)
INVESTIGATE NEW SERVICE	3	16	85	68	127
NEW WATER TAP	1	7	58	46	96
NEW METER INSTALL	1	13	19	12	18
SERVICE INVESTIGATE	4	12	23	15	19
LINE MARK	8	82	166	67	88
TROUBLE CALLS	13	49	291	141	133
CHECK FOR LEAK	2	17	97	77	98
LEAK AT METER	10	24	42	90	46
MAIN LINE REPAIR	17	54	215	96	61
CUT OFF NON-PAYMENT	66	165	421	399	573
REINSTATE NON-PAYMENT	48	110	343	331	472
SERVICE RECONNECT	9	31	68	80	95
SERVICE DISCONNECT	3	30	63	82	73
METER INFORMATION	82	244	547	314	14
METER RE-READ	32	180	554	1104	64
METER REPAIR	4	8	42	50	32
METER SWAP OUT	1	5	14	2218	225
VALVE REPLACED	6	84	33	43	45
OCCUPANT CHANGE	3	11	97	111	85
USAGE INQUIRY	5	35	59	68	151
SERVICE FLUSH	1	3	45	15	24
MISC.	0	3	44	24	17
TOTAL	302	1053	2975	5243	2208

WORK ORDERS - HOOVER VALLEY				
(CURRENT)	(24-25)	(23-24)	(22-23)	(21-22)
0	2	18	6	8
0	2	17	0	1
0	2	3	1	0
0	1	5	2	4
0	0	8	2	5
1	6	27	47	23
1	3	14	11	15
0	2	4	5	7
0	5	17	7	8
10	42	80	73	95
5	43	60	48	78
0	4	8	12	18
0	2	6	12	13
6	26	77	30	3
4	20	90	75	17
0	0	2	7	5
0	0	8	208	17
0	4	2	2	0
0	2	8	9	5
1	6	6	15	13
0	3	1	3	11
0	1	3	0	0
28	169	413	564	328

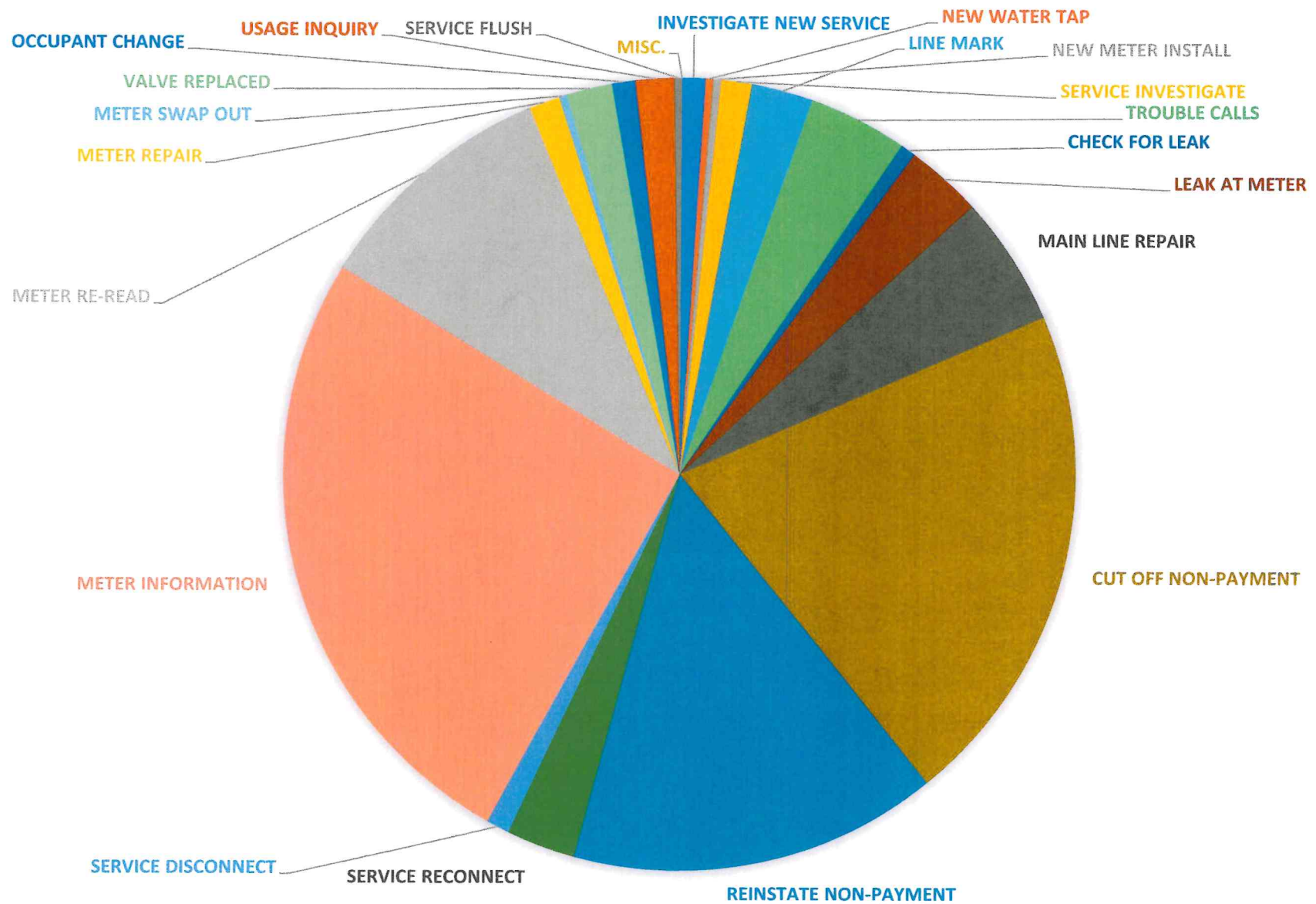
UPDATED 2/1/2025

UTILITY PERSONNEL					
EMPLOYEE	EXPERIENCE	LICENSES	TRAINING	CLASSES	HOURS
JOSHUA HISEY	17 YRS	A WATER / B WASTEWATER			642
RANDY MIZE	17 YRS	C WATER TREATMENT	TESTING FOR 'A' WATER		738
NATHAN GARICA	5 YRS	C WATER TREATMENT / CSI			198
JOSHUA MOWREY	3 YRS	C WATER TREATMENT			92
TYLER TORRES	1 YRS	D WATER			24
SPIN THURMAN	11 MTHS	D WATER			24
ALEX VASQUEZ	4 MTHS		TESTING FOR D WATER	BASIC WATER	48
LISANDRO MATA	3 MTHS		TESTING FOR D WATER	BASIC WATER	22

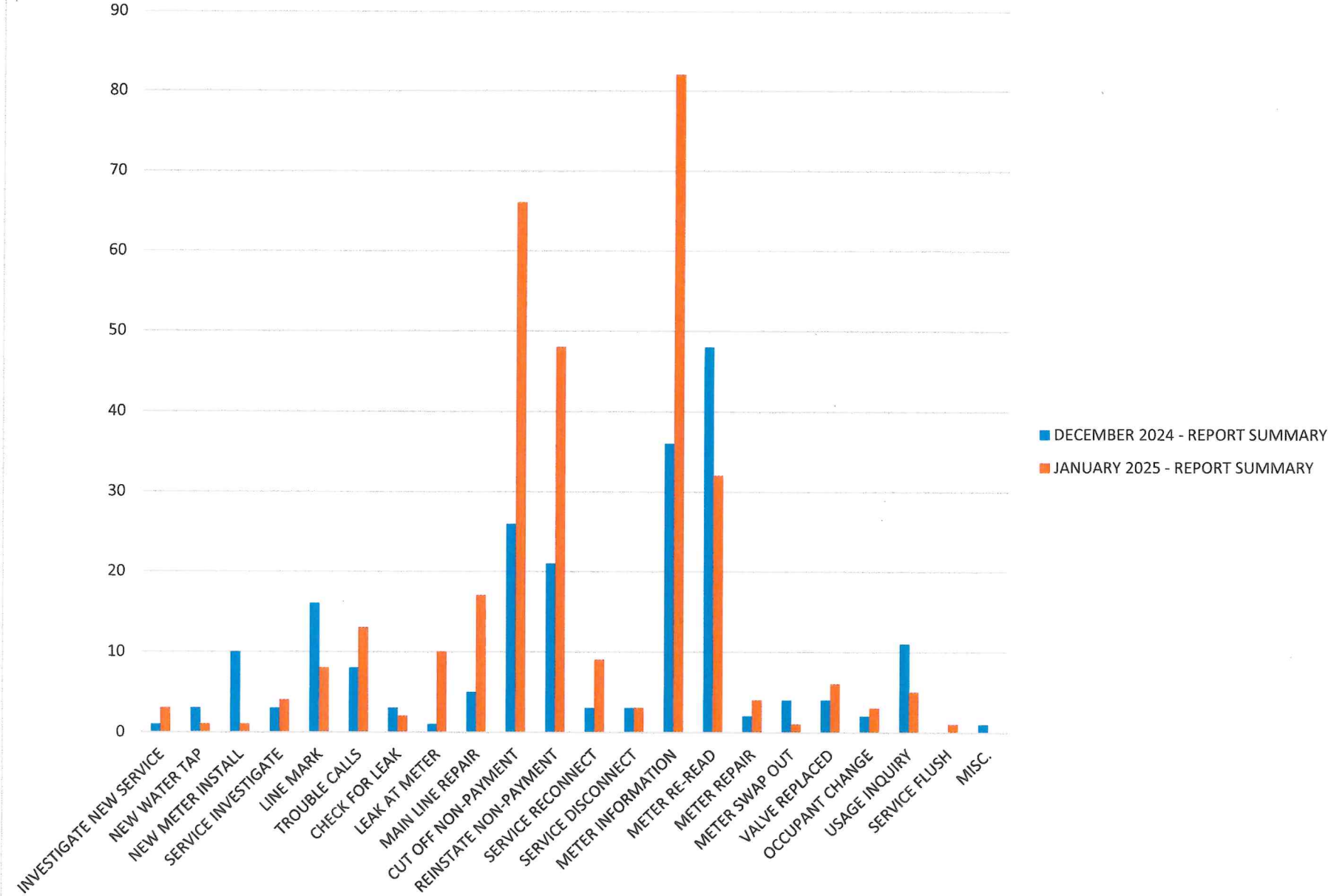
TOTAL	1788
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LAKE INTAKE FACILITY #3 PUMP REPAIRED
 1 AT WORK INCIDENT (SHOULDER)
 LAKE INTAKE FACILITY GENERATOR INSTALLED
 CONTINUATION OF VALVE LOCATE/REPAIR PROJECT
 MAJOR LNE BREAK GREEN ACRES
 MAJOR LINE BREAK KINGSWOOD

UTILITY DEPARTMENT SERVICE ORDERS JANUARY 2025



UTILITY SERVICE ORDER DECEMBER 2024/ JANUARY 2025





The Granite Shoals Streets and Parks Department would like to thank the Mayor, Council Members, and our community. We strive to serve our community with integrity and professionalism while providing the highest level of service possible.

2025 Strategic Goals

1. Professionalism and Organizational Excellence

- *Continuously build relationships with diverse populations within the City of Granite Shoals to create and expand the future of Granite Shoals.*
- *Recruit, hire, promote, and retain the best candidates to serve the Granite Shoals Community.*

2. Community Engagement and Partnerships

- *Promote positive interactions with the public during every contact with a great attitude.*
- *Enhance community partnerships with the Parks Committee.*
- *Continue to research innovative, community-oriented programs to engage the public.*

3. Operational Improvements

- *Ensure a safe and clean environment for all visitors and citizens to our parks.*
- *Strengthen internal communication with all departments throughout Granite Shoals.*

4. Technology Development and Infrastructure Expansion

- *Replace ageing and out-of-date equipment.*
- *Improve/expand existing systems or solutions that aid, improve operations.*
- *Determine projects to ensure safe road infrastructure.*
- *Ensure Streets and Parks storage facilities are adequate for the department's operation.*



Staff, Equipment, and Current Projects

1. Prepared for Freezing Weather:

- Staged sand and equipment.
- Staged sand on flatbed (twice) and set up necessary equipment.

2. Road Maintenance:

- Replaced culverts.
- Bladed roads.
- Patched 16 tons of roadway material.

3. Parks & Facilities:

- Repaired all nets at Quarry Park.
- Completed regular park maintenance routes.
- Installed a privacy fence around the Christmas building.

4. Property Maintenance:

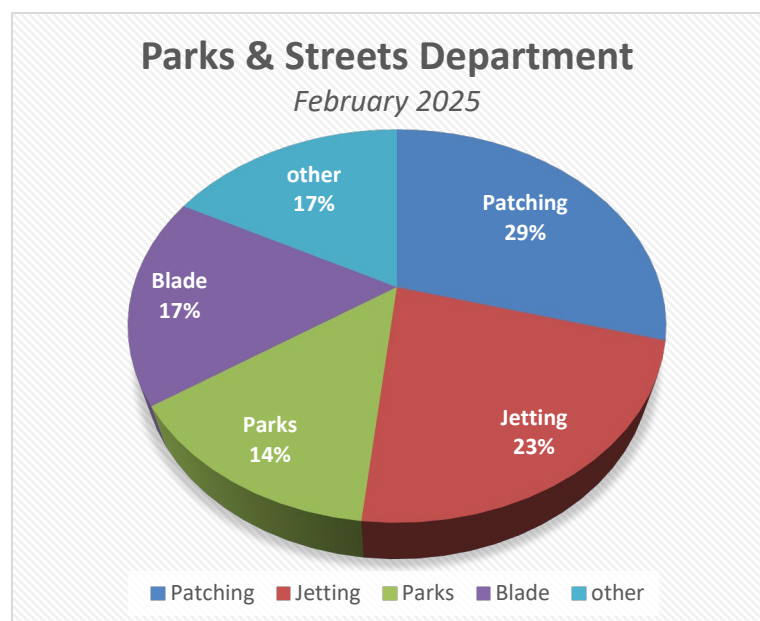
- Began cleanup at 1309 Kingwood.

5. Equipment Update:

- Received our new jet machine!

6. Staffing:

- Two new Parks Technicians hired.
- Department staffing total – 9





GRANITE SHOALS POLICE DEPARTMENT



MONTHLY STATISTICS REPORT JANUARY 2025

LAST YEARS COMPARISON JANUARY 2024

TOTAL CALLS FOR SERVICE

1517



TOTAL CALLS FOR SERVICE

1389

TRAFFIC STOPS

311



TRAFFIC STOPS

250

CITATIONS

66



WARNINGS

258

CITATIONS

80



WARNINGS

132

MOTOR VEHICLE COLLISIONS

2



MOTOR VEHICLE COLLISIONS

4

ARRESTS

12



ARRESTS

20

AVERAGE RESPONSE TIME

8:35



AVERAGE RESPONSE TIME

6:06

UNIFORMED CRIME REPORTING (UCR) OFFENSES REPORTED & CLEARED

UCR OFFENSES REPORTED

7

UCR OFFENSES CLEARED

3

TOTAL TIME OF SERVICE

132 YEARS
3 MONTHS

TOTAL TRAINING HOURS FOR THE MONTH

165

ANIMAL CALLS

VCO ANIMALS

46



HOUSED ANIMALS

8

CITATIONS

4

WARNINGS

12



ANIMAL CALLS

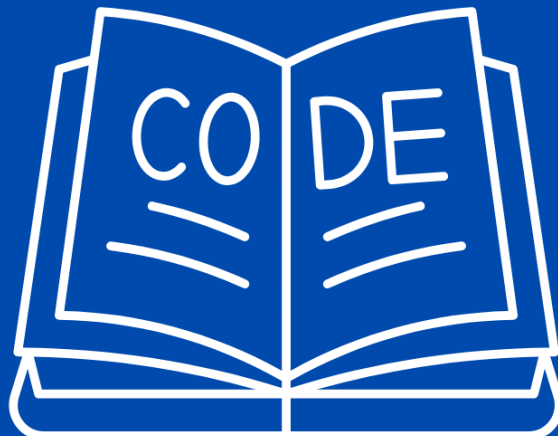
28

TAKEN TO HUMANE SOCIETY

3

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	9	1	0	0	1	0
EXTENDED	3	4	0	1	1	0
CLOSED VIOL	0	3	0	0	3	0
COURT	4	2	0	0	0	0
CLOSED YTD	0	3	0	0	3	0
OPEN YTD	9	1	0	0	1	0



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



January

- The new 3000gal tender has arrived and will go into service in 2 weeks. In this time crews are doing in service training getting familiar with the operations and pumping of the truck.
 - Granite Shoals Fire hosted TCFP Basic Wildland class 22 students from all over attended.
 - Two firefighters will be attending A&M next month for one week for advanced engine operations
 - Lt. Nugent has been excepted to the National Fire Academy in Emmitsburg MD in April for a week long Command and Control of Incident Operations
-
- Total Calls - 94
 - Calls in ESD3 - 21
 - Highland Haven - 10
 - Fire type calls - 30
 - EMS type calls - 64
 - Mutual aid given - 6
 - Average response times 06:07
 - Average on scene time 32:34

Granite Shoals Fire Rescue

Granite Shoals, TX

This report was generated on 2/21/2025 10:32:42 AM



Incident Statistics

Zone(s): All Zones | Start Date: 01/01/2025 | End Date: 01/31/2025

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		64	
FIRE		30	
TOTAL		94	
TOTAL TRANSPORTS (N2 and N3)			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
SQ 31	0	0	2
TOTAL	0	0	2
PRE-INCIDENT VALUE		LOSSES	
\$0.00		\$0.00	
CO CHECKS			
TOTAL			
MUTUAL AID			
Aid Type		Total	
Aid Given		6	
Aid Received		3	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
16		17.02	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 31	0:05:22	0:08:26	
AVERAGE FOR ALL CALLS		0:06:07	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 31	0:01:27	0:03:01	
AVERAGE FOR ALL CALLS		0:01:55	
AGENCY		AVERAGE TIME ON SCENE (MM:SS)	
Granite Shoals Fire Rescue		32:34	

Only Reviewed Incidents included. EMS for Incident counts includes only 300 to 399 Incident Types. All other incident types are counted as FIRE. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = All patients transported by EMS. # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate. For overlapping calls that span over multiple days, total per month will not equal Total count for year.

Granite Shoals Fire Rescue

Granite Shoals, TX

This report was generated on 2/21/2025 10:33:06 AM



Average Number of Responding Personnel per Incident Type for Date Range

StartDate: 01/01/2025 | EndDate: 01/31/2025

INCIDENT TYPE	AVG. # PERSONNEL
111 - Building fire	4
131 - Passenger vehicle fire	5
140 - Natural vegetation fire, other	4
143 - Grass fire	6
321 - EMS call, excluding vehicle accident with injury	2
322 - Motor vehicle accident with injuries	3
445 - Arcing, shorted electrical equipment	3
531 - Smoke or odor removal	5
550 - Public service assistance, other	1
553 - Public service	3
554 - Assist invalid	2
561 - Unauthorized burning	2
611 - Dispatched & cancelled en route	4
650 - Steam, other gas mistaken for smoke, other	2
700 - False alarm or false call, other	4
712 - Direct tie to FD, malicious false alarm	4
715 - Local alarm system, malicious false alarm	4

Reviewed Incidents only.



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Granite Shoals Fire Rescue

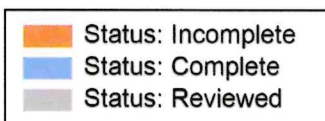
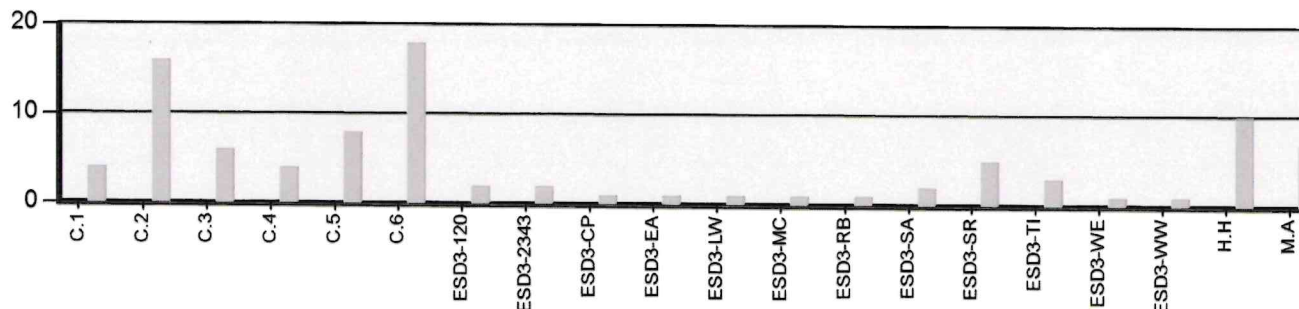
Granite Shoals, TX

This report was generated on 2/21/2025 10:32:17 AM



Incident Count per Zone by Incident Status for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Start Date: 01/01/2025 | End Date: 01/31/2025



ZONE	Incidents
Status:Reviewed	
C.1 - City District One	4
C.2 - City District Two	16
C.3 - City District Three	6
C.4 - City District Four	4
C.5 - City District Five	8
C.6 - City District Six	18
ESD3-120 - ESD3(CR 120)	2
ESD3-2343 - ESD3-(RR 2342)	2
ESD3-CP - ESD3(Campa Pajama)	1
ESD3-EA - ESD3(East-non Subdivision)	1
ESD3-LW - ESD3(Lookout Mountain West)	1
ESD3-MC - ESD3(Mill Creek)	1
ESD3-RB - ESD3(Rock Bluff)	1
ESD3-SA - ESD3(Shady Acres)	2
ESD3-SR - ESD3(Sunrise/Sunset area)	5
ESD3-TI - ESD3(Twin Isles)	3
ESD3-WE - ESD3(West-non Subdivision)	1
ESD3-WW - ESD3(Waterway)	1
H.H - Highland Haven	10

Zone information is defined on the Basic Info 3 screen of an incident.



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M.A - Mutual Aid	7
TOTAL Reviewed:	94
TOTAL:	94

Zone information is defined on the Basic Info 3 screen of an incident.

Granite Shoals Fire Rescue

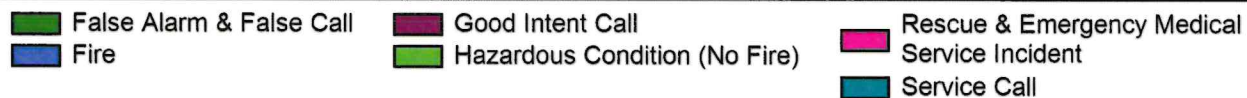
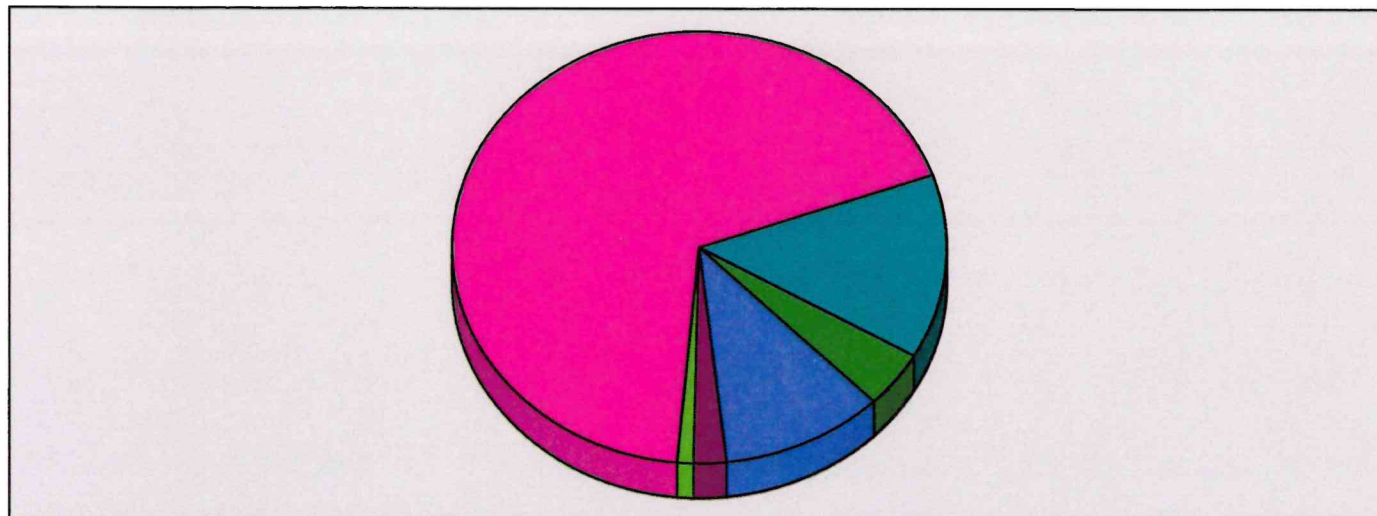
Granite Shoals, TX

This report was generated on 2/21/2025 10:33:22 AM



Major Incident Types by Month for Date Range

Start Date: 01/01/2025 | End Date: 01/31/2025



INCIDENT TYPE	JAN	TOTAL
False Alarm & False Call	4	4
Fire	10	10
Good Intent Call	2	2
Hazardous Condition (No Fire)	1	1
Rescue & Emergency Medical Service Incident	64	64
Service Call	13	13
Total	94	94

Only REVIEWED incidents included

Granite Shoals Fire Rescue

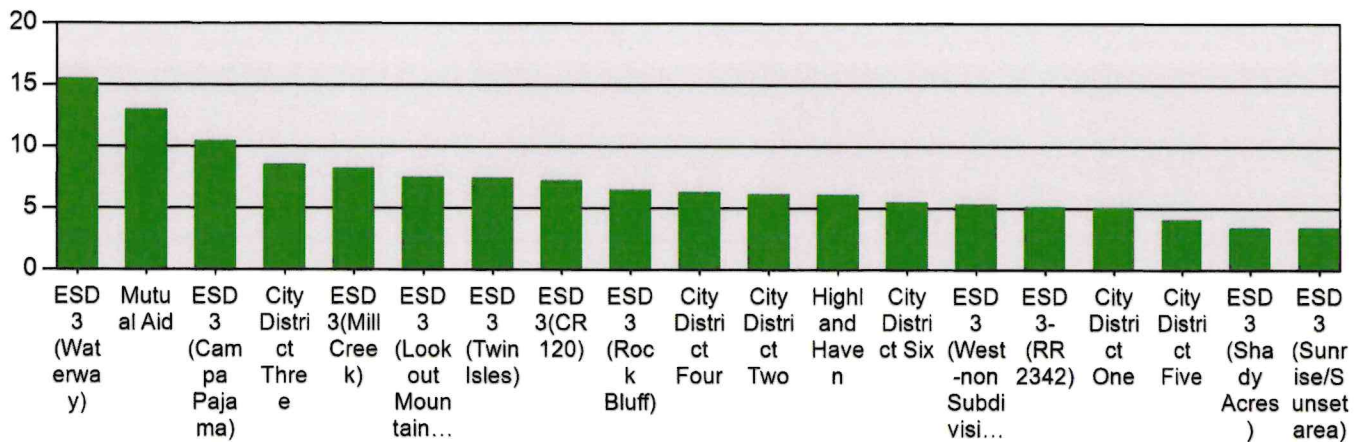
Granite Shoals, TX

This report was generated on 2/21/2025 10:33:52 AM



Average Response Time per Zone for Date Range

Start Date: 01/01/2025 | End Date: 01/31/2025



Zone	AVERAGE RESPONSE TIME in minutes (Dispatch to Arrived)
ESD3-WW - ESD3(Waterway)	15:55
M.A - Mutual Aid	13:04
ESD3-CP - ESD3(Campa Pajama)	10:46
C.3 - City District Three	8:59
ESD3-MC - ESD3(Mill Creek)	8:29
ESD3-LW - ESD3(Lookout Mountain West)	7:53
ESD3-TI - ESD3(Twin Isles)	7:49
ESD3-120 - ESD3(CR 120)	7:31
ESD3-RB - ESD3(Rock Bluff)	6:56
C.4 - City District Four	6:32
C.2 - City District Two	6:21
H.H - Highland Haven	6:16
C.6 - City District Six	5:54
ESD3-WE - ESD3(West-non Subdivision)	5:37
ESD3-2343 - ESD3-(RR 2342)	5:20
C.1 - City District One	5:13
C.5 - City District Five	4:13
ESD3-SA - ESD3(Shady Acres)	3:50
ESD3-SR - ESD3(Sunrise/Sunset area)	3:48

Only REVIEWED incidents included

FINANCE
Monthly Report
Budget vs. Actual

1/31/2025

PERCENT OF YEAR COMPLETED: 33.33%

FUND	REVENUES		EXPENDITURES		Surplus (Deficit)	
	FY 2025 Budget	Actual	FY 2025 Budget	Actual	Budget	Actual
100 General Fund	\$ 6,684,877.00	\$ 3,663,607.38	\$ (6,684,877.00)	\$ (1,986,877.02)	\$ -	\$ 1,676,730.36
200 Utility Fund	\$ 2,086,900.00	\$ 799,496.83	\$ (1,717,832.00)	\$ (509,878.05)	\$ 369,068.00	\$ 289,618.78
250 Solid Waste Fund	\$ 700,000.00	\$ 349,400.91	\$ (601,700.00)	\$ (272,651.65)	\$ 98,300.00	\$ 76,749.26
350 Restricted Parks Fund	\$ 20,551.00	\$ -	\$ (20,551.00)	\$ -	\$ -	\$ -
360 Hotel Tax Fund	\$ 65,000.00	\$ 9,199.52	\$ (35,500.00)	\$ (2,012.02)	\$ 29,500.00	\$ 7,187.50
370 Street Maintenance Fund	\$ 415,000.00	\$ 55,714.04	\$ (415,000.00)	\$ -	\$ -	\$ 55,714.04
375 Police Seizure Fund	\$ 12,353.00	\$ 136.00	\$ (12,353.00)	\$ -	\$ -	\$ 136.00
376 Law Enforcement Education Fd	\$ 15,000.00	\$ -	\$ (15,000.00)	\$ -	\$ -	\$ -
380 City Cleanup Fund	\$ 21,500.00	\$ 7,561.50	\$ (21,415.00)	\$ -	\$ 85.00	\$ 7,561.50
390 Court Technology Fund	\$ 8,000.00	\$ 1,431.32	\$ (8,000.00)	\$ (863.25)	\$ -	\$ 568.07
391 Court Building Security Fund	\$ 4,000.00	\$ 1,732.18	\$ (4,000.00)	\$ -	\$ -	\$ 1,732.18
392 Child Safety Fund	\$ 4,800.00	\$ 2,808.46	\$ -	\$ -	\$ 4,800.00	\$ 2,808.46
400 Debt Service Fund	\$ 1,901,700.00	\$ 1,148,136.35	\$ (1,901,700.00)	\$ (207,249.23)	\$ -	\$ 940,887.12
501 Govt Equipment Reserve	\$ 25,000.00	\$ 3,685.36	\$ -	\$ -	\$ 25,000.00	\$ 3,685.36
502 Utility Equipment Reserve	\$ 28,000.00	\$ 19,170.03	\$ -	\$ -	\$ 28,000.00	\$ 19,170.03
503 PD - Equipment Reserve	\$ 110,000.00	\$ -	\$ -	\$ -	\$ 110,000.00	\$ -
508 Street Bond - Series 2018	\$ 729,454.00	\$ 733,820.98	\$ (729,454.00)	\$ (733,820.98)	\$ -	\$ -
510 Water Improv Bond 2020	\$ 1,684,321.00	\$ 1,601,852.36	\$ (1,684,321.00)	\$ (1,601,852.36)	\$ -	\$ -
600 ARP Funds	\$ -	\$ 992.54	\$ -	\$ (6,300.00)	\$ -	\$ (5,307.46)
601 CDBG 21-0472	\$ -	\$ 89,186.00	\$ -	\$ (146,771.00)	\$ -	\$ (57,585.00)
800 Capital Projects	\$ 3,199,775.00	\$ 2,335,673.34	\$ (3,199,775.00)	\$ (599,615.75)	\$ -	\$ 1,736,057.59
TOTAL	\$ 17,716,231.00	\$ 10,823,605.10	\$ (17,051,478.00)	\$ (6,067,891.31)	\$ 664,753.00	\$ 4,755,713.79

FINANCE
Monthly Report
Fund Balance/Net Position

1/31/2025

PERCENT OF YEAR COMPLETED: 33.33%

FUND BALANCES	Beginning @ 10/01	YTD Revenues	YTD Expenses	Ending	% of Total
100 General Fund	\$ 1,276,274.91	\$ 3,663,607.38	\$ (1,986,877.02)	\$ 2,953,005.27	23.75%
200 Utility Fund	\$ 2,574,976.80	\$ 799,496.83	\$ (509,878.05)	\$ 2,864,595.58	23.04%
250 Solid Waste Fund	\$ 446,921.66	\$ 349,400.91	\$ (272,651.65)	\$ 523,670.92	4.21%
350 Restricted Parks Fund	\$ 40,932.32	\$ -	\$ -	\$ 40,932.32	0.33%
360 Hotel Tax Fund	\$ 139,639.61	\$ 9,199.52	\$ (2,012.02)	\$ 146,827.11	1.18%
370 Street Maintenance Fund	\$ 187,282.16	\$ 55,714.04	\$ -	\$ 242,996.20	1.95%
375 Police Seizure Fund	\$ 7,664.90	\$ 136.00	\$ -	\$ 7,800.90	0.06%
376 Law Enforcement Education Fd	\$ 18,719.34	\$ -	\$ -	\$ 18,719.34	0.15%
380 City Cleanup Fund	\$ 15,622.45	\$ 7,561.50	\$ -	\$ 23,183.95	0.19%
390 Court Technology Fund	\$ 5,266.29	\$ 1,431.32	\$ (863.25)	\$ 5,834.36	0.05%
391 Court Building Security Fund	\$ 12,969.90	\$ 1,732.18	\$ -	\$ 14,702.08	0.12%
392 Child Safety Fund	\$ 32,756.60	\$ 2,808.46	\$ -	\$ 35,565.06	0.29%
400 Debt Service Fund	\$ 1,038,978.67	\$ 1,148,136.35	\$ (207,249.23)	\$ 1,979,865.79	15.93%
501 Govt Equipment Reserve	\$ 230,096.58	\$ 3,685.36	\$ -	\$ 233,781.94	1.88%
502 Utility Equipment Reserve	\$ 554,212.83	\$ 19,170.03	\$ -	\$ 573,382.86	4.61%
508 Street Bond - Series 2018	\$ 733,820.98	\$ -	\$ (733,820.98)	\$ -	0.00%
510 Water Improv Bond 2020	\$ 1,601,852.36	\$ -	\$ (1,601,852.36)	\$ -	0.00%
600 ARP Funds	\$ 1,036,719.00	\$ 992.54	\$ (6,300.00)	\$ 1,031,411.54	8.30%
800 Capital Projects	\$ -	\$ 2,335,673.34	\$ (599,615.75)	\$ 1,736,057.59	13.96%
Total	\$ 9,954,707.36	\$ 8,398,745.76	\$ (5,921,120.31)	\$ 12,432,332.81	

FINANCE

Monthly Report

General Fund Revenue

1/31/2025

PERCENT OF YEAR COMPLETED: **33.33%**

GENERAL FUND					
-REVENUES	FY 2025 Budget	YTD Actual	Surplus (Deficit)	% of Budget	
Property Taxes	\$ 4,748,032	\$ 3,005,447.33	\$ (1,742,584.67)	63.30%	
Sales Tax	\$ 300,000	\$ 52,685.41	\$ (247,314.59)	17.56%	
Mixed Beverage Tax	\$ 50	\$ -	\$ (50.00)	0.00%	
Franchise Fees	\$ 180,000	\$ 139,002.22	\$ (40,997.78)	77.22%	
Tower Lease	\$ 26,500	\$ 21,015.28	\$ (5,484.72)	79.30%	
Building Permits	\$ 213,000	\$ 34,030.00	\$ (178,970.00)	15.98%	
Licenses & Fees	\$ -	\$ 2,000.00	\$ 2,000.00	0.00%	
Short Term Rental Register	\$ 23,000	\$ 2,876.61	\$ (20,123.39)	12.51%	
Fire Contracts	\$ 471,550	\$ 160,500.00	\$ (311,050.00)	34.04%	
Interest	\$ 446,437	\$ 72,197.45	\$ (374,239.55)	16.17%	
Sale of Surplus Assets	\$ -	\$ 2,647.00	\$ 2,647.00	0.00%	
Donations	\$ -	\$ 12,442.85	\$ 12,442.85	0.00%	
Misc.	\$ 21,300	\$ 9,027.42	\$ (12,272.58)	42.38%	
Insurance Proceeds	\$ -	\$ 81,941.53	\$ 81,941.53	0.00%	
SSTF Assessments & Statements	\$ 7,500	\$ 3,245.00	\$ (4,255.00)	43.27%	
Community Center & Park Rent	\$ 100	\$ 365.00	\$ 265.00	0.00%	
Street Improv Liens	\$ -	\$ 2,494.66	\$ 2,494.66	0.00%	
Boat Launch Fees	\$ 25,000	\$ 6,910.00	\$ (18,090.00)	27.64%	
Special Event Permit	\$ 100	\$ -	\$ (100.00)	0.00%	
Deed w/o Warr	\$ 20,000	\$ 10,300.00	\$ (9,700.00)	0.00%	
Land Use Fee	\$ -	\$ -	\$ -	0.00%	
Carnival Revenue	\$ 5,000	\$ -	\$ (5,000.00)	0.00%	
Municipal Court Fees/Fines	\$ 197,308	\$ 44,479.62	\$ (152,828.38)	22.54%	
TOTAL	\$ 6,684,877.00	\$ 3,663,607.38	\$ (3,021,269.62)	54.80%	

FINANCE

Monthly Report

General Fund Expenses

1/31/2025

PERCENT OF YEAR COMPLETED: **33.33%**

GENERAL FUND

-REVENUES	FY 2025 Budget	YTD Actual	Budget Available	% of Budget
NON-DEPARTMENTAL				
Prof & Contracts	\$ 283,032.00	\$ 124,527.23	\$ 158,504.77	44.00%
Supplies & Operations	\$ 399,161.00	\$ 224,437.40	\$ 174,723.60	56.23%
Other	\$ -	\$ 248.09	\$ (248.09)	0.00%
Total Municipal Court	\$ 682,193.00	\$ 349,212.72	\$ 332,980.28	51.19%
FIRE				
Personnel	\$ 1,258,546.00	\$ 431,047.91	\$ 827,498.09	34.25%
Prof & Contracts	\$ 20,000.00	\$ 5,877.07	\$ 14,122.93	29.39%
Supplies & Operations	\$ 138,000.00	\$ 55,740.70	\$ 82,259.30	40.39%
Total Fire	\$ 1,416,546.00	\$ 492,665.68	\$ 923,880.32	34.78%
Administration				
Personnel	\$ 856,808.00	\$ 237,456.41	\$ 619,351.59	27.71%
Prof & Contracts	\$ 253,000.00	\$ 46,835.75	\$ 206,164.25	18.51%
Supplies & Operations	\$ 61,000.00	\$ 10,889.74	\$ 50,110.26	17.85%
Total Administration	\$ 1,170,808.00	\$ 295,181.90	\$ 875,626.10	25.21%
Planning and Development				
Personnel	\$ 276,024.00	\$ 66,120.89	\$ 209,903.11	23.95%
Prof & Contracts	\$ 22,030.00	\$ 13,349.09	\$ 8,680.91	60.60%
Supplies & Operations	\$ 18,500.00	\$ 1,567.13	\$ 16,932.87	8.47%
Total Administration	\$ 316,554.00	\$ 81,037.11	\$ 235,516.89	25.60%

GENERAL FUND						
-REVENUES	FY 2025 Budget		YTD Actual		Budget Available	% of Budget
Police						
Personnel	\$	1,344,273.00	\$	432,780.38	\$ 911,492.62	32.19%
Prof & Contracts	\$	205,276.00	\$	4,717.61	\$ 200,558.39	2.30%
Supplies & Operations	\$	216,000.00	\$	70,464.05	\$ 145,535.95	32.62%
Total Police	\$	1,765,549.00	\$	507,962.04	\$ 1,257,586.96	28.77%
Streets						
Personnel	\$	429,857.00	\$	102,852.99	\$ 327,004.01	23.93%
Supplies & Operations	\$	126,500.00	\$	23,899.08	\$ 102,600.92	18.89%
Other	\$	65,000.00	\$	-	\$ 65,000.00	0.00%
Total Streets	\$	621,357.00	\$	126,752.07	\$ 494,604.93	20.40%
Parks						
Personnel	\$	221,280.00	\$	78,521.41	\$ 142,758.59	35.49%
Prof & Contracts	\$	1,000.00	\$	-	\$ 1,000.00	0.00%
Supplies & Operations	\$	48,500.00	\$	14,152.43	\$ 34,347.57	29.18%
Total Parks	\$	270,780.00	\$	92,673.84	\$ 178,106.16	34.22%
Municipal Court						
Personnel	\$	54,390.00	\$	17,071.84	\$ 37,318.16	31.39%
Prof & Contracts	\$	50,500.00	\$	21,766.09	\$ 28,733.91	43.10%
Supplies & Operations	\$	5,200.00	\$	2,553.73	\$ 2,646.27	49.11%
Total Municipal Court	\$	110,090.00	\$	41,391.66	\$ 68,698.34	37.60%
TOTAL	\$	6,037,323.00	\$	1,986,877.02	\$ 4,131,483.09	32.91%

FINANCE

Monthly Report

Water Fund

1/31/2025

PERCENT OF YEAR COMPLETED: **33.33%**

WATER FUND						
-REVENUES	FY 2025 Budget		YTD Actual		Surplus (Deficit)	% of Budget
Surface Water	\$	1,841,000.00	\$	723,543.73	\$ (1,117,456.27)	39.30%
Ground Water	\$	60,500.00	\$	75,953.10	\$ 15,453.10	125.54%
TOTAL REVENUE	\$	1,901,500.00	\$	799,496.83	\$ (1,102,003.17)	42.05%
WATER FUND						
-EXPENSES	FY 2025 Budget		YTD Actual		Budget Available	% of Budget
Non Departmental						
Prof & Contracts	\$	-	\$	38,854.52	\$ (38,854.52)	0.00%
Other	\$	6,500.00	\$	-	\$ 6,500.00	0.00%
Total Other	\$	6,500.00	\$	38,854.52	\$ 6,500.00	597.76%
Surface Water						
Personnel	\$	753,609.00	\$	206,709.16	\$ 546,899.84	27.43%
Prof & Contracts	\$	265,900.00	\$	53,890.72	\$ 212,009.28	20.27%
Supplies & Operations	\$	464,223.00	\$	208,624.56	\$ 255,598.44	44.94%
Total Surface Water	\$	1,483,732.00	\$	469,224.44	\$ 1,014,507.56	31.62%
Ground Water						
Supplies & Operations	\$	52,600	\$	1,799.09	\$ 50,800.91	3.42%
Total Ground Water	\$	52,600.00	\$	1,799.09	\$ 50,800.91	3.42%
TOTAL EXPENSES	\$	1,542,832.00	\$	509,878.05	\$ 1,071,808.47	33.05%

FINANCE
Monthly Report
Solid Waste Fund

1/31/2025

PERCENT OF YEAR COMPLETED: 33.33%

WATER FUND

-REVENUES	FY 2025 Budget	YTD Actual	Surplus (Deficit)	% of Budget
Solid Waste Fees	\$ 700,000.00	\$ 349,400.91	\$ (350,599.09)	49.91%
TOTAL REVENUE	\$ 700,000.00	\$ 349,400.91	\$ (350,599.09)	49.91%

WATER FUND

-EXPENSES	FY 2025 Budget	YTD Actual	Budget Available	% of Budget
Prof & Contracts	\$ 600,000.00	\$ 272,651.65	\$ 327,348.35	45.44%
Write-Off Uncollectable	\$ 1,700.00	\$ -	\$ 1,700.00	0.00%
TOTAL EXPENSES	\$ 601,700.00	\$ 272,651.65	\$ 329,048.35	45.31%

FINANCE
Monthly Report
Sales Tax

1/31/2025

PERCENT OF YEAR COMPLETED:

33.33%

Year	October	November	December	January	February	March	April	May	June	July	August	September	YTD Total
2025	\$ 52,567.23	\$ 52,803.60											\$ 105,370.83
2024	\$ 50,848.60	\$ 48,724.65	\$ 61,056.70	\$ 44,506.35	\$ 43,088.72	\$ 59,490.73	\$ 54,878.22	\$ 52,130.72	\$ 60,245.39	\$ 57,386.82	\$ 51,253.07	\$ 59,634.72	\$ 643,244.69
2023	\$ 47,472.50	\$ 46,580.57	\$ 54,894.16	\$ 43,727.64	\$ 38,723.15	\$ 55,091.38	\$ 48,224.93	\$ 51,775.91	\$ 59,540.19	\$ 54,571.62	\$ 51,755.77	\$ 53,447.24	\$ 605,805.06
2022	\$ 35,600.41	\$ 37,503.96	\$ 46,558.50	\$ 32,711.23	\$ 34,439.24	\$ 48,415.77	\$ 43,677.95	\$ 44,323.39	\$ 62,557.72	\$ 41,939.60	\$ 45,791.52	\$ 59,335.46	\$ 532,854.75
2021	\$ 32,204.90	\$ 32,560.96	\$ 40,100.08	\$ 29,753.48	\$ 29,284.88	\$ 41,550.18	\$ 39,184.00	\$ 38,567.02	\$ 43,711.25	\$ 39,877.08	\$ 39,719.99	\$ 39,757.26	\$ 446,271.08
2020	\$ 31,450.08	\$ 27,289.82	\$ 35,733.39	\$ 28,164.80	\$ 26,215.10	\$ 34,695.43	\$ 34,989.49	\$ 40,028.36	\$ 45,899.72	\$ 38,791.08	\$ 34,145.65	\$ 38,628.12	\$ 416,031.04
2019	\$ 28,382.26	\$ 26,270.45	\$ 32,434.13	\$ 24,299.23	\$ 23,212.04	\$ 29,596.31	\$ 26,258.12	\$ 29,020.21	\$ 34,515.78	\$ 31,246.66	\$ 29,884.40	\$ 34,741.28	\$ 349,860.87
2018	\$ 23,395.23	\$ 23,232.13	\$ 27,881.17	\$ 21,744.62	\$ 21,324.39	\$ 31,404.62	\$ 26,117.45	\$ 26,422.29	\$ 37,380.55	\$ 29,328.50	\$ 23,543.18	\$ 29,858.42	\$ 321,632.55
2017	\$ 24,011.76	\$ 23,089.63	\$ 28,708.00	\$ 21,487.92	\$ 21,448.02	\$ 27,121.65	\$ 24,511.27	\$ 27,732.84	\$ 30,436.93	\$ 25,928.39	\$ 25,665.36	\$ 27,371.40	\$ 307,513.17
2016	\$ 16,744.65	\$ 15,754.66	\$ 22,802.75	\$ 16,581.41	\$ 17,615.01	\$ 23,355.08	\$ 21,043.94	\$ 21,565.84	\$ 28,181.96	\$ 21,723.95	\$ 22,348.80	\$ 23,804.26	\$ 251,522.31
2015	\$ 11,490.63	\$ 11,041.35	\$ 14,482.63	\$ 10,443.38	\$ 10,318.89	\$ 15,004.98	\$ 13,119.30	\$ 12,992.34	\$ 28,627.76	\$ 13,909.33	\$ 13,780.18	\$ 15,381.07	\$ 170,591.84
2014	\$ 8,961.35	\$ 8,742.38	\$ 12,083.89	\$ 7,940.02	\$ 8,314.82	\$ 11,438.03	\$ 10,103.24	\$ 10,763.40	\$ 13,521.02	\$ 10,428.56	\$ 11,403.27	\$ 20,615.13	\$ 134,315.11
2013	\$ 6,545.79	\$ 6,440.24	\$ 7,522.31	\$ 6,985.17	\$ 6,822.40	\$ 9,330.68	\$ 7,784.28	\$ 8,276.01	\$ 11,922.22	\$ 11,554.41	\$ 10,017.64	\$ 15,325.45	\$ 108,526.60
2012	\$ 6,112.84	\$ 5,503.86	\$ 8,077.42	\$ 5,288.97	\$ 6,002.50	\$ 7,935.22	\$ 7,426.92	\$ 7,520.53	\$ 8,330.42	\$ 7,556.82	\$ 6,585.33	\$ 8,296.00	\$ 84,636.83
2011	\$ 5,094.62	\$ 5,688.78	\$ 7,491.41	\$ 4,792.54	\$ 6,069.36	\$ 8,017.11	\$ 5,710.31	\$ 7,689.41	\$ 8,519.92	\$ 7,624.52	\$ 6,885.31	\$ 9,372.82	\$ 82,956.11
2010	\$ 5,107.83	\$ 4,285.04	\$ 6,197.98	\$ 5,069.03	\$ 4,318.69	\$ 7,673.13	\$ 6,623.30	\$ 6,183.44	\$ 7,987.42	\$ 6,424.99	\$ 5,511.52	\$ 7,529.55	\$ 72,911.92
2009	\$ 4,348.30	\$ 4,326.98	\$ 5,711.99	\$ 3,373.79	\$ 3,649.16	\$ 6,886.26	\$ 4,521.64	\$ 4,551.88	\$ 7,925.28	\$ 6,447.40	\$ 6,165.56	\$ 6,432.33	\$ 64,340.57
2008	\$ 6,896.64	\$ 3,976.93	\$ 5,834.61	\$ 3,849.41	\$ 4,430.89	\$ 5,465.18	\$ 4,354.44	\$ 5,097.38	\$ 6,167.69	\$ 5,303.93	\$ 5,146.86	\$ 6,044.53	\$ 62,568.49
2007	\$ 2,866.95	\$ 3,829.71	\$ 4,082.86	\$ 3,150.74	\$ 3,809.77	\$ 4,996.53	\$ 4,276.00	\$ 4,717.84	\$ 6,121.50	\$ 4,782.88	\$ 4,942.96	\$ 5,738.35	\$ 53,316.09
2006	\$ 3,150.19	\$ 2,850.88	\$ 3,925.31	\$ 2,678.32	\$ 7,085.29	\$ 4,711.15	\$ 4,290.98	\$ 3,964.50	\$ 4,473.42	\$ 3,661.15	\$ 3,687.42	\$ 4,951.37	\$ 49,429.98
2005	\$ 2,969.60	\$ 2,595.17	\$ 4,250.46	\$ 3,264.72	\$ 2,687.04	\$ 4,635.33	\$ 2,792.43	\$ 3,416.45	\$ 5,165.91	\$ 3,288.39	\$ 4,034.49	\$ 3,813.85	\$ 42,913.84
2004	\$ 3,252.93	\$ 2,821.80	\$ 4,166.98	\$ 2,583.87	\$ 3,102.40	\$ 4,627.43	\$ 3,014.40	\$ 3,452.12	\$ 5,497.85	\$ 3,748.05	\$ 3,945.60	\$ 5,492.73	\$ 45,706.16
2003	\$ 2,685.48	\$ 2,432.46	\$ 4,588.66	\$ 3,140.44	\$ 1,951.85	\$ 4,935.07	\$ 3,234.99	\$ 3,870.70	\$ 5,092.50	\$ 4,152.58	\$ 3,625.20	\$ 5,601.94	\$ 45,311.87
2002	\$ 2,938.88	\$ 2,761.20	\$ 4,261.77	\$ 2,413.95	\$ 3,710.18	\$ 3,656.95	\$ 3,308.06	\$ 3,991.46	\$ 4,429.58	\$ 3,542.07	\$ 3,809.27	\$ 4,333.62	\$ 43,156.99
2001	\$ 3,711.26	\$ 2,964.73	\$ 4,570.75	\$ 1,681.78	\$ 3,170.53	\$ 3,399.40	\$ 3,646.71	\$ 3,857.79	\$ 3,825.41	\$ 4,228.96	\$ 2,856.42	\$ 3,176.73	\$ 41,090.47
2000	\$ 3,455.58	\$ 3,927.90	\$ 3,797.69	\$ 2,293.76	\$ 2,322.92	\$ 4,562.86	\$ 2,878.96	\$ 2,731.61	\$ 4,360.14	\$ 3,349.10	\$ 3,837.11	\$ 4,296.22	\$ 41,813.85

January 2025 collections are for the month of November 2024

November 2024 collections are 8.37% (\$4,078.95) higher than November 2023

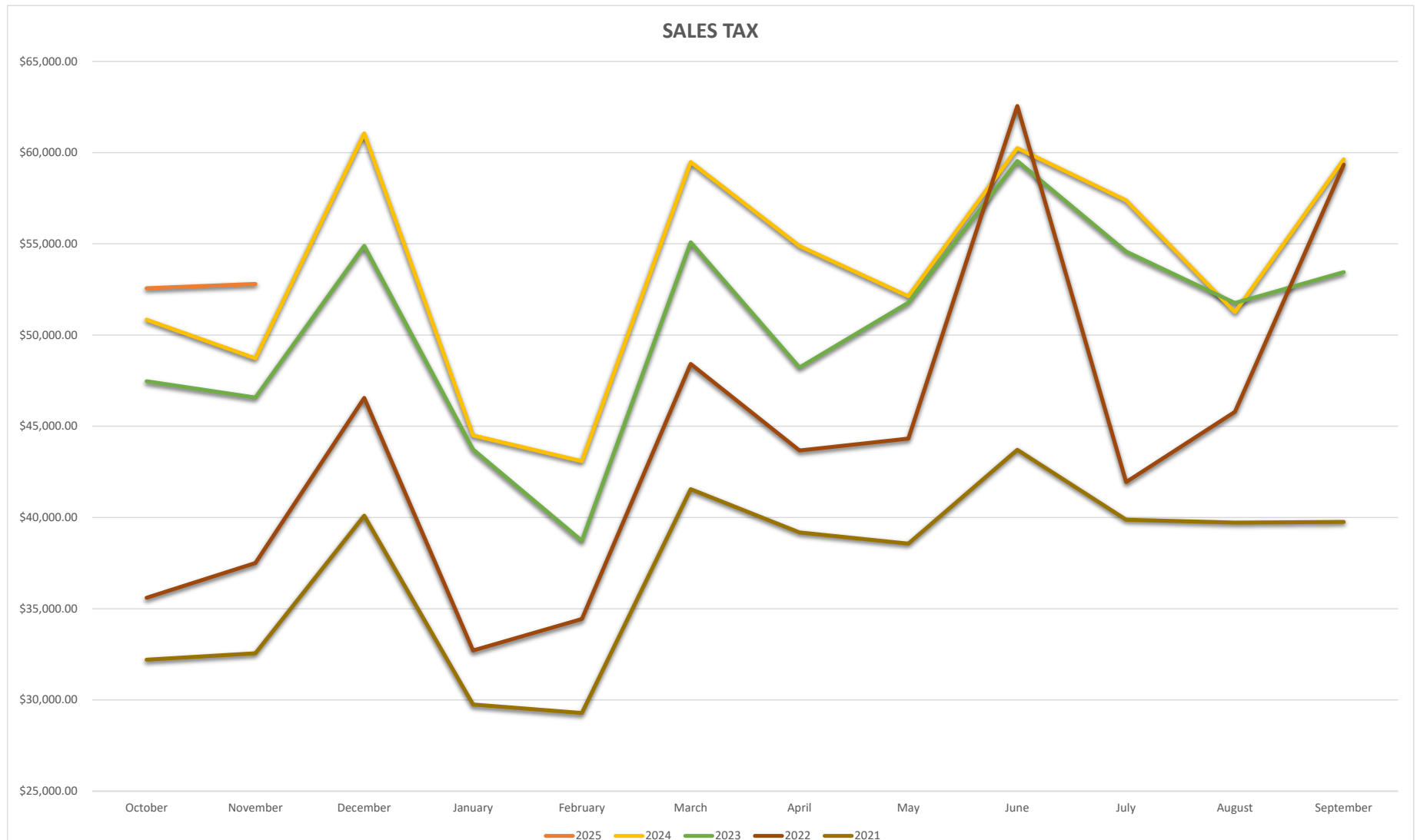
Total year-to-date collections are 5.82% (\$5,797.58) higher than last year at this time

FINANCE
Monthly Report
Sales Tax

45688

PERCENT OF YEAR COMPLETED:

33.33%





**REGULAR CALLED CITY COUNCIL MEETING
TUESDAY, JANUARY 28, 2025 – 6:00 PM
CITY OF GRANITE SHOALS
CITY HALL
2221 N. PHILLIPS RANCH ROAD
GRANITE SHOALS, TX 78654
PHONE (830) 598-2424 FAX (830) 598-6538**

MINUTES

Present: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen M.D., Michael Berg, Catherine Bell

Livestream: <https://youtube.com/live/FLAIZvg6SNA?feature=share>

1. Call to Order/ Roll Call / Welcome

Mayor Munos called the meeting to order at 6:00pm.

- Invocation - Rev. Jeff Garner.
- Pledge of Allegiance, Pledge to Texas Flag

2. Citizen Comments:

- Bruce Jones - 121 Chaparral Dr, Highland Haven - Expressed gratitude and appreciation to Chief Ortis and Officers Jones and Murphy for going “above and beyond” in their service to the citizens of the City.

3. Items of Community Interest:

3.a

1. Congratulations to Utility Director Josh Hisey for 5-years of service with the City!
2. Granite Fest ~ Save the Date! March 22nd at Quarry Park.
3. Sunset Social ~ Feb. 28th 5:30 - 7:30pm.
4. Update on recent cold weather impacts.
5. Reminder to renew your boat launch registration for 2025

- Council discussed upcoming events and activities for the City.
 - The Rick Edwards Day of Service was discussed, and Michele Landfield shared her request of volunteers for the day.

4. **Consent Agenda:**

4.a Discuss and consider approval of meeting minutes from January 14, 2025.

Moved by Brian Edwards; seconded by Catherine Bell to Approve the meeting minutes from January 14, 2025.

Motion Carried Unanimously: 7- 0

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

Voting Against: None

5. **Reports:**

5.a Report from Chief Ortis on status of Code Enforcement court cases.

- Chief Ortis requested that this topic be revisited at the next meeting due to incorrect data.
 - Catherine Bell asked for notations of repeat offenders to be added.
- Council requested to have the municipal prosecutor speak at a future meeting about the process of handling code violations when it comes to court.

5.b Legislative updates from the City Attorney.

- Josh Katz briefed the Council on upcoming state legislation. The current legislative session ends in May, and it is important to review our City ordinances to assure compliance to any changes that may apply.
 - The city attorney referenced several bills that may have an impact on our City.

5.c Review and discuss administration and department reports.

- City Manager, Sarah Novo, presented a year end summary report and presentation which was well received by the Council and public in attendance.
 - The city secretary will post the presentation on the City website.

6. **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).

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

- Council adjourned to executive session at 6:50pm and reconvened the open meeting at 7:25pm.
 - No action was taken during the executive session.

7. Future Agenda Items:

- Municipal prosecutor to speak to Council.
- Code violations update with new data.

8. Adjournment:

With no further discussion by Council, and motion by Brian Edwards, Mayor Munos adjourned the meeting at 7:28pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of January 28, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____



**Application for
Variance from
Board of
Adjustments**

City of Granite Shoals, TX
2221 North Phillips Ranch Road
Granite Shoals, TX 78654
phone (830) 598-2424 x 303
www.graniteshoals.org

**FOR OFFICE USE
ONLY**

CASE NO.: _____

Application Received By: _____ Receipt No: _____ Date: _____

Fee: \$ _____ Zoning: _____ Meeting Date _____

- ☐ Completed application and fee - (Granite Shoals City Code. Ordinance 646)
\$350 for variance or adjustment, \$100 for appeals.
- ☐ Site plan, drawn to scale and no larger than 11"x17", showing all existing and proposed improvements, setbacks from the property lines, and building elevations (if applicable.)
- ☐ If request is for an APPEAL OF DECISION of a city official, submit copy of decision as issued and a detailed statement explaining the grounds for the appeal.
- ☐ Proof of Ownership of the Property/tax appraisal information (available from Burnet County Central Appraisal District)

Variance to Section(s) No.: _____

Checklist: Metes & Bounds/Survey _____ Notarized Owner Signature: _____

Please write legibly in black or blue pen, or type.

Owner:	Applicant (if different than owner):
Address:	Address:
Telephone:	Telephone:
Email*:	Email*:

**Email should only be provided if you consent to your email address becoming a part of public record.*

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely upon economic gain or loss, nor shall it permit any person the privilege in developing a parcel of land not permitted by the Zoning Ordinance to other parcels of land in the particular zoning district. No variance may be granted that results in undue hardship upon another parcel of land.

Location of the Property: (address/legal description)

Lot # _____ of Block # _____ of the _____ Section

of _____ Subdivision. Commonly known as

_____ Granite Shoals, Texas 78654

(if applicable) Abstract # _____ Survey Name: _____

Size of property: _____

Metes and Bounds description - if applicable: please attach on separate page to this application.

Zoning of property: _____

Present Use of Property: _____

State the SPECIFIC PROVISION of the zoning ordinance for which you are requesting a variance. (You may give the Section number and paragraph, OR you may DESCRIBE the regulation/requirement.)

Describe SPECIFICALLY the variance you are seeking:

In order for your request to be granted, the Board of Adjustment must cast at least FOUR out of five votes in support of your application.

In order for the Board members to vote in support of your application, you must prove several things by your application.

Your application must clearly show that your property has SPECIAL CONDITIONS- for instance - AREA, SHAPE or SLOPE of the property that distinguish it from other properties within the same zoning district and must explain how these conditions prevent your property from being appropriately developed without a variance. (This section may not be necessary for appeal of decision cases, complete if applicable)

Describe the SPECIAL CONDITIONS of the property that distinguish it from other properties in the same zoning district:

Explain how these SPECIAL CONDITIONS prevent the property from being appropriately developed without a variance:

Additionally, in order for the Board members to vote in support of your application, it must be shown that the SPECIAL CONDITIONS that you have described are NOT the result of your own actions (*See City of Dallas v. Vanesko*, 189 S.W.3d 769 (Tex. 2006)).

Explain how the SPECIAL CONDITIONS affecting your property came to be, AND how they ARE NOT the result of YOUR OWN ACTIONS, (This section may not be necessary for appeal of decision cases, complete if applicable):

Furthermore, you must demonstrate that the variance you are seeking will permit you to enjoy the same rights with respect to the use of your property that are presently enjoyed by other properties in the same vicinity or zone as your property.

Explain how the City's ordinance requirement(s) prevent you from enjoying a right to use your property that is presently enjoyed by other properties in the same vicinity or zone as your property:

Additionally, you must demonstrate that the granting of a variance will not adversely affect the land use pattern as outlined in the City's zoning map and will not adversely affect any other feature of the City's comprehensive use plan.

Explain how your request for a variance will not adversely affect the City's land use pattern or any other feature of the City's comprehensive use plan: (This section may not be necessary for appeal of decision cases, complete if applicable)

Finally, you must demonstrate that the granting of the variance will not be a material detriment to the public welfare or injure the use, enjoyment or value of the properties in the vicinity of your property.

Explain how the granting of a variance will not be injurious to the public welfare or to the use, enjoyment or value of the properties in the vicinity of your property (This section may not be necessary for appeal of decision cases, complete if applicable):

Required Acknowledgements

Please read the following statements carefully and initial each line. By placing your initials next to the statements below, you, **the property owner**, are stating that you agree with and will abide by these requirements (please initial acknowledging adherence).

Initial

_____ By filing this request for a variance, I understand that any construction that requires said variance shall cease until such time that the variance is approved, if applicable. Should the Board of Adjustment deny the request, I may pursue an appeal or bring my property into compliance in accordance with any and all City codes **within 30 days**.

_____ I understand and agree that prior to the hearing of this case by the Board of Adjustment, staff will conduct a thorough site visit in order to take photographs of the property for use at the public hearing. This site visit may necessitate complete access to the subject property. Staff will make a reasonable attempt to contact the property owner prior to visiting the site. I hereby agree to allow staff to enter the property for the purposes of conducting the site visit, and I understand that it is my responsibility to ensure that conditions at the subject site will not create a hindrance to city staff. If site conditions are not conducive to staff completing the necessary task during the site visit, I understand that my case may be delayed.

_____ Any exhibits submitted by the applicant (audio, visual, document, or otherwise) must be submitted to staff at least five (5) business days prior to the public hearing, and will not be returned.

_____ Refunds will not be issued.

_____ I understand that I may be represented at the hearing, either personally or through the agent of my choosing. I understand that the Board may deny requests for which the applicant or an agent do not appear to provide testimony.

_____ I understand that letters will be sent to neighboring property owners, and that information from this application will be published in the *Highlander News*, to notify the public and interested parties about this case.

_____ I understand that all Board of Adjustment Hearings are noticed and held in open session and that citizens will be given a chance to be heard.

YOUR RIGHT TO APPEAL THE BOARD'S DECISION.

If you are dissatisfied with the Board's decision, you have a right to seek judicial review pursuant to Texas Local Government Code § 211.011.

Granite Shoals Board of Adjustments operates under applicable sections of the Local Government Code Section 211. This Code is available on the internet at the State of Texas website.

The BOA may authorize a variance from the Zoning Ordinance only upon finding:

- (1) There are special circumstances or conditions peculiar to the property;
- (2) The strict application of the terms of the Zoning Ordinance will impose upon the applicant unusual and practical difficulties or a particular hardship that would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the Ordinance;
- (3) The proposed variance is in harmony with the Ordinance;
- (4) The proposed variance is in the public interest and will ensure that substantial justice will be done;
- (5) The granting of the variance will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty for the applicant;
- (6) The proposed variance not confer upon the applicant any special privilege that is denied by the Ordinance to other similarly-situated properties in the same district;
- (7) The surrounding property will be properly protected and there are sufficient remaining regulations adequate to govern the project.

STATEMENT REGARDING RESTRICTIVE COVENANTS/DEED RESTRICTIONS

I have diligently searched all applicable records, and to my best knowledge and belief, there are no restrictive covenants that apply to the property that would be in conflict with this Variance Request, except as follows:

Copy here or attach any restrictive covenant(s) that apply to your request. If there are none, then enter the word "NONE".

Definition:

“Restrictive Covenants and/or Deed Restrictions” are legal restrictions on the use of land in a subdivision, and are conditions under which you received title. These restrictions were made by the original developer and can be different for each subdivision. The City of Granite Shoals is not legally a party to these conditions and does not enforce restrictive covenants, but the owner of any property in the subdivision may have the right to file litigation if you violate a restrictive covenant. Restrictive Covenants/Deed Restrictions are on file at the Burnet County Courthouse and are also contained in the property abstract.

(Additional information may be deemed necessary by staff for processing this request.) This application must be completed in full, and all information requested must be provided, or this application will be declared incomplete and the case will not be scheduled.

Any additional information applicant wishes to provide regarding this request (optional):

I hereby certify that the information provided is true and correct to the best of my knowledge.

Date: _____

Signed: _____ **Print Name:** _____

PROPERTY OWNER ACKNOWLEDGEMENTS

Notarized signature of *all* owners is mandatory.

Use additional sheets if necessary.

Property Ownership Acknowledgement: As owner of the property described in this application, I understand that my property is being considered for a zoning variance from the City of Granite Shoals.

Signature of Owner _____ Date _____

Owner's Name (Typed or Printed) _____

Notary Acknowledgement: Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public In and For Texas

My commission expires the _____ day of _____, 20____.

Agent Authorization (if applicable)

Agent Authorization: I, _____, owner of the aforementioned property do hereby certify that I have given my permission to _____ to act as my agent for this variance request.

Signature of Owner _____ Date _____

Owner's Name (Typed or Printed) _____

Notary Acknowledgement: Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office on this the _____ day of _____, 20____.

Notary Public In and For Texas

My commission expires the _____ day of _____, 20____.



Granite Shoals, Texas
Application for Appointment to Boards,
Commissions and Committees

You must:

- Be a citizen or resident in the City of Granite Shoals or a resident in the City's ETJ or utility service area;
- Must not be in arrears in the payment of any taxes or other liability due to the City;
- Must meet any certain requirements as set out in State Statute and additional requirements or limitations may apply to some committees; and
- May not hold any other public office, including other City Council appointments, except that of a Notary Public or as a member of the armed services or National Guard

Board, Commission or Committee you are applying for: Parks Committee

Name: Rankin Karen Leonor
Last First Middle

Mailing Address: [REDACTED] Granite Shoals, TX 78654

Daytime (Cell) Phone: [REDACTED] Alternate Phone: _____

Employer: Texas Humane Legislation Network Occupation: Director of Operations
(if retired please indicate former occupation)

e-mail address: karen@THLN.org

How long have you lived/owned property in Granite Shoals? 2.5 years

Education: High School Diploma

Professional and/or community activities: Meals on Wheels-Austin, Habitat for Humanity-Wilco, Hope Alliance Crisis Ctr

Boards/Commissions/Committees on which you have previously served:

Board/Commission/Committee	Dates Served

List qualifications you feel make you a good candidate for this position:

I am interested in the beautification and safety of the parks in our community. I work well with others and have been the team lead in other volunteer roles. I have excellent communication and organization skills.

Do you have any known code violations? Are you a party to any litigation involving the City? Do you have any conflicts of interest which might affect your ability to serve on the committee to which you are applying? If yes to any of these, please explain.

No to the three questions.

Karen Rankin

01/24/2025

Signature

Date

Please return completed form to: City of Granite Shoals, Office of the City Secretary, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654
form: eff. Date 3 3 2017

Ordinance No. 733-A

“Deer Management Program Amendment”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING ITS PROGRAM FOR WILDLIFE MANAGEMENT HARVESTING; 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 Wildlife CommitteeWAC 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 Wildlife CommitteeWAC 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 Wildlife CommitteeWAC; 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 Wildlife Advisory CommitteeWAC; and

WHEREAS, at the conclusion of the second year of the program, the Council reviewed the effectiveness of the techniques used, the recommendations of the Wildlife CommitteeWAC and the public, and other relevant information, in deciding to continue and expand the program;

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 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”
CITY OF GRANITE SHOALS, TEXAS

ANNUAL WILDLIFE MANAGEMENT HARVESTING PROGRAM
WILDLIFE HARVESTING TEAM REQUIREMENTS AND TESTING

TEAM MEMBERS:

1. ~~10-15 MEMBERS ON THE TEAM WITH 2-3 ALTERNATES~~MEMBERSHIP WILL VARY ANNUALLY BASED ON HARVEST DEMAND AND THE SUPPLY OF QUALIFYING HARVESTERS
2. PREFERRED LOCAL RESIDENCE

REQUIREMENTS FOR TEAM MEMBERSHIP:

1. MINIMUM ~~24-18~~ YEARS OF AGE
2. ~~POSSESS CROSSBOW WITH MINIMUM 120 POUNDS OF DRAW WEIGHT~~POSSESS ANY LAWFUL ARCHERY MEANS AS DESCRIBED BY TPWD
3. POSSESS A TEXAS HUNTING LICENSE
4. POSSESS A TEXAS BOWHUNTER EDUCATION CERTIFICATE
5. POSSESS A CELL/SMART PHONE WITH CAMERA AND TEXTING AND/OR EMAIL ABILITY
6. POSSESS A VALID TEXAS DRIVERS LICENSE AND THEIR OWN TRANSPORTATION
7. ATTEND AN OVERVIEW OF THE OVERALL WILDLIFE MANAGEMENT PROGRAM GOALS, REQUIREMENTS, AND THE LAW
 - a. WHEN TO CALL FOR ASSISTANCE
 - b. WHEN TO SAY “NO” TO A SITUATION

PROFICIENCY TEST REQUIREMENTS:

1. FIFTEEN (15) QUESTION EXAMINATION WILL BE ADMINISTERED WITH A 100% PASSING SCORE REQUIRED (MAXIMUM 1 ATTEMPT)
2. TEN (10) PHOTOS / PICTURES WITH ‘SHOOT OR NO SHOOT’ SITUATIONS EXAM WILL BE ADMINISTERED. A 100% SCORE IS REQUIRED TO PASS. (MAXIMUM 1 ATTEMPT).

PROFICIENCY SHOOTING TEST REQUIREMENTS:

1. ~~SHOOT CROSSBOW WITH~~USE OF A MINIMUM 1-1/2” FIXED OR MECHANICAL BROADHEAD

~~2. SHOOT WITH GAME TRACKER MODEL 2500 PROFFESIONAL UNIT STRING ATTACHED TO BOLT~~

~~3.2.~~ SHOOT FROM NO LESS THAN 8 FT. ELEVATED HUNTING TYPE PLATFORM

~~PROFICIENCY SHOOTING REQUIREMENTS:~~

~~1. 3.~~ SHOOT ONE ARROW/BOLT FULLY OUTFITTED WITH BROADHEAD ~~AND GAME TRACKER STRING~~ INTO A 4-INCH DIAMETER BULLSEYE. MAXIMUM OF TWO ATTEMPTS ALLOWED.

~~2. 4.~~ SHOOT AT A DISTANCE OF 20 YARDS.

~~REGULAR MONTHLY PROFICIENCY MAINTENANCE REQUIREMENTS:~~

~~1. MONTHLY, EACH TEAM MEMBER (INCLUDING ALTERNATES) WILL HAVE TO PASS THE PROFICIENCY SHOOTING REQUIREMENTS TO MAINTAIN HIS OR HER ABILITY TO PARTICIPATE. IF A MEMBER DOES NOT PASS, HE OR SHE CAN ATTEMPT TO BE AN ALTERNATE IN THE NEXT MONTH'S MONTHLY PROFICIENCY SHOOTING TEST~~

~~2. ATTEND A MONTHLY OVERVIEW OF THE OVERALL WILDLIFE MANAGEMENT PROGRAM GOALS AND REQUIREMENTS AS PART OF THE MONTHLY REQUALIFICATION.~~

QUALIFIED HARVEST TEAM MEMBERSHIP

1. ARCHERS WHO PASS THE PROFICIENCY TESTS BECOME QUALIFIED HARVEST TEAM MEMBERS FOR THE CURRENT SEASON.

2. ARCHERS WHO FAIL EITHER THE TEST OR SHOOTING REQUIREMENTS MAY RETAKE THEM ON A MONTHLY BASIS IN ORDER TO QUALIFY.

The City of Granite Shoals ~~urban~~Deer ~~M~~management ~~P~~program ~~g~~guidelines

The city's program shall work within the ~~Texas Parks and Wildlife Department's~~ TPWD's ~~(TPWD's)~~ Managed Land Deer Program – Conservation Option. (MLDP).

The ~~Wildlife Committee~~ WAC shall identify all proposed harvest feeder/backstop locations within the City. ~~The Committee~~ 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.

Any occupied dwelling within 75 yards of proposed harvest location to be contacted regarding retrieval of animals.

The following documentation must be completed for each harvest location prior to any hunting on that location:

1. Hunting Liability Release Form (completed by hunter)
2. Release, Hold Harmless, and Indemnification Form (completed by hunter)
3. GSPD Registration Form for Deer Management Program (completed by hunter)
4. City Of Granite Shoals ~~Urban~~ Deer Management Program Registration Form (completed by hunter)
5. Program Guidelines Acknowledgment (completed by hunter)
5. Land Use Permission Form (completed by property owner, unless harvest location is city-owned property)
6. 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)
7. Any other documentation required by the City

The ~~Wildlife Committee~~WAC shall construct and secure all harvest locations. 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.

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 ~~Wildlife Committee~~WAC to ensure that the harvester has registered with the City of Granite Shoals.

MLDP – conservation option permit hunting ~~harvesting~~ season is October – February.

No hunting ~~harvesting~~ locations are to be active during the major Holidays (Thanksgiving, Christmas or New Year’s Day).

Harvesting to be done by means of MLDP – conservation option tags only. ~~Antlerless only deer to be harvested at this time.~~

All hunt ~~harvest stations~~ ~~locations will be predetermined locations and~~ may be monitored by Granite Shoals Police Department (GSPD), city staff, or members of the ~~Wildlife Advisory Committee~~WAC, either in person or by video surveillance. Hunting ~~Harvesting~~ outside of ~~one of these~~ designated harvest locations will be considered poaching, and appropriate action will be taken.

Stands will be no less than 8' elevated, and no shot shall be more than 20 yards.

~~Archery Proficiency exam~~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.

Any qualified harvest team member ~~hunter~~ not ~~hunting~~harvesting on his or her own property must be parked in a conspicuous location at or adjacent to the harvesting location when the ~~hunting~~harvesting occurs.

If an animal expires on an adjoining occupied property, the harvester ~~hunter~~ must make every attempt to notify owner prior to retrieval of the expired animal. In no event shall the harvester ~~hunter~~ retrieve an expired animal from private property without express verbal or written permission from the property owner.

All harvesters ~~hunters~~ must sign liability waiver and other required documentation upon registration.

The ~~Wildlife Committee~~WAC shall at all times have discretion to revoke ~~one's hunting 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.

All harvesters ~~hunters~~ must provide proof of a valid hunting license and Texas Bow Hunter Education Certificate.

All animals harvested must be cared for in accordance ~~to~~with state law. Anyone caught violating these requirements will be turned over to the appropriate law enforcement authority.

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.

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.

~~All hunters must dispose of field dress waste appropriately — i.e., double bag and taken to local landfill or waste disposal company pick up.~~

~~All hunters must complete records of every hunt, to satisfy the requirements of the tag and of the Deer Management Program statistics.~~

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 ~~hunter~~ must make every attempt to recover the arrow/bolt.

~~Harvesters Archers~~ 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. ~~Hunt Director and nearby archers.~~

All ~~harvesters hunters~~ must be registered with the Granite Shoals Police ~~De~~partment, even if harvesting is being done on private property.

A ~~harvesters hunter~~ discharging any archery equipment shall use reasonable care to ensure the arrow/~~bolt~~ does not cross any property line and enter any other property on which the ~~harvester hunter~~ 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 ~~bow and arrow~~ archery equipment was not conducted with reasonable care, and the harvester's membership hunter's privileges will be revoked.

~~Harvest team members Hunters~~ shall serve on a volunteer basis only and without financial compensation. The ~~harvester hunter~~ will be responsible for lawful recovery and disposal of the harvested animal in the manner provided by state law.

Archery Equipment

~~All archery equipment and hunting apparel (i.e. camouflage) must be stored inside of vehicle or dwelling while recovery process is taking place.~~ Harvesters must wear a minimum of 400 square inches of blaze orange while outside of his/her vehicle. A ~~harvester hunter~~ may carry a knife to dispatch deer if needed.

~~All hunters are required to use a string tracking device.~~

All harvesters must provide their own safety harnesses, and a safety harness must be used at all times ~~even if hunter is on private land~~. Any ~~harvester hunter~~ caught not using a safety harness will be asked to leave the ~~hunt harvest~~ location, and his or her ~~hunting membership~~ privileges will be revoked.

All ~~harvesters hunters~~ must ~~shoot a Broadhead with minimum 1.5" cutting width.~~ use fixed or mechanical broadheads with a minimum 1.5" cutting width.

All bolts/arrows must have the harvester's identifying mark (name, address) on them.

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 ~~hunting harvesting~~ privileges under the program and/or legal charges.

Signature _____

Date _____

Program Schedule of events

Feb-March

Obtain Council approval for any recommended modifications to the program.

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).

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 ~~Texas Parks and Wildlife~~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.

August

1st round of qualifying ~~harvest team members~~hunters, qualified ~~harvest team members~~hunters-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.

September

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

October

Qualify ~~harvest team members~~Hunters. Hunting starts.

November

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

December

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

January

| Qualify [harvest team members](#)~~Hunters~~. Hunting continues. 2nd report to City Council with results.

February

| Qualify [harvest team members](#)~~Hunters~~, hunting ends.

March

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

RESOLUTION NO. 708

A RESOLUTION OF THE CITY OF GRANITE SHOALS, TEXAS, DESIGNATING AN OFFICIAL NEWSPAPER OF GENERAL CIRCULATION FOR THE FISCAL YEAR 2024-25, AND RATIFYING THE DESIGNATION FOR PRIOR USAGE BY THE CITY FOR THAT PURPOSE; AND PROVIDING FOR THE FOLLOWING: SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING

WHEREAS, the City Council (the “Council”) of the City of Granite Shoals, Texas (the “City”) seeks to provide for the health, safety, and welfare of its citizens; and

WHEREAS, Section 11.02 of the City’s Charter requires the City Council to declare annually an official newspaper of general circulation in the City; and

WHEREAS, Section 11.02 of the City’s Charter requires the City to publish all ordinances, notices, and other matters as required by the Charter, City ordinance, or the Constitution and laws of the State of Texas in the City’s official newspaper; and

WHEREAS, the City Council finds that the *Highlander* is a newspaper of general circulation within the City; and

WHEREAS, the City Council finds that the *Highlander*:

1. Devotes not less than 25% of its total column lineage to general interest items;
2. Is published at least once each week;
3. Is entered as 2nd class postal matter in the county where published; and
4. Has been published regularly and continuously for at least 12 months before the City publishes notice; and

WHEREAS, the City Council finds that the *Highlander* is a publication that meets all of the criteria legally required of an officially designated newspaper for the City of Granite Shoals.

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 Resolution as if copied in their entirety.

SECTION II. DESIGNATING THE HIGHLANDER THE OFFICIAL NEWSPAPER OF THE CITY

1. The *Highlander* is designated as the official newspaper for the City of Granite Shoals for the Fiscal Year 2024-25, commencing October 1, 2024. The use of the *Highlander* for this purpose prior to the date of this Resolution is ratified by the City Council.
2. Until September 30, 2025 and thereafter until changed by resolution of the City Council, the City shall continue to publish official notices in the *Highlander* as required by law.
3. Said publications shall be based on the best available rate offered by said newspaper.

SECTION III. SAVINGS

The repeal of any resolution or part of resolutions effectuated by the enactment of this Resolution shall not be construed as abandoning any action now pending under or by virtue of such resolution 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 resolutions at the time of passage of this Resolution.

SECTION IV. SEVERABILITY

Should any sentence, paragraph, subdivision, clause, phrase, or section of this Resolution be adjusted or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Resolution 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 Resolution shall be cumulative of all other resolutions or parts of resolutions governing or regulating the same subject matter as that covered herein; provided, however, that all prior resolutions or parts of resolutions inconsistent or in conflict with any of the provisions of this Resolution are hereby expressly repealed to the extent that such inconsistency is apparent. This Resolution shall not be construed to require or allow any act that is prohibited by any other resolution.

SECTION VI. EFFECTIVE DATE

This Resolution 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 that this Resolution 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 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

ORDINANCE NO. 871

"General Fee Ordinance Amendment"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, PROVIDING FOR MODIFICATIONS OF CERTAIN FEES IN THE CITY'S GENERAL SCHEDULE OF FEES; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals, Texas, seeks to provide for the safe and orderly development of land and use of property within its corporate limits; and,

WHEREAS, the City Council of the City of Granite Shoals, Texas, seeks to provide for the public health, safety, and welfare of the City of Granite Shoals; and,

WHEREAS, the City Council finds that the following amendments are necessary to ensure that the City will recover its actual costs for provision of services; and,

WHEREAS, the City recognizes its responsibility and authority to impose ordinances and controls that are necessary for the government of the City, its interest, welfare, and good order of the City as a body politic;

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

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 of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. REPEAL OF PREVIOUS ORDINANCE

This ordinance modifies select fees and charges, as listed in the Fee Schedule for the City, which is reproduced in Appendix B (Schedule of Fees and Charges) to the City of Granite Shoals Code of Ordinances.

SECTION III. FEE SCHEDULE

The modified fees included on the attached Exhibit A are hereby adopted into the official fee schedule of the City of Granite Shoals, repealing and replacing the current fees.

SECTION IV. 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 V. SEVERABILITY

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 VI. 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 VII. EFFECTIVE DATE

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

SECTION VIII. NOTICE AND MEETING

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 11th day of February, 2025

APPROVED:

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

APPROVED AS TO FORM:

Josh Katz, City Attorney

Exhibit A

Section A. Building permits–New construction and additions.

New residential:	\$1.25 per square foot
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*All permits for new residential construction and additions include plan review, building, electrical, plumbing, and mechanical permits and inspections.

New commercial:	\$1.25 per square foot
-----------------	------------------------

*All permits for new residential construction and additions include plan review, building, electrical, plumbing, and mechanical permits and inspections.

Section B. Building permits–Remodel.

Inspections not included in permit cost, except fence permits.

Inspections (nonplumbing), as required by individual permits, per each inspection	\$100.00
Plumbing inspection - residential	\$100.00
Plumbing inspection - nonresidential	\$100.00
Manufactured homes	\$1.25 per square foot
Accessory building	\$1.25 per square foot
In-ground swimming pools	\$750.00
Porch/patio/deck/carports	\$100.00
Flat work above 30 inches height	\$100.00
New irrigation systems	\$125.00
Fence (includes up to two (2) inspections)	\$100.00
Demolition fee	\$100.00

Section N. Administrative fees.

Credit card convenience fee	4.0%
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Section O. Solid waste fees.**Residential service fees:**

Service Class	Monthly Service Rate	
	1 Cart	Each additional cart
Inside city limits*	\$30.54	\$4.65
Garbage only*	\$30.54	\$4.65
Recycling cart fee*	Included in Service Rate	\$4.65
Replacement Cart*	\$73.15	

Solid waste service only deposit: \$100.00**Lock bar service:**

Monthly service charge	\$8.09
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Vacation home rental services:

Service Class	Monthly Service Rate	
	1 Cart	Each additional cart
Inside city limits*	\$41.40	\$11.47
Recycling cart fee*	Included in Service Rate	\$11.47

City cleanup administrative fee:

Monthly fee per account	\$0.75
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SERVICE FEES DO NOT INCLUDE 8% FRANCHISE FEE FOR SOLID WASTE FEES**Section R. Utilities fees.****Utility administrative fees:**

On-line fee for utility bill payment	4.0%
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APPENDIX B - SCHEDULE OF FEES AND CHARGES*

Section A. Building permits–New construction and additions.

New residential:	\$1.25 per square foot
------------------	------------------------

*All permits for new residential construction and additions include plan review, building, electrical, plumbing, and mechanical permits and inspections.

New commercial:	\$1.25 per square foot
-----------------	------------------------

*All permits for new residential construction and additions include plan review, building, electrical, plumbing, and mechanical permits and inspections.

Inspections–Certificate of occupancy–New construction and additions:

Inspection for certificate of occupancy on any commercial space: Certificate of occupancy as required by federal, state, or local government agency, fee per address and inspection	\$150.00
Inspection for certificate of occupancy on any residential space: Certificate of occupancy as required by federal, state, or local government agency, fee per address and inspection	\$100.00

(Ordinance 702, se c. III, adopted 9/27/16; Ordinance 705 adopted 11/29/16; Ordinance 735 adopted 4/24/18)

Section B. Building permits–Remodel.

Inspections not included in permit cost, except fence permits.

Plan review	\$60.00
Building permit	\$60.00
Electrical permit	\$60.00
Mechanical permits	\$60.00
Plumbing permits	\$60.00
Inspections (nonplumbing), as required by individual permits, per each inspection	\$100.00
Plumbing inspection - residential	\$100.00
Plumbing inspection - nonresidential	\$100.00
Manufactured homes	\$1.25 per square foot
Accessory building	\$1.25 per square foot
In-ground swimming pools	\$750.00

Porch/patio/deck/carports	\$100.00
Flat work above 30 inches height	\$100.00
New irrigation systems	\$125.00
Fence (includes up to two (2) inspections)	\$100.00
Demolition fee	\$100.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 705 adopted 11/29/16; Ordinance 735 adopted 4/24/18; Ordinance 790 adopted 5/12/20)

Section C. Permit fee, deposit, and escort fee for moving houses, buildings, or structures as allowed by city code.

Permit application for moving into the city limits, and to cleanup when relocating within the city limits, any old or used building or structure	\$250.00
Refundable deposit to insure the security of utilities, city streets	\$750.00
Escort fee—Requires minimum of two police officers for escort	\$200.00
Inspection on site any old or used house, building, or structure before being relocated within the city limits	\$200.00 plus any permits required
Inspections requiring more than 1 hour	\$100.00/hour

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section D. Building permits-Other, continued.

Backflow prevention device permit fee	\$60.00
Retaining walls equal or greater than 4 feet	\$150.00
Roofing permit fee	\$150.00
Replats	
Replat of 1 to 4 lots	\$150.00
Replat of 5 lots or more	\$250.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section E. Permit fees-Other.

Special events	\$100.00
Special events - alcohol sales, possession, or consumption on premises	\$300.00
Special events deposit - refundable with full event cleanup	\$200.00
First-time peddlers permit, includes background check fee, per year	\$100.00 + \$10.00 per additional person

Renewal peddlers permit, includes background check fee, per year	\$50.00 + \$10.00 per additional person
Helipad, permanent	\$200.00
Helipad, annual renewal fee	\$100.00
Sexually oriented business license fee, annual fee is nonrefundable and not prorated	\$500.00
Sexually oriented business individual employee license application fee, nonrefundable and not prorated	\$75.00
Fee for license application for tattoo business, nonrefundable and not prorated	\$100.00
Fee for annual renewal of tattoo business license, nonrefundable and not prorated	\$100.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18; Ordinance 808 adopted 2/23/21)

Section F. Street/right-of-way fees.

Construction-For activities other than excavation	\$500.00
Excavation-For drilling, boring, cutting, or other excavation	\$500.00
Temporary obstruction of right-of-way, fee is per day	\$100.00
Refundable deposit to insure the integrity of utilities, city streets	\$500.00
Culverts	
Diameter in inches: 8	\$220.00
Diameter in inches: 10	\$250.00
Diameter in inches: 12	\$290.00
Diameter in inches: 15	\$340.00
Diameter in inches: 18	\$425.00
Diameter in inches: 24	\$500.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18; Ordinance 790 adopted 5/12/20)

Section G. Sign permits.

New signage	\$150.00
Update signage–New business owner, no significant changes	NC
Yard sale permits, permits for 5 signs	\$5.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section H. Variances, conditional use permits, zoning.

Variance or adjustment	\$350.00
Variance or adjustment appeal	\$150.00
Conditional use permit	\$350.00
Zoning application for changes to zoning classification, fee per property	\$350.00
Notice re: Zoning application, fee per notice	\$10.00
Release of easement	\$150.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section I. Flood zone development.

Fifty dollars. (Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section J. Subdivision regulation exceptions.

Five hundred dollars. (Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section K. Animal control fees.

Registration fee	
Per domestic animal (dogs and cats)–Lifetime of animal	\$35.00
Dangerous dog registration	\$250.00 per year
Holding fee	
Unregistered animal	
First and second offense (within a 12-month period)	\$45.00
After an animal has been impounded twice during the previous 12-month period	\$45.00 X the number of times the animal has been impounded during the previous 12-month period but not to exceed \$500.00
Registered animal	
First and second offense (within a 12-month period)	\$20.00
After an animal has been impounded twice during the previous 12-month period	\$20.00 X the number of times the animal has been impounded during the previous 12-month period but not to exceed \$500.00
Voluntary surrender fee	\$225.00
Each day an animal remains impounded	\$15.00

Preparation and posting or mailing of each notice (unless after a hearing, the municipal judge finds otherwise)	\$5.00
Commercial animal establishment	
Annual permit fee	\$75.00
Permit applications made during the second half of a fiscal year	\$37.50
Permit transfer fee	\$75.00
Reapplication fee	\$100.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18; Ordinance 740, secs. 4-7, 4-11–4-12, adopted 9/11/18; Ordinance 790 adopted 5/12/20)

Section L. Sherwood Shores Trust Fund fees.

Statement w/release of lien	\$35.00
Statement w/subordination agreement	\$100.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 735 adopted 4/24/18)

Section M. Fire code related fees.

Plan: Valuation Fee Schedule	
\$1.00 to \$250,000.00	\$300.00
\$251,000.00 to \$500,000.00	\$650.00
\$501,000.00 to \$1,000,000.00	\$900.00
\$1,000,001.00 to \$3,000,000.00	\$1,400.00
\$3,000,001.00 to \$6,000,000.00	\$2,200.00
\$6,000,001.00 and up: Base fee \$2,200.00	\$2,200.00
*plus \$0.25 each additional \$1,000.00	

Inspections (Fire Alarm and/or Sprinkler System):	
Valuation Fee Schedule	
\$1.00 to \$250,000.00	\$550.00
\$251,000.00 to \$500,000.00	\$850.00
\$501,000.00 to \$1,000,000.00	\$1,150.00

\$1,000,001.00 to \$3,000,000.00	\$1,700.00
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Inspections (Fire Alarm and/or Sprinkler System):	
\$3,000,001.00 to \$6,000,000.00	\$2,650.00
\$6,000,001.00 and up: Base fee \$2,200.00	\$2,200.00
*plus \$0.25 each additional \$1,000.00	

Annual Fire Safety Inspections–Commercial Buildings:	
Any inspection required by federal, state, or local government agency	\$150.00
*Fee per address and inspection	

Blasting permit fee	\$50.00
Annual fire inspections - residential	\$150.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 705 adopted 11/29/16; Ordinance 735 adopted 4/24/18; Ordinance 790 adopted 5/12/20)

Section N. Administrative fees.

Credit card convenience fee	4.0%
Return item fee	\$35.00
Police accident reports	\$8.00
Park reservation fee, per day	\$50.00
Park facility rental deposit, per day	\$50.00
Community center rental	
Rental fee, per day for city residents	\$100.00
Deposit, per day for city residents*	\$300.00
Rental fee, per day for nonresidents	\$300.00
Deposit, per day for nonresidents*	\$300.00
Deposit, for key to community center	\$10.00
Fee, for lost key to community center	\$25.00

Boat launch fee for nonresidents	\$10.00
Boat launch annual pass for nonresidents, one sticker	\$200.00
Airport tie-down fee	
Monthly	\$50.00
Daily	\$10.00
Vacation home rental registration per year, initial year	\$500.00
Vacation home rental registration per year, renewals	\$300.00
Fees for reproduction or items associated with open records charges will be based upon the most current schedule of fees of the Texas Attorney General's Office fee schedule found in the Texas Administrative Code, title 1, part 3, chapter 70.	

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 705 adopted 11/29/16; Ordinance 735 adopted 4/24/18; Ordinance 790 adopted 5/12/20; Ordinance 812 adopted 4/27/21)

Section O. Solid waste fees.

Residential service fees:

Service Class	Monthly Service Rate				
	1 Cart	Each additional cart			
Inside city limits*	\$ \$30.54	\$4.65			
Garbage only*	\$30.54	\$4.65			
Recycling cart fee*	Included in Service Rate	\$4.65			
Replacement Cart*	\$73.15				

Service fees do not include 8% Franchise Fee for Solid Waste Fees

Solid waste service only deposit: \$100.00

Lock bar service:

Monthly service charge	\$8.09
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Vacation home rental services:

Service Class	Monthly Service Rate				

	1 Cart	Each additional cart			
Inside city limits*	\$41.40	\$11.47			
Recycling cart fee*	Included in Service Rate	\$11.47			

City cleanup administrative fee:

Monthly fee per account	\$0.75
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Service fees do not include 8% Franchise Fee for City cleanup administrative Fees

Waste disposal fees:

Bulk disposal, per load up to 16 feet trailer	\$35.00
Brush disposal, per load	
Up to 16 feet trailer	\$25.00
Pickup bed	\$20.00

Tire disposal:

19-inch or less, per tire	\$3.00
Over 19 inch, per tire	\$5.00
Agricultural tire, per tire	\$8.00
Mechanized equipment tire, per tire	\$8.00

(Ordinance 702, sec. III, adopted 9/27/16; Ordinance 707 adopted 2/14/17; Ordinance 709 adopted 2/28/17; Ordinance 735 adopted 4/24/18; Ordinance 790 adopted 5/12/20)

Section P. Court fees.

Preparation of the clerk's record: \$25.00. (Ordinance 746 adopted 10/9/18)

Section Q. Reserved.

Section R. Utilities fees.

Utility administrative fees:

Late payment fee	\$20.00
Delinquent payment fee	\$40.00
Utility billing–Payment arrangement fee	\$45.00

Auto draft fee for utility bill payment	NC
On-line fee for utility bill payment	4%
Equipment replacement fee, per account per month	\$1.00
Capital replacement fee, per account, per month	\$2.00

Connection/reconnection fees:

Connection of service during regular business hours	\$40.00
Connection/reconnection of service requiring on-call staff	\$150.00

This section applies to reconnections of service for accounts that were placed in an inactive status by the customer. For reconnections of service during regular business hours, the reconnection fee shall be \$40.00. For reconnections of service that require oncall staff because they occur after 5:00 p.m., on the weekend, or during a city holiday, the reconnection fee shall be \$150.00.

Utility service fees:

Customer service inspection fee, each	\$75.00
Customer service reinspection fee, each	\$25.00
Hose bibb vacuum breakers, each	\$15.00

Should any water service, residential or commercial, be discontinued or disconnected for a period of 90 days or more, a customer service inspection will be required. If the inspection is performed by the city, a fee of \$75.00 will be charged and collected at the time application for water service is made. A reinspection fee of \$25.00 will be charged for the reinspection of water service that has already been inspected since service was connected. Service will be contingent upon receipt by the city of an inspection report from the licensed inspector.

New water connections will be inspected and must be brought up to plumbing code. Hose bibb vacuum breakers will be placed on all outside faucets, with a fee of \$15.00 per faucet. This fee will be added to the customer's water bill.

Construction investigation fee:

For all requests for utility service which require the extension or expansion of utility mains or facilities, as provided by [section 38-61](#), a fee of five percent of the total cost of construction of utilities shall be collected from the applicant for utility service prior to construction of the utilities by the applicant. The purpose of the fee is to cover the city's labor costs associated with the inspection of the newly constructed facilities.

Temporary 3-day water service fees:

Inside city limits	\$50.00
Outside city limits	\$75.00

Use is limited to 3 days and 2,000 gallons for fee.

Use over 2,000 gallons shall be billed at the current rate.

Cross connection/backflow device fees/inspections: City cost + \$25.00.

Fire hydrant meter rental fees:

Deposit for meter	\$500.00
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Charge per 1,000 gallons use	\$4.75
Rental fee, per use	\$150.00

Meter accuracy testing:

Meter accuracy test–Certified test by external source	\$195.00
Meter accuracy flow test (performed by staff)	\$35.00
Meter reread without data log (1 per year no charge)	\$25.00
AMR data log (1 per year at no charge)	\$50.00
AMR meter upgrade, per request	\$200.00

Water rates:

Table One: Monthly Service Rates for Each Active Meter

Residential and commercial customers shall be charged the minimum monthly rates per metered water connection as established in the table below for service within the corporate limits of the city and for service outside the corporate limits of the city. These charges are levied in accordance with the size of the meter serving the customer and are as follows.

Meter Size in Inches	Rate Inside the City Limits	Rate Outside the City Limits
3/4	\$40.36	\$64.73
1	\$74.48	\$95.36
1.5	\$84.84	\$108.30
2	\$95.20	\$296.06
3	\$176.84	\$552.14
4	\$285.29	\$917.88
6	\$488.50	\$1,203.50
8	\$1,178.50	\$2,353.50

The first 2,000 gallons of water are included in the minimum monthly charges shown in the table above.

The minimum fees shown above shall be charged whether the customer actually uses the service or not.

Minimum monthly base charges for water service with a meter over 8 inches will be determined by the city council on a case-by-case basis.

The minimum monthly base charges and the water usage charges apply in addition to any surcharges that may be imposed in accordance with the city's drought contingency plan.

Table Two: Volumetric Service Rates

Water usage above 2,000 gallons shall be billed at the following rates per 1,000 gallons:

Within the City Limits		Outside the City Limits	
2,001–5,000	\$4.75	2,001–5,000	\$5.35
5,001–8,000	\$5.49	5,001–8,000	\$6.16
8,001–10,000	\$6.15	8,001–10,000	\$6.46
10,001–12,000	\$6.35	10,001–12,000	\$7.02
12,001–16,000	\$6.75	12,001–16,000	\$8.12
Over 16,000	\$7.79	Over 16,000	\$9.92

Table Three: Master Meter Minimum Base Charges

Entity Description: Number of Minimums to be Charged:

- (1) Apartment buildings and mobile home parks: Each unit or space available shall be considered 0.50 normal minimums with no regard for the number of units or spaces actually occupied.
- (2) Recreational vehicle parks: Each space available shall be considered 0.15 normal minimums, with no regard for the number of spaces actually occupied.
- (3) Hotels and motels: Every available rental room will be considered 0.15 normal minimums, with no regard for the number of spaces actually occupied.
- (4) Hospitals, schools, and churches: Every lavatory, toilet, or urinal and shower bath shall be considered 0.10 normal minimums.
- (5) Strip centers: Each business unit located in the center shall be charged the minimum.
- (6) Malls and office buildings: Each fixture connected to the water will be considered 0.25 normal minimums.
- (7) New construction and remodeling (unoccupied): Shall be considered to be on one minimum for water.
- (8) Other (not listed above): To be established on a case-by-case basis by the city manager and the finance director.

Note: In all the above cases, the total units will be rounded up to the next whole number. All normal minimums are at the rates listed in Table One.

Table Four: Drought Contingency Plan Rates

When stage 2 moderate water shortage conditions are declared and remain in effect for a majority of the days in a calendar month, water usage above 2,000 gallons shall be billed at the following rates per 1,000 gallons:

Within the City Limits		Outside the City Limits	
2,001–5,000	\$4.95	2,001–5,000	\$5.55
5,001–8,000	\$5.69	5,001–8,000	\$6.36
8,001–10,000	\$6.35	8,001–10,000	\$6.82
10,001–12,000	\$6.57	10,001–12,000	\$7.30
12,001–16,000	\$7.23	12,001–16,000	\$8.73
Over 16,000	\$8.37	Over 16,000	\$10.71

When Stage 3 Severe Water Shortage Conditions are declared and remain in effect for a majority of the days in a calendar month, water usage above 2,000 gallons shall be billed at the following rates per 1,000 gallons:

Within the City Limits		Outside the City Limits	
2,001–5,000	\$5.25	2,001–5,000	\$6.35
5,001–8,000	\$5.95	5,001–8,000	\$7.25
8,001–10,000	\$6.65	8,001–10,000	\$8.15
10,001–12,000	\$7.40	10,001–12,000	\$9.15
12,001–16,000	\$8.15	12,001–16,000	\$10.15
Over 16,000	\$8.95	Over 16,000	\$11.15

When Stage 4 Critical Water Shortage Conditions are declared and remain in effect for a majority of the days in a calendar month, water usage above 2,000 gallons shall be billed at the following rates per 1,000 gallons:

Within the City Limits		Outside the City Limits	
2,001–5,000	\$5.75	2,001–5,000	\$7.10
5,001–8,000	\$6.75	5,001–8,000	\$8.10
8,001–10,000	\$7.85	8,001–10,000	\$9.25
10,001–12,000	\$8.95	10,001–12,000	\$11.15
12,001–16,000	\$10.05	12,001–16,000	\$12.50
Over 16,000	\$11.15	Over 16,000	\$13.25

Minimum fees:

The minimum fees shown in the tables above shall be charged whether the customer actually uses the service or not.

Minimum monthly base charges for water service with a meter over eight inches will be determined by the city council on an individual case-by-case basis.

The minimum monthly base charges and the water usage charges apply in addition to any surcharges that may be imposed in accordance with the city’s drought contingency plan.

Water service tap fees:

The tap fees (or connection fees) shall be charged to each user connecting to the water system of the city. These fees are applicable only where the existing main is larger than the requested meter size. These fees are nonrefundable.

When water meter size is equal to or larger than existing water main an application for service must be made to the city in accordance with article II of chapter 38 [sic].

Where water meter and valves are to be installed inside the city corporate limits, the following tap fees shall apply:

Location	Tap Size in Inches	Tap Fee
Inside city limits	3/4	\$1,950.00

	1	\$2,200.00
	1.5	\$2,500.00 + cost
	2	\$2,500.00 + cost
	3	\$2,500.00 + cost
	4	\$2,500.00 + cost
	6	\$2,500.00 + cost
	8	\$2,500.00 + cost

Where water meter and valves are to be installed outside the city corporate limits, the following tap fees shall apply:

Location	Tap Size in Inches	Tap Fee
Outside city limits	3/4	\$2,450.00
	1	\$2,500.00 + cost
	1.5	\$2,500.00 + cost
	2	\$2,500.00 + cost
	3	\$2,500.00 + cost
	4	\$2,500.00 + cost
	6	\$2,500.00 + cost
	8	\$2,500.00 + cost

Tap fees for water service with a meter over eight inches will be determined by the city council on an individual, case-by-case basis.

Street cut fees:

Fees associated with new tap (connection) installations for providing access to service location requiring street cuts.

Type of Surface	Fee
Unimproved	\$350.00
Seal coated	\$450.00
Asphalt	\$750.00

Utility deposits:

Residential Utility Service Deposit

	Resident	Customers w/2 or more disconnects for nonpay in 6 months
Inside city limits	\$250	\$300
Outside city limits	\$250	\$300

Commercial Utility Service Deposit

Meter Size in inches	Utility Deposit	Two or more disconnects in 6 months
1	\$250.00	\$350.00
1-1/2	\$325.00	\$425.00
2	\$350.00	\$450.00
3	\$450.00	\$550.00
4	\$650.00	\$750.00
6	\$850.00	\$950.00
8	\$1,200.00	\$1,300.00

Utility deposits for a meter over eight inches shall be determined by the city council on an individual case-by-case basis.

Utility service damages:

Damages to utility service installations shall be billed to customer at cost of repair and parts. Utility service may be disconnected for failure to pay for damage to utility system.	Cost of repair
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(Ordinance 592, art. V, secs. 1–9, adopted 10/23/12; Ordinance 702, sec. III, adopted 9/27/16; Ordinance 707 adopted 2/14/17; Ordinance 709 adopted 2/28/17; Ordinance 720 adopted 10/24/17; Ordinance 735 adopted 4/24/18; Ordinance 748 adopted 9/25/18; Ordinance 749 adopted 10/9/18; Ordinance 790 adopted 5/12/20)



City Council

STAFF REPORT

Subject: Discuss and consider and take possible action to adopt Resolution 709 approving the 2025 Investment Policy and Investment strategies

Date: 2/25/2025

Background:

The Public Funds Act (the “Act”), Tex Loc Gov Code 2256 requires Council to review its Investment Policy and Investment Strategies annually and adopt a Resolution or Ordinance stating that it has reviewed the document and approved any changes.

Scope of Services:

This year only one section was modified.

II. SCOPE

This investment policy applies to all the financial assets and funds of the City. The City may commingle its funds into several investment funds for investment purposes for efficiency and maximum investment opportunity. ~~These funds are defined in the City's Annual Comprehensive Financial Report (ACFR) and include:~~

~~Customer Deposit Funds~~
~~General Funds~~
~~Utility Funds~~
~~Debt Service Funds~~

Fiscal Impact

None

Exhibits:

2025 Investment Policy



CITY OF GRANITE SHOALS, TEXAS

INVESTMENT POLICY
2025

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I. POLICY

It is the policy of the City that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which will provide the maximum security of principal invested through limitations and diversification while meeting the daily cash flow needs of the City and conforming to the Public Funds Investment Act (the “Act”) Texas Government Code Chapter 2256.

The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. It is the intent of the City to be in complete compliance with local law and the Act. The earnings from investments will be used in a manner that best serves the interests of the City.

II. SCOPE

This investment policy applies to all the financial assets and funds of the City. The City may commingle its funds into several investment funds for investment purposes for efficiency and maximum investment opportunity. These funds are defined in the City's Annual Comprehensive Financial Report (ACFR)

III. OBJECTIVES AND STRATEGY

It is the policy of the City that all funds shall be managed and invested with four primary objectives, listed in the order of their priority: safety, liquidity, public trust, and yield. Investments are to be chosen in a manner which promotes diversity by market sector, credit, and maturity. The choice of high-grade government instruments and high-grade money market instruments is designed to assure the marketability of those investments should liquidity needs arise. To match anticipated cash flow requirements, the maximum weighted average maturity of the overall portfolio may not exceed six months.

Safety of Principal

Safety of Principal is the foremost objective of the City. Investments of the City shall be undertaken in a manner that seeks to insure the preservation of capital in the overall portfolio. The objective shall be to mitigate credit risk and interest rate risk.

Liquidity

The City's investment portfolio will be based on a cash flow analysis of needs and will remain sufficiently liquid to enable it to meet all operating requirements, which might be reasonably anticipated.

Public Trust

All participants in the investment process shall seek to act responsibly as custodians of the public trust. Investment Officials shall avoid any transaction that might impair public confidence in the City's ability to govern effectively. The governing body recognizes that in a diversified portfolio, occasional measured

losses due to market volatility are inevitable, and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

Yield

The City's investment portfolio shall be designed with the objective of attaining a market rate of return, taking into account the City's risk constraints and the cash flow needs of the portfolio. "Market rate of return" may be defined as the average yield of the current six-month Treasury Bill.

Effective cash flow management is recognized as essential to good fiscal management. Cash management is defined as the process of managing monies in order to ensure maximum cash availability. The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, prudent investment of its available cash, and disbursement of payments in accordance with invoice terms and management of banking services.

IV. LEGAL LIMITATIONS, RESPONSIBILITIES, AND AUTHORITY

Direct specific investment parameters for the investment of public funds in Texas are found in the Public Funds Investment Act, Chapter 2256, Texas Government Code. The Public Funds Collateral Act, Chapter 2257, Texas Government Code, specifies collateral requirements for all public fund deposits. All investments will be made in accordance with these statutes.

V. DELEGATION OF INVESTMENT AUTHORITY

The City Manager or designee, acting on behalf of the City, is designated as the investment Officer of the City and is responsible for investment management, decisions, and activities. The City Manager or designee is also responsible for considering the quality and capability of staff, investment advisors, and consultants involved in investment management and procedures. All participants in the investment process shall seek to act responsibly as custodians of the public trust.

The Investment Officer shall develop and maintain written administrative procedures for the operation of the investment program which are consistent with this Investment Policy. Procedures will include reference to safekeeping, require and include the "Bond Market Master Repurchase Agreement (as applicable), wire transfer agreements, banking service contracts, and other investment related activities.

The Investment Officer shall attend at least one 10-hour training session relating to the Officer's responsibilities under the Act, in accordance with the Act, within 12 months after assuming investment duties and shall attend at least eight hours of investment training every two successive fiscal years.

The Investment Officer shall be responsible for all transactions undertaken. The Investment Officer shall designate a staff person as a liaison/deputy in the event circumstances require timely action and the Investment Officer is not available.

No officer or designee may engage in an investment transaction except as provided under the terms of this Policy and the procedure established.

The City Council holds ultimate fiduciary responsibility for the portfolio. It will designate investment officer(s), receive and review quarterly reporting, approve and provide for investment officer training, approve broker/dealers, and review and adopt the Investment Policy and Strategy at least annually.

VI. PRUDENCE

The standard of prudence to be used in the investment function shall be the "prudent person" standard and shall be applied in the contest of managing the overall portfolio. The standard states:

"Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the expected income to be derived."

Limitation of Personal Liability

The Investment Officer, when acting in accordance with the written procedures and this Policy and in accord with the Prudent Person Rule, shall be relieved of personal liability in the management of the portfolio provided that deviations from expectations for a specific security's credit risk or market price change or portfolio shifts are reported in a timely manner and that appropriate action is taken to control adverse market effects.

VII. INTERNAL CONTROLS

The Investment Officer shall establish a system of written controls which will be reviewed annually with the independent auditor of the City. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the city.

VIII. AUTHORIZED INVESTMENTS

Acceptable investments under this policy shall be limited to the instruments listed below and as further described by the Public Funds Investment Act.

- A. Obligations of the United States Government, its agencies and instrumentalities, and Government sponsoring enterprises not to exceed two years to stated maturity, excluding collateralized mortgage obligations (CMOs); and
- B. Fully insured or collateralized certificates of deposit from a bank doing business in the State of Texas and under terms of a written depository agreement with that bank, not to exceed one year to stated maturity; and
- C. No-load money market funds that are registered with and regulated by the Securities and Exchange Commission that meet the requirements of the Act each approved specifically before use by the City; and
- D. Constant dollar Texas Local Government Pools as defined by the Public Funds Investment Act; and
- E. Federal Deposit Insurance Corporation (FDIC) insured or collateralized interest bearing and money market accounts from any approved FDIC insured bank in Texas.

If additional types of securities are approved for investment by public funds by state statute, they will not be eligible for investment by the City until this policy has been amended and the amended version approved by the City Council.

Competitive Bidding Requirement

All securities, including certificates of deposit, will be purchased, or sold after three (3) offers/bids are taken to verify the City is receiving fair market value/price for the investment.

Delivery versus Payment

All security transactions entered into by the City shall be conducted on a delivery versus payment (DVP) basis.

IX. AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

All investments made by the City will be made through either the City's banking services bank or a primary dealer. A list of at least three broker/dealers will be maintained in order to assure competitive bidding.

Securities broker/dealers must meet certain criteria as determined by the Investment Officer. The following criteria must be met by those firms on the list:

- provision of an audited financial statement each year,
- proof of certification by the Financial Industry Regulatory Authority (FINRA) and
- provision of CRD number,
- proof of current registration with the State Securities Commission; and
- completion of a City questionnaire.

X. SAFEKEEPING AND COLLATERALIZATION

The laws of the State and prudent treasury management require that all purchased securities be bought on a delivery versus payment basis and be held in safekeeping by either the City, an independent third-party financial institution, or the City's designated services depository.

All safekeeping arrangements shall be designated by the Investment Officer and an agreement of the terms executed in writing. The third-party custodian shall be required to issue safekeeping receipts to the City listing each specific security, rate, description, maturity, CUSIP number, and other pertinent information. Each safekeeping receipt will be clearly marked that the security is held for the City or pledged to the City.

All securities pledged to the City for certificates of deposits or demand deposits shall be held by an independent third-party bank doing business in Texas. The safekeeping bank may not be within the same holding company as the bank from whom the securities are pledged.

Collateralization

Collateralization on time and demand deposits over the FDIC insurance coverage of \$250,000 and repurchase agreements.

In order to anticipate market changes and provide a level of additional security for all funds, the collateralization level required will be 102% of the market value of the principal and accrued interest. Collateral will be held by an independent third-party safekeeping agent.

XI. PERFORMANCE EVALUATION AND REPORTING

The Investment Officer shall submit quarterly reports to the City Manager and to the City Council containing sufficient information to permit an informed outside reader to evaluate the performance of the investment program and consistent with statutory requirements. All reports shall be in compliance with the Act. Market prices for market evaluations will be obtained from an independent source.

XII. DEPOSITORIES

The City will designate one banking institution through a competitive process as its central banking services provider at least every five years. This institution will be used for normal banking services including disbursements, collections, and safekeeping of securities. Other banking institutions from which the City may purchase certificates of deposit will also be designated as a depository after the institution provides its latest audited financial statements to the City. The City may consider banking institutions located outside the City, but within the state of Texas in its competitive bidding process.

XIII. INVESTMENT POLICY ADOPTION

This policy shall be reviewed and adopted by Resolution by the City Council annually. Any modifications made thereto must be formally approved by the Council.

Approved 2019 as Resolution #610.
Adopted without changes 10-13-2020
Adopted without changes 1-25-2022.
Approved 2024 as Resolution #697

RESOLUTION NO. 709

A RESOLUTION OF THE CITY OF GRANITE SHOALS, TEXAS, TO REPEAL AND REPLACE RESOLUTION NO. 697 AND TO ADOPT THE CITY'S INVESTMENT POLICY.

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

WHEREAS, it is the policy of the Council that the administration of city funds and the investment of those funds shall be handled as its highest public trust;

WHEREAS, the Public Funds Investment Act (the "Act"), Chapter 2256 of the Texas Government Code, requires the Council to review its investment policy annually and adopt an ordinance or resolution stating that it has reviewed the investment policy and investment strategies and any changes thereto;

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

ARTICLE I - SCOPE

All listed funds will be pooled for investment purposes. The strategy developed for this pooled fund group will address the varying needs, goals and objectives of each fund.

ARTICLE II - OBJECTIVES AND STRATEGY

It is the policy of the City that all funds shall be managed and invested with four primary objectives, listed in the order of their priority: safety, liquidity, public trust, and yield.

ARTICLE III - ETHICS AND CONFLICTS OF INTEREST

The Investment Officer shall disclose to the Texas Ethics Commission and the City Council any personal business relationship or material financial interests with anyone attempting to sell an investment to the City.

ARTICLE IV - AUTHORIZED FINANCIAL DEALERS AND INSTITUTIONS

SECTION 1: Any Vendor with whom the City transacts investment transaction, including Brokers, Pools, Funds and Banks, must receive and review the City's Policy and provide a certificate with acceptable language that the policy will be followed.

SECTION 2: Vendors will be selected by the procedure described in its Investment Policy, including the bidding process which may include vendors located outside of the city but within the state of Texas.

ARTICLE V - INVESTMENT REPORTS

Detail and summary reports will be prepared and presented to the City Council and the Mayor no less than quarterly. Reports will comply with Section 2256.023 of the PFIA at a minimum.

ARTICLE VI - INVESTMENT POLICY ADOPTION

The attached City of Granite Shoals Investment Policy and investment strategies have been reviewed and adopted by Resolution by the City Council of Granite Shoals, Texas.

ARTICLE VII- REPEAL

Resolution No. 697 is hereby repealed and replaced in its entirety.

EFFECTIVE DATE. This RESOLUTION shall be in full force and effect from and after its date of approval.

PASSED AND APPROVED this 25th day of February 2025.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary



City Council STAFF REPORT

Subject: Adopt Resolution 710 of the City Council of the City of Granite Shoals Awarding a Construction Contract for the Maintenance Repairs on Phillips Ranch Road, Prairie Creek Road and Valley View Road to Lone Star Paving and Authorizing the City Manager to Execute the Agreement.

Date: 2/25/2025

Background:

In 2018 Ordinance 729 passed citizens vote to repair the 3 main thoroughfares: Phillips Ranch Road, Prairie Creek Road and Valley View Road for \$3,000,000.

After completion of the project \$733,820.98 remains unspent in the bond. As the bond was written, this money can only be used on these 3 main thoroughfares for maintenance repairs, curbing, sidewalks and other street repairs.

With all the new construction going on within our city over the past few years the wear and tear on these highly traveled roads is prevalent. Large cracks and potholes have begun to show and grow.

Repairs and Maintenance are a vital part of keeping our city roads operational for years to come. Lone Star Paving crews have studied all 3 streets and outlined the repairs that need to be made. The attachments outline the work to be completed along with maps of the areas and pricing.

If approved they can begin as early as mid-March 2025.

The city solicited bids from 3 qualified bidders; just one bidder responded.

The responsive results for crack seal treatment and installation of hot mix are as follows:

Lone Star Paving	\$208,000.00
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Staff recommend proceeding with the lowest responsive and responsible estimate received, which came from Lone Star Paving. (Lone Star) in the amount of \$208,000

Fiscal Impact:

Utilize \$208,000 of the remaining \$733,820.98 in the bond from 2018. Leaving the city with a remainder balance of \$525,820.98 for future projects and repairs on these 3 roads.

Recommendation:

Adopt a Resolution of the City Council of the City of Granite Shoals Awarding a Construction Contract for the Maintenance Repairs on Phillips Ranch, Prairie Creek Road and Valley View Road to Lone Star Paving and Authorizing the City Manager to Execute the Agreement.

Attachments:

- A. Bid dated 1/21/2025 from Lone Star Paving.
- B. Map of project location
- C. Resolution of the City Council of the City of Granite Shoals Awarding the Maintenance and Repairs Contract to Lone Star Paving. and Authorizing the City Manager to Execute the Agreement.

Attachment A – Lone Star Paving Bid



LONE STAR PAVING

11675 Jollyville Road, Suite 150
Austin, TX 78759

Estimator: Paul Brown
Phone: 512-428-5778
Fax: 512-233-0628
Cell: 512-925-9558
Email: pbrown@lspaving.com

ESTIMATE

Date: January 21, 2025
Estimate #: 11028399

Customer: City of Granite Shoals

Project: City of Granite Shoals - 2025 Repairs
Granite Shoals
TX

Contact:

Description	Qty	U/M	Unit Price	Total
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Valley View Ln

Valley View Lane - Repairs (7 Areas)(Green) Sawcut, Tack & Pave HMA TY D 64-22(4.0")(TXDOT) - Includes TC	185.00	Sq Yd	98.25	\$18,176.25
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Crack Fill - Includes Mobile TMA	12,000.00	Linear Foot	1.88	\$22,560.00
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Striping - If Patches are done - with Mobile TMA	500.00	Linear Foot	13.83	\$6,915.00
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Pricing Excludes All Taxes - Tax Exemption Form Required Total: \$47,651.25

Prairie View Dr

Prairie View Dr - Repairs (8 Areas)(Red) Sawcut, Tack & Pave HMA TY D 64-22(4.0")(TXDOT)	725.00	Sq Yd	46.25	\$33,531.25
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Prairie View Dr - Repairs (8 Areas)(Green) Sawcut, Tack & Pave HMA TY D 64-22(4.0")(TXDOT)	435.00	Sq Yd	37.00	\$16,095.00
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Striping(Red) - with Mobile TMA	870.00	Linear Foot	9.23	\$8,030.10
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Striping(Green) - If Patches are done	860.00	Linear Foot	0.83	\$713.80
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Pricing Excludes All Taxes - Tax Exemption Form Required Total: \$76,050.15

N Phillips Ranch Road

N Phillips Ranch Road - Repairs (10 Areas)(Red) Sawcut, Tack & Pave HMA TY D 64-22(4.0")(TXDOT)	935.00	Sq Yd	44.00	\$41,140.00
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Adder - N Phillips Ranch Road - Repairs (6 Areas)(Green) Sawcut, Tack & Pave HMA TY D 64-22(4.0")(TXDOT)	260.00	Sq Yd	36.50	\$9,490.00
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Austin, TX 78759

ESTIMATE

Date: January 21, 2025
Estimate #: 11028399

Estimator:	Paul Brown
Phone:	512-428-5778
Fax:	512-233-0628
Cell:	512-925-9558
Email:	pbrown@lspaving.com

Customer:	City of Granite Shoals
Project:	City of Granite Shoals - 2025 Repairs Granite Shoals TX
Contact:	

Crack Fill - Includes Mobile TMA	15,000.00	Linear Foot	1.77	\$26,550.00
Striping(Red) - with Mobile TMA	550.00	Linear Foot	13.60	\$7,480.00
Adder - Striping(Green) - If Patches are done	500.00	Linear Foot	0.83	\$415.00

Pricing Excludes All Taxes - Tax Exemption Form Required Total: \$85,075.00

Deduct

Crackfill & Striping Deduct to be done at 1 Time	1.00	LS	-23,000.00	\$-23,000.00
Asphalt Paving Deduct to be done at 1 Time	1.00	LS	-12,000.00	\$-12,000.00

Pricing Excludes All Taxes - Tax Exemption Form Required Total: \$-35,000.00

Proposal Expiration: 07/21/2025

Pricing includes (1) mobilization. Any additional mobilizations will be \$7,500.00 Each.
Proposal must be accepted within 30 days of Proposal Date.
Accepted Proposals will be valid for Nine Months from Proposal Date. Pricing Subject to Change after Nine Months.
Material Overruns will be charged at \$150/ton



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ESTIMATE

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Customer: City of Granite Shoals

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Granite Shoals
TX

Contact:

Terms and Conditions

EXCLUDES - BONDING, PERMITS, UTILITY ADJUSTMENTS, TESTING, LAYOUT OR SURVEYING, SAFETY SLOPE INSTALL/REMOVAL, TEMP TAPERS FOR UTILITIES, EXCAVATION, SAWCUTTING, TRAFFIC CONTROL OR FLAGMEN, LANE CLOSURE FEES OR PERMITS, TEMPORARY OR PERMANENT STRIPING, NIGHT OR WEEKEND WORK, SWEEP/CLEAN PRIOR TO PAVING AND ANY ITEMS OF WORK NOT SPECIFICALLY QUOTED.

LONE STAR PAVING ("LSP") WILL EXECUTE ONLY THOSE ITEMS OF WORK LISTED IN THE "SCOPE OF WORK" ABOVE. ANY ADDITIONAL ITEMS OF WORK WILL REQUIRE A WRITTEN CHANGE ORDER IN ADVANCE. LSP IS NOT RESPONSIBLE FOR DRAINAGE ISSUES ON SLOPES LESS THAN 2%. ALL QUANTITY OVERRUNS WILL BE VERIFIED IN PLACE UPON COMPLETION AND BILLED AT UNIT PRICES SHOWN ABOVE. THE ABOVE QUOTED PRICES ARE SUBJECT TO CHANGE IF NOT ACCEPTED BY SIGNING THIS QUOTE WITHIN THIRTY DAYS FROM THE PROPOSAL DATE; IF ACCEPTED IN ACCORDANCE WITH THESE TERMS, QUOTED PRICES ARE FIRM UNTIL PROPOSAL EXPIRATION DATE ABOVE IN RED. This quote will become part of the subcontract agreement, and shall supersede any other conflicting language in the subcontract agreement between the parties. Asphalt paving standards for newly constructed areas are proposed to comply with the Texas Department of Transportation hot mix standards. Other paving specifications must be specifically outlined. All permits and fees are excluded unless otherwise noted. LSP is not responsible for utility lines less than 12 inches deep. Customer/Owner is responsible for protecting the work site from tenants, customers, other work activities, and will bear any additional costs of repairing work. LSP will carry Workers Compensation, General Liability, and Auto Insurance for labor provided in the performance of this contract. The amounts included in this estimate are based on information provided to-date, and are subject to change if new information is provided or differing site conditions are encountered. LSP is only responsible for its asphalt work, and expressly excludes injury, warranty, damages, and remediation to business or property if there are deficiencies with the subgrade or base, which shall meet or exceed the governing specifications, and shall also meet or exceed the ride specifications. From time to time, the paving surface may have areas whereby additional hotmix must be applied to achieve desired results, and the fees for these additional amounts of materials will be discussed and agreed to prior to commencement of work. All changes in the scope of the work must be agreed prior to the commencement of work. Full payment for LSP's services is due 30 days from the date of the invoice. No retainage shall be withheld from any payments due LSP. If payment and/or performance bonds are required and the cost of such bonds is not included in LSP's quote, 1.5% shall be added to the overall bid price. Testing for HMAC QCQA items only. LSP shall retain all production, ride, and placement bonus/penalty on HMAC item(s) according to specification where applicable. The bonus/penalty calculations shall be based on LSP's unit prices or the unit bid prices, whichever is greater. Maximum one (1) year warranty on materials and workmanship. Payments should be remitted to Asphalt Inc., LLC d/b/a Lone Star Paving, PO Box 200608, Austin, TX 78720. Interest shall accrue for all amounts past due at the rate of eighteen percent (18%) compound interest per annum or highest legal limit. Customer agrees to pay attorneys' fees, expert fees, all costs of court, and any other expenses incurred by LSP in the collection of any sums due under the performance of this contract. The venue for any legal action under this contract shall be Travis County, Texas. The parties expressly agree to waive the right to a jury trial. Pricing based on (and subject to) a mutually agreeable contract being executed by both parties. LSP shall not be liable for any failure of or delay in the performance of its work for the period that such failure or delay is due to causes beyond its reasonable control, including but not limited to, acts of God, epidemic, pandemic, abnormal weather conditions, war, strikes or labor disputes, embargoes, government orders or any other force majeure event. If delayed by a force majeure event, LSP shall be entitled to an extension of time equal to the length of the delay and an increase in price if LSP's prices have been increased as a result of such force majeure event.

The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Accepted By: _____ Date: _____



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Pricing Excludes All Taxes - Tax Exemption Form Required	Total:	<u>\$47,651.25</u>
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The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

Accepted By: _____ Date: _____

Attachment B- Map of Locations



Attachment C- Resolution

RESOLUTION NO. 710

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS, AWARDED A CONSTRUCTION CONTRACT FOR THE MAINTENANCE AND REPAIRS OF PHILLIPS RANCH RD, PRAIRIE CREEK RD AND VALLEY VIEW RD AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

WHEREAS, the City of Granite Shoals has identified a need for the maintenance and repairs to Phillips Ranch Road, Prairie Creek Road and Valley View Road.

WHEREAS, the City has authority to receive bids through the participation in the 791 Purchasing Cooperative in accordance with TEX. GOV'T CODE§ 791.001; and

WHEREAS, Lone Star Paving, has been determined to be the lowest responsible bidder meeting all requirements of the bid specifications; and

WHEREAS, the City Council of the City of Granite Shoals desires to award the construction contract for maintenance and repair project to Lone Star Paving.

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

SECTION 1. The City Council hereby awards the construction contract for the maintenance and repair project of Phillips Ranch Road, Prairie Creek Road and Valley View Road to Lone Star Paving in accordance with the bid specifications and the terms and conditions

SECTION 2. The City Manager is hereby authorized and directed to execute the agreement with Lone Star Paving, on behalf of the City of Granite Shoals, and to take all other actions necessary to implement the agreement and complete the project.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED by the City Council of the City of Granite Shoals, Texas, this ____ day of _____, 2025.

ATTEST:

Dawn Wright, City Secretary

Ron Munos, Mayor

APPROVED AS TO FORM:

Joshua Katz, City Attorney



City Council STAFF REPORT

Subject: Agreement with P3Works, LLC.

Date: February 25, 2025

Background: The City of Granite Shoals is considering the potential establishment of a Public Improvement District (PID) and/or a Tax Increment Reinvestment Zone (TIRZ) in the future as mechanisms to finance public improvements and infrastructure within designated areas. While no PID or TIRZ has been formally approved at this time, the City seeks to have P3Works, LLC on board to ensure that, should these financial mechanisms be pursued, the necessary expertise is in place to properly structure, implement, and administer these programs.

Contract Overview: The proposed contract between the City of Granite Shoals and P3Works, LLC outlines the scope of services for the formation and administration of the PID and/or TIRZ, including:

PID and TIRZ Formation: Support in developing financial structures, assessment plans, and compliance with Texas Local Government Code and Tax Code regulations.

Bond Issuance Support: Ensuring that bond documents, financing agreements, and financial statements align with City and regulatory requirements.

Annual Service and Assessment Plan Updates: Providing regular financial and administrative updates to ensure the proper management of funds.

Delinquency Management: Identifying overdue payments and assisting the City in compliance with assessment and collection policies.

Consulting Services: Offering continued guidance on PID/TIRZ development, future bond issuances, and financial structuring.

The initial contract term is three (3) years with automatic year-to-year renewal unless terminated.

Either party may terminate the contract with 60 days' written notice.

Recommendation: Staff requests City Council authorization for the City Manager to execute the agreement with P3Works, LLC on behalf of the City.

Attachments:

- A. P3 Contract and associated exhibits

**AGREEMENT FOR PUBLIC IMPROVEMENT DISTRICT (PID) AND TAX
INCREMENT REINVESTMENT ZONE (TIRZ) CREATION AND
ADMINISTRATION SERVICES**

This Agreement for Public Improvement District (“PID”) and Tax Increment Reinvestment Zone (“TIRZ”) Creation and Administration Services (“Agreement”) is entered into this ____ day of ____, 2025, by and between P3Works, LLC (“P3Works”), and the City of Granite Shoals, Texas (“City”).

RECITALS

WHEREAS, the City Council of the City contemplates approving and authorizing the creation of Public Improvement District No. ____, (“PID” or “District”), to finance the costs of certain public improvements for the benefit of property within the District; and

WHEREAS, the City Council may consider issuing bonds to fund certain improvements in the PID as authorized by the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended; and

WHEREAS, the City Council may consider creating a Tax Increment Reinvestment Zone (“TIRZ” or “Zone”), in which the boundary will be commensurate with the boundary of the District, to fund certain improvements as authorized by the Tax Increment Financing Act, of the Texas Tax Code, Chapter 311, as amended; and

WHEREAS, the City requires specialized services related to the creation, revision and updating of the Service and Assessment Plan (“Service and Assessment Plan”), bond issuance, and the administration of the District; the creation, revision and updating of the Final Project and Finance Plan (“Final Plan”) and the Annual Reporting of the PID/TIRZ as more fully set forth in this Agreement; and

WHEREAS, P3Works has the expertise to properly establish and administer the District/Zone and ensure compliance with Texas Local Government Code Chapter 372, and Texas Tax Code Chapter 311; and

WHEREAS, the City desires to retain P3Works to provide District and Zone creation and administration services;

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and for good and valuable consideration, P3Works and the City agree as follows:

ARTICLE I

TERM OF AGREEMENT

- 1.0 The Agreement shall be effective as of its approval by all parties, shall be for a period of three (3) years, and shall automatically continue each year on a year-to-year basis until terminated pursuant to Article IV of this Agreement.

ARTICLE II

SERVICES TO BE PROVIDED BY P3WORKS

2.0 The scope and timing of services to be performed by P3Works are set forth in Exhibits “A” and “B”, which are attached hereto and incorporated into this Agreement by this reference.

2.1 P3Works agrees its services pursuant to this Agreement shall at all times be subject to the control and supervision of the City and nothing in this Agreement shall constitute an assignment of any right or obligation of the City under any applicable contract, agreement, or law. P3Works shall not represent to any property owner or any other person that it or any of its employees, agents or representatives are acting as the City or employees of the City.

2.2 No substantial changes in the scope of services shall be made without the prior written approval of P3Works and the City.

2.3 P3Works shall supply all tools and means necessary to perform the services and production of the work product described in Exhibits “A” and “B”.

ARTICLE III

PAYMENT TERMS AND CONDITIONS

3.0 In consideration for the services to be performed by P3Works, the City agrees to pay P3Works the fees for all services and related costs and expenses set forth in Exhibits “A” and “B”. Once assessments have been levied the Monthly Collection Fees will begin, and then the February 1 following the levy of assessments, and each February 1 thereafter, the fees shall increase by 2%.

3.1 Monthly invoices shall be submitted to the City for work completed under the rates provided in Exhibits “A” and “B”. City agrees to pay the amount due to P3Works upon receipt of each invoice.

3.2 Copies of all invoices to P3Works for expenses, materials, or services provided to P3Works will accompany the invoice to the City. P3Works will pass any third-party cost through to the City without markup and will not incur any expense in excess of \$200 without written consent of the City.

3.3 P3Works agrees the only source of payment for P3Works’ fees and services shall be the District/Zone or funds advanced by the developer. It is expressly agreed and understood the City general fund shall never be used to pay for any expenses relating to P3Works’ administration of the District/Zone. The City will enter into a Professional Services Reimbursement Agreement with the developer or landowner to fund an escrow, from which the City will pay for services until District/Zone funds shall be used. In the event there are insufficient District/Zone escrow funds in a given year to pay P3Works’ fees and expenses, P3Works agrees to defer the fees and expenses until such time as there are sufficient District/Zone funds or funds advanced by the developer. However, if the developer or landowner does not fund or replenish the funds under the Professional Services Reimbursement Agreement, then at P3Works’ discretion and in accordance with such Agreement, work will cease until such time as the escrow is funded and past due invoices are paid.

ARTICLE IV

TERMINATION OF THIS AGREEMENT

4.0 Notwithstanding any other provisions of this Agreement, either party may terminate this Agreement at any time by giving sixty (60) days written notice to the other party without penalty and without limitation of its right to seek damages. City shall pay P3Works, within 30 days of such termination, all of P3Works' fees and expenses actually accrued or incurred to and including the date of termination, including any amount incurred or accrued in connection with work in progress.

ARTICLE V

INDEMNIFICATION

5.0 GENERAL INDEMNIFICATION – P3WORKS HEREBY COVENANTS AND AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS OR LAWSUITS OF ANY KIND OR CHARACTER, WHETHER REAL OR ASSERTED, FOR EITHER PROPERTY DAMAGE OR LOSS (INCLUDING ALLEGED DAMAGE OR LOSS TO P3WORKS' BUSINESS AND ANY RESULTING LOST PROFITS) AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS OR MALFEASANCE OF P3WORKS, ITS OFFICERS, AGENTS, SERVANTS OR EMPLOYEES.

ARTICLE VI

GENERAL PROVISIONS

6.0 This Agreement supersedes any and all agreements, including any Original PID/TIRZ Administration Agreement, either oral or written, between the parties hereto with respect to rendering of services by P3Works for the City and contains all of the covenants and agreements between the parties with respect to the rendering of such services in any manner whatsoever. Each party of this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by any party which are not embodied herein and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding.

6.1 Forum Selection and Severability - This Agreement shall be administered and interpreted under the laws of the State of Texas. Venue for any dispute brought for this Agreement shall be in Burnet County, Texas. This Agreement shall not be construed for or against any party by reason of who drafted the provisions set forth herein. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of this Agreement shall remain in full force and effect.

6.2 Neither this Agreement nor any duties or obligations under this Agreement may be assigned by P3Works without the prior written consent of the City, which shall not be unreasonably withheld.

6.3 P3Works is a PID/TIRZ Administration firm, does not provide financial advice, and is not an Independent Registered Municipal Advisor under the SEC and MSRB Rules. Therefore, P3Works will request an IRMA Exemption Letter if not already provided on the City's website, and then will

provide to the City an IRMA Exemption Acceptance Letter in the general form attached as Exhibit “C” upon execution of the Agreement.

6.4 Independent contractor. It is expressly understood and agreed that P3Works shall operate as an independent consultant as to all rights and privileges granted herein, and not as agent, representative, or employee of the City. Subject to and in accordance with the conditions and provisions of this Agreement, P3Works shall have the exclusive right to control the details of its operations and activities and be solely responsible for the acts and omissions of its officers, agents, servants, employees, consultants and subcontractors. P3Works acknowledges that the doctrine of respondent superior shall not apply as between the City, its officers, agents, servants and employees, and P3Works, its officers, agents, employees, servants, consultants and subcontractors. P3Works further agrees that nothing herein shall be construed as the creation of a partnership or joint enterprise between the City and P3Works. Neither P3Works nor any of P3Works’ employees or agents, shall be entitled to any benefits accorded to City’s employees, including without limitation, worker’s compensation, disability insurance, vacation, or sick pay.

6.5 The waiver by either party of a breach or violation of any provision of this Agreement will not operate as or be construed to be a waiver of any subsequent breach thereof.

6.6 Upon acceptance or approval by City, all deliverables prepared or assembled by P3Works under this Agreement, and any other related documents or items shall be delivered to City, in hard copy and digital format for City use only. All digital data which contains algorithms, formulas, methodologies, and related content provided to the City by P3Works shall remain the property of P3Works, and is provided as backup documentation to the deliverables, but shall not be released in digital format to any third-parties due to the proprietary nature of the intellectual data.

6.7 The City acknowledges P3Works’ ownership of its software, programs, inventions, know-how, trade secrets, confidential knowledge, source code, or other proprietary information relating to products, processes, services, software, formulas, developmental or experimental work, business plans, financial information, or other subject matter (“Confidential Information”) pertaining to the business of P3Works. This Agreement shall not in any way give rise to any requirement or obligation for P3Works to disclose or release any Confidential Information. “Confidential Information” means all information that meets one or more of the following three conditions: (i) it has not been made available generally to the public either by P3Works, or by a third party with P3Works’ consent, (ii) it is useful or of value to the P3Works’s current or anticipated business or research and development activities, or those of a customer or supplier of P3Works, or (iii) it either has been identified as confidential to the City by P3Works (orally or in writing) or it has been maintained as confidential from outside parties and is recognized as intended for internal disclosure only. Confidential Information may include without limitation, technical, engineering, scientific, financial and commercial information, designs, inventions, copyright material, know-how, ideas, studies, findings, conclusions, data, samples, drawings, plans, charts, graphs, financial models, photographs, reports, letters, specifications, manuals, tables, formulae, formulations, spreadsheets, processes, operating and testing procedures, customer lists and pricing information. All records, reports, and other documents prepared by P3Works for the purposes of providing the services described in this Agreement shall be the property of the City. All such documents shall be made available to the City during the course of performance of this Agreement. Any reports, studies, photographs, negatives, or other documents or drawings prepared by P3Works in the performance of its obligations under this Agreement shall be the exclusive property of the City and all such materials shall be remitted to the City by P3Works upon completion, termination, or cancellation of this Agreement.

6.8 No deliverables or other information (including information given by City to P3Works to assist P3Works' performance under this Agreement) developed by, given to, prepared by or assembled under this Agreement shall be disclosed or made available to any third-party individual or organization that is not engaged to work on this project on behalf of the City by P3Works without the express prior written approval of the City.

6.9 The headings and article titles of this Agreement are not a part of this Agreement and shall have no effect upon the construction or interpretation of any part hereof.

6.10 Should either party commence any legal action or proceeding against the other based upon this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees and costs.

6.11 All notices, requests, demands, and other communications which are required to be given under this Agreement shall be in writing and shall be deemed to have been duly given upon the delivery by registered or certified mail, return receipt requested, postage prepaid thereon, as follows:

To P3Works:

Mary V. Petty
President and Founder
P3Works, LLC
9284 Huntington Square
North Richland Hills, Texas 76182

To City:

Sarah Novo
City Manager
City of Granite Shoals
2221 N. Phillips Ranch Rd
Granite Shoals, Texas 78654

6.12 The parties hereby warrant that the persons executing this Agreement are authorized to execute this Agreement and are authorized to obligate the respective parties to perform this Agreement. A facsimile signature on this Agreement shall be treated for all purposes as an original signature.

6.13 By executing this Agreement, P3Works verifies it (i) does not boycott Israel (in accordance with Chapter 2272 of the Texas Government Code) and will not during the term of this Agreement, (ii) does not engage in business with Iran, Sudan or any company on the list referenced in Section 2252.152 of the Texas Government Code; (iii) does not boycott energy companies and will not during the term of this Agreement per Section 2274.002 of the Texas Government Code; and (iv) does not have a practice, policy, guidance or directive in this Agreement against a firearm entity or firearm trade association and will not during the term of this Agreement.

6.14 Counterparts. This Contract may be executed in two or more counterparts (including fax, email or electronic PDF counterparts), each of which shall be deemed an original and all of which together shall constitute one instrument.

6.15 Sovereign Immunity. The Parties agree neither the execution of this Agreement by the City nor another conduct, action or inaction of any City representative relating to the Agreement constitutes a waiver of sovereign immunity by the City.

Executed on this _____ day of _____, 2025:

P3Works, LLC

BY: _____
Mary V. Petty
President and Founder

City of _____

BY: _____
Sarah Novo
City Manager

[Remainder of page intentionally left blank]

EXHIBIT A
PUBLIC IMPROVEMENT DISTRICT SERVICES TO BE PROVIDED

PID FORMATION, SERVICE AND ASSESSMENT PLAN PREPARATION, AND BOND ISSUANCE SUPPORT SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Partner</i>	<i>\$250</i>
<i>Project Manager</i>	<i>\$210</i>
<i>Senior Analyst</i>	<i>\$185</i>
<i>Analyst II</i>	<i>\$160</i>
<i>Analyst</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. P3Works shall give notice of such adjustment at least (60) days in advance of the effective date of adjustment. Travel times will be billed at hourly rates.*

District Due Diligence and Preparation of PID Plan of Finance

1. P3Works will review project information and in conjunction with the City's Financial Advisor review a plan of finance for the proposed transaction, including:
2. Assessed value schedules, value to lien analysis, and overall structuring to achieve City goals and objectives,
3. Identify areas of risk and with the City's Financial Advisor and solutions to mitigate the risks,
4. Bond sizing and bond phasing by improvement area,
5. Sources and uses of funds by improvement area,
6. Debt service schedules, and,
7. Assessment allocation and associated estimated annual installment by lot type for each improvement area.

Preparation of Service and Assessment Plan

1. P3Works will prepare a complete and final Service and Assessment Plan to be adopted by City Council and included in the Official Statement for the Bonds based on the Plan of Finance.
2. P3Works will present the Service and Assessment Plan to City Council and request approval of the Assessment Roll.

Bond Issuance Support

1. P3Works will ensure bond documents, including the PID financing agreement, bond indenture, and official statement are all consistent with the Service and Assessment Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other public forum.

BASIC DISTRICT ADMINISTRATION SERVICES

MONTHLY COLLECTION FEES WILL BEGIN ONCE ASSESSMENTS ARE LEVIED

If no bonds are sold:

Monthly Fee = \$1,500 beginning the first of the month following levy of assessments for the District for the first improvement area; and \$1,000 per month for each improvement area thereafter. (Proration will occur for any partial month if not begun on the 1st day of the month.)

If bonds are sold:

Monthly Fee amounts will be \$2,500 for the first improvement area beginning the first month following the issuance of bonds; and \$1,250 per month for each improvement area thereafter.

For PIDs that P3Works did not create: Monthly Collection Fees will not begin until the first Annual SAP Update is drafted by P3Works and approved by Council, therefore all work completed to that point will be billed hourly.

See Section below related to “Consulting Services Relating to Future Improvement Areas and related Bond Issuance” for hourly fees if bonds are contemplated.

Prepare Annual Service and Assessment Plan Update

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for District improvements, and update Service and Assessment Plan text and tables.
2. Update service and assessment plan text and tables as necessary to account for any changes in development plan or land uses.
3. Update annual District assessment roll.
4. Identify parcel subdivisions, conveyance to owners’ associations, changes in land use, and any other information relevant to the levy of special assessments.
5. Review maps of tax parcels to compile/audit list of parcels that are within the District for the upcoming bond year. Classify each parcel pursuant to the approved Service and Assessment Plan.
6. Identify any parcels dedicated to any property types classified as exempt by the service and assessment plan.
7. Update District database with newly subdivided parcels and property type classifications.
8. Calculate annual special assessment for each parcel. Verify the sum of annual installments for all parcels in the District is sufficient to meet the annual debt service requirement, administration expenses, and any provisions for delinquency or prepayment reserves.
9. Calculate other funds available, such as reserve fund income, capitalized interest, and interest income. Reduce annual assessment based on findings according to approved service and assessment plan.
10. Present preliminary annual assessment roll to City. Upon approval by City, submit final annual assessment roll to County Tax Collector.

Administration of Bond Funds (if bonds are sold)

1. Review and summarize the account statements for the funds maintained by the trustee.

Ensure annual special assessment calculation is compliant with Indenture as it relates to each fund.

2. Provide annual summary of all District accounts maintained by Trustee at the time the annual service and assessment plan update is performed.

Provide Public Information Request Support

1. If requested, P3Works will respond to any calls and or emails relating to the District. P3Works will only provide technical answers relating to the annual assessments or the District generally. P3Works will not provide any commentary on City policy relating to PIDs.
2. If the City receives a notice from a property owner alleging an error in the calculation of any matters related to the annual assessment roll for the District, P3Works will review and provide a written response to the City. If a calculation error occurred, P3Works will take corrective action as required to correct the error.

Delinquency Management

1. After the end of the annual assessment installment collection period, P3Works will prepare a delinquent special assessment report, which details which parcels are delinquent and the amount of delinquency.
2. P3Works will notify the City what action must be taken relating to delinquent parcels, if any, to remain in compliance with the District bond documents.

Website Setup

1. Prepare website database searchable by property tax ID for use by property owners, title companies, mortgage companies, or other interested parties. The search results will provide assessment information, including outstanding principal, annual installment amount, payment information, and a breakdown of the assessment installment by use (principal, interest, reserve fund accounts, administrations, etc.)
2. Prepare "District Information" page for website. Information will include a background of the District formation and bond issuance process, District boundary map, and description of improvements. In addition, P3Works will provide a link to District documents.

DISTRICT ADMINISTRATION SETUP SERVICES (Required for any existing PID not created by P3Works.)

\$10,000 One Time Lump Sum Fee

1. P3Works will review the full bond transcript and identify all requirements of the City relating to District administration and/or disclosure requirements.
2. Prepare written summary of all City administration and disclosure requirements.
3. Prepare calendar of all relevant dates and deadlines for District administration and disclosure requirements.
4. Meet with County Assessor's office to establish procedure for obtaining parcel information for assessment roll.
5. Meet with County Tax Office to establish procedure to include District assessment roll on property tax bill.

6. Meet with City representatives to finalize policies and procedures relating to District Administration.

ADDITIONAL DISTRICT ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Partner</i>	<i>\$250</i>
<i>Project Manager</i>	<i>\$210</i>
<i>Senior Analyst</i>	<i>\$185</i>
<i>Analyst II</i>	<i>\$160</i>
<i>Analyst</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. P3Works shall give notice of such adjustment at least (60) days in advance of the effective date of adjustment. Travel will be billed at the hourly rates.*

Continuing Disclosure Services

1. P3Works will prepare the form of the annual report as required by the continuing disclosure agreements and work with the City and the Developer to complete.
2. P3Works will request from developer the reports due pursuant to the developer disclosure agreement and disseminate these reports pursuant to the disclosure agreement, including Seller's Disclosures.
3. Upon notification by any responsible party, or if P3Works independently becomes aware of such knowledge, P3Works will prepare notices of material events covering the events enumerated in the disclosure agreements.
4. P3Works will coordinate with the Trustee or the City's dissemination agent to disseminate the annual reports, quarterly reports from the developer, and notice of significant events to the Municipal Securities Rulemaking Board (MSRB) and any other parties required in the continuing disclosure agreement.

Developer Payment Request Administration

1. P3Works will review all developer payment requests to ensure the request complies with the PID Financing Agreement, the District service and assessment plan, and any other relevant provisions contained in the District documents.
2. P3Works will audit the developer payment request to ensure there is proper backup documentation and that the accounting is accurate.
3. P3Works will coordinate with the City's designated representative to ensure the improvements were built to the standards of the accepting governing body.
4. P3Works will ensure improvements to be dedicated are free and clear of all liens and encumbrances.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will update the Service and Assessment Plan to comply with Bond documents.
2. P3Works will prepare an updated Assessment Roll including the future Improvement Area.

3. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
4. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Development Agreement Review Specific to the PID/TIRZ Boundary

1. Participate in meetings or calls at City Manager's, or his/her designee's, direction.
2. Review and comment on Development Agreement drafts.
3. Prepare Ad hoc analysis as requested.

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EXHIBIT B
TAX INCREMENT REINVESTMENT ZONE SERVICES TO BE PROVIDED
TIRZ FORMATION, PRELIMINARY AND FINAL PROJECT AND FINANCE PLAN
PREPARATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Partner</i>	<i>\$250</i>
<i>Project Manager</i>	<i>\$210</i>
<i>Senior Analyst</i>	<i>\$185</i>
<i>Analyst II</i>	<i>\$160</i>
<i>Analyst</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

**P3Works' hourly rates may be adjusted from time to time to reflect increased costs of labor and/or adding/reclassifying titles. P3Works shall give notice of such adjustment at least (60) days in advance of the effective date of adjustment. Travel times will be billed at hourly rates.*

Zone Due Diligence and Preparation of TIRZ Project and Finance Plan

1. P3Works will review project information and prepare a Preliminary Plan for the proposed creation, including:
 - a) Assessed value schedules and overall structuring to achieve City goals and objectives.
 - b) Drafting the TIRZ Agreement.
 - c) At the direction of Staff, facilitate presentations to the Council and the TIRZ Board.
2. Evaluate annual TIRZ Credit by lot type for each improvement area.

Preparation of Preliminary and Final Project Plan

1. P3Works will prepare a Preliminary Project and Finance Plan ("PPFP") and a Final Project and Finance Plan ("FPFP") to be adopted by the TIRZ Board and the City Council and included in the Official Statement for the PID Bonds based on the Plan of Finance.
2. P3Works will prepare a draft TIRZ Agreement to be adopted by the TIRZ Board
3. P3Works will present the PPFP to the Council at the creation of the TIRZ and request approval of TIRZ Creation Ordinance.
4. P3Works will present the FPFP to the Council after conducting all necessary steps for public hearings and notifications and request approval of TIRZ FPFP.
5. P3Works will file the necessary creation forms with the Secretary of the State of Texas after the creation of the TIRZ.

Bond Issuance Support

1. P3Works will ensure bond documents, including the bond indenture and official statement are all consistent with the TIRZ Final Plan.
2. P3Works will provide ad-hoc analysis as requested by the underwriter in preparation of the preliminary official statement.

Participation in Presentations to City Council or other Public Forums

1. P3Works will prepare and present information as requested to the City Council or any other

- public forum.
2. If requested by the City, P3Works will respond to any calls and or emails relating to the TIRZ.
3. P3Works will only provide technical answers relating to the annual TIRZ Credit or the TIRZ generally.
4. P3Works will not provide any commentary on City policy relating to TIRZs.

BASIC DISTRICT/ZONE ADMINISTRATION SERVICES

Billed at P3Works' prevailing hourly rates, which are currently as follows:

<i>Title</i>	<i>Hourly Rate</i>
<i>Partner</i>	<i>\$250</i>
<i>Project Manager</i>	<i>\$210</i>
<i>Senior Analyst</i>	<i>\$185</i>
<i>Analyst II</i>	<i>\$160</i>
<i>Analyst</i>	<i>\$135</i>
<i>Administrative</i>	<i>\$100</i>

Preparation of the Annual Report to be filed with the Secretary of State and then presented to the PID/TIRZ Board and City Council for approval.

See Section below related to "Consulting Services Relating to Future Improvement Areas and related Bond Issuance" for hourly fees if future PID/TIRZ changes are contemplated.

Consulting Services Relating to Future Improvement Areas and related Bond Issuance (to be paid from Developer funds advanced to City)

1. P3Works will coordinate with City's bond counsel, financial advisor, and the bond underwriter to ensure the Bonds and all related documents are in compliance with State Law.
2. P3Works will prepare any additional reports or analyses as needed to successfully issue the Bonds.

Prepare Annual Report

1. If possible, obtain updated construction cost estimates (or actual costs for completed facilities) for PID/TIRZ improvements.
2. Update Annual Report as necessary to account for any changes in development plan or land uses.
3. Identify parcel subdivisions, conveyance to owners' associations, changes in land use, and any other information relevant to anticipated estimate of Tax Increment to be generated.
4. Calculate annual PID/TIRZ Credit for each parcel.
5. Present preliminary Annual Report to PID/TIRZ Board. Upon approval by PID/TIRZ Board, submit final Annual Report to the Texas Secretary of State.

EXHIBIT C
IRMA EXEMPTION LETTER



P3Works, LLC.
9284 Huntington Sq.
North Richland Hills,
Texas 76182

Mary V. Petty
President and Founder
817.393.0353 Phone
Contracts@P3-Works.com

[Date]

City Manager: Sarah Novo
2221 N. Phillips Ranch Rd, Granite Shoals, TX 78654

RE: IRMA Exemption/Acceptance Letter

To Whom It May Concern:

We have received your written representation, dated _____, 20__, that the City of _____ (the "City") has engaged and is represented by _____, an independent registered Municipal Advisor ("IRMA"). In accordance with Section 15Ba1-1(d)(3)(vi) of the Securities Exchange Act of 1934 ("Securities Exchange Act"), we understand and intend for the City to rely on IRMA's advice in evaluating recommendations brought forward by P3Works, LLC that constitute "advice" as defined in the Securities Exchange Act ("IRMA Exemption").

Furthermore, P3Works, LLC has conducted reasonable due diligence and is confirming that to the best of our knowledge, the IRMA is independent from P3Works, LLC, that P3Works, LLC is not a municipal advisor and is not subject to the fiduciary duty to municipal entities that the Security and Exchange Act imposes on municipal advisors, and that P3Works, LLC has a reasonable basis for relying on the IRMA Exemption. We will advise you, in writing, if we become aware of any changes.

P3Works, LLC provides PID Administration as consult services to Cities and Counties.

As required by the relevant sections of the Securities Exchange Act regarding Municipal Advisors, we are informing your identified IRMA of these facts.

Mary V. Petty
President and Founder
P3Works, LLC