



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

TUESDAY, APRIL 8, 2025 AT 6:00 PM

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

MINUTES

1. Call to Order/ Roll Call/ Welcome

- The meeting was called to order at 6:00 PM.
- Moved by Catherine Bell; seconded by Judy Salvaggio to excuse the absence of Mayor Munos.
Motion Passed: 6 - 0
Voting For: Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None
- Invocation
 - Given by Judy Salvaggio.
- 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.

- Update on the Parks Committee from Michele Landfield. The Committee is asking for Council consideration for discussion on commercial boat launch passes and fees, and signage in the parks.

3. Items of Community Interest

- Review of City-Wide Clean-Up
Review of WildlifeTown Hall Meeting
Kite Day @ the Airport April 12th - 10am-1pm
Easter Egg Hunt @ Quarry Park April 19th - 11am
HS BBQ State Championship @ Quarry Park Apr. 25th & 26th
Howdy-Roo @ Quarry Park May 2nd & 3rd
Early Voting April 21st - 29th (M-F) / Election Day May 3rd

- Peter Hutnick reviewed the recent Town Hall meeting and how it was a successful and informational event to support the 2025 Harvesting Program.

4. Presentations

4.a. Presentation to the Council by the Airport Advisory Committee.

- Steve Zbranek presented the proposal of leasing lots at the airport for airplane hangars to support the growth of the City and generate revenue.
 - **Opportunity and Proposal Overview:**
 - Six parcels are available near the runway for potential 20-year land leases to pilots.
 - Lease terms include constructing standardized hangars at the pilot's expense and adhering to airport regulations.
 - Leases are assumable, allowing future pilots to take over existing leases.
 - **Financial Projections:**
 - Estimated lease income: \$100-\$150 per month per hangar.
 - Potential revenue from six hangars could provide significant ongoing funds without initial city investment.
 - **Infrastructure Requirements:**
 - Hangars, referred to as "hail sheds" to protect aircraft from hail, are constructed as basic sheds without utilities.
 - Emphasis on minimal construction costs and standardized design to maintain uniformity.
 - **Long-Term Goals:**
 - **Revenue Enhancement:** Increase airport revenue through land leases and potentially other services like gasoline sales.
 - **Airport Expansion:** Facilitate the addition of more airplanes to the air park, balanced against capacity limitations to avoid overextension.
 - **Community Benefits:** Increased revenue could support local services such as police vehicles and road improvements.

4.b. Presentation to the Council by the Planning and Zoning Commission.

- Shannon Wilson, Planning and Zoning Chair, presented the organizing of a working group to restructure Chapter 40 of the Code of Ordinance.
 - **Enhance Understandability:**
 - Simplify verbiage to make the ordinance more user-friendly.
 - Utilize templates and visual elements for easy reference.
 - **Structural Improvements:**
 - Incorporate tables for quick access to information (e.g., height restrictions in R1 zoning).

- Combine related sections to enhance clarity and accessibility.
- **Working Group Composition:**
 - Similar to the property maintenance working group.
 - Members include:
 - Two city council members (volunteering their time)
 - Two to three city staff members
 - Three from Planning and Zoning
 - **Methodology:**
 - Initial meetings with the overall group.
 - Formation of a smaller, Planning and Zoning-focused working group.
 - Review and identify sections of the ordinance needing changes or clarification.
 - Design phase involving input from builders, citizens, and staff for feedback.

5. Consent Agenda

- 5.a. Discuss and consider approval of meeting minutes from March 25, 2025.

Moved by Brian Edwards; seconded by Catherine Bell to approve the minutes from March 25, 2025.

Motion Passed: 6 - 0

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

Voting Against: None

6. Action Items

- 6.a. Discuss, consider, and take appropriate action regarding proposed Ordinance 871-A: Amendment to City Fee Schedule-Vehicle Storage Fee for Impounded Vehicles.

- Kevin Rule addressed the Council about the need to add a vehicle storage fee to support the Police Department.
- Chief Ortis explained the need for the ordinance pertaining to the seizure of vehicles and property and potential revenue for the City.
- Moved by Michael Berg; seconded by Judy Salvaggio to Approve Ord 871-A.

Motion Passed: 6 - 0

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

Voting Against: None

(Council adjourned into Executive Session.)

- 6.b. Discuss, consider, and take appropriate action regarding the City's position on the Rock Crushing Plant application in Burnet County.

(Council reconvened the regular meeting)

- Council discussions regarding the City's position, as several surrounding municipalities have already weighed in.
- Moved by Brian Edwards; seconded by Judy Salvaggio to recommend the City not take a position on the rock crushing plant at this time.

Motion Passed: 6 - 0

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

Voting Against: None

- 6.c. Discuss, consider, and take appropriate action regarding possible hangar construction and/or leases at the City Airport.

Moved by Steve Hougen; seconded by Catherine Bell to table the discussion to a future date.

Motion Passed: 6 - 0

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

Voting Against: None

- 6.d. Discuss, consider, and take appropriate action regarding a petition by J.A. Noble Subdivision to remove property from the City's extraterritorial jurisdiction pursuant to Senate Bill 2038.

Moved by Brian Edwards; seconded by Judy Salvaggio to approve the release from the ETJ as petitioned.

Motion Passed: 6 - 0

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

Voting Against: None

- 6.e. Discuss, consider, and take appropriate action regarding the Planning and Zoning workgroup for Chapter 40 updates.

- Brian Edwards expressed appreciation to the Commission for their work and consideration. The Council will be looking to updating the City's Comprehensive Plan and welcome the Commission's input on the project.
- Mike Pfister stated that the workgroup should be delayed until the Comprehensive Plan has been completed.
- Shannon Wilson encouraged the Council to consider allowing the Commission to get started on the cleanup of Chapter 40.
- Moved by Brian Edwards; seconded by Catherine Bell to Approve the

Planning and Zoning continue their work on reformatting Chapter 40 to be user friendly.

- Motion withdrawn

- Moved by Mike Pfister; seconded by Brian Edwards to authorize the P&Z workgroup to reformat Chapter 40 and city staff to submit ordinance adjustments to the Commission for review.

Motion Passed: 6 - 0

Roll Call Vote- For: Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougén, Michael Berg, Catherine Bell

Voting Against: None

7. Executive Session (Closed to the Public)

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

- Entered into Executive Session at 6:38 pm.
- Council resumed open session at 7:46 pm.
 - No action was taken in the Executive Session.

7.a. Executive Session – Enter into executive session to deliberate the appointment, employment, evaluation, and duties of a public officer or employee pursuant to Texas Government Code Section 551.074. No action will be taken in the executive session; action, if any, will be taken in open session.

- a. Evaluate and discuss performance evaluation and criteria for the evaluation of City Manager Sarah Novo.

7.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 and to deliberate the sale of real property pursuant to Texas Government Code Section 551.072. No action will be taken in the executive session; action, if any, will be taken in open session.

- a. Discuss potential sale of Hoover Valley Water Assets.

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

- a. Discuss petition by J.A. Noble Subdivision to remove property from the City's extraterritorial jurisdiction pursuant to Senate Bill 2038.

- 7.d. 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 the executive session; action, if any, will be taken in the open session.

8. Future Agenda Items

- Pickle Ball restriping
- Bike path
- Permanent mailbox
- Granite Fest expenditures and revenue
- Commercial boat launch fees
- Airport hangars lease update
- STR status
- Court cases for property maintenance violations/repeat offenders

9. Adjournment

- Steve Hougen adjourned the meeting at 8:43pm.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of April 8, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____