



City Of Granite Shoals  
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MEETING MINUTES  
CITY OF GRANITE SHOALS, TX  
REGULAR CALLED CITY COUNCIL MEETING  
TUESDAY, MARCH 8, 2016  
6:00 PM

*The numbering below tracks that of the agenda, whereas the actual order of consideration may have varied.*

1. Mayor Brugger called the regular meeting of the City Council of the City of Granite Shoals to order at 6:01 pm, Granite Shoals City Hall, Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, Texas.

Present:

Carl Brugger, Mayor  
Shirley King, Mayor Pro Tem  
Anita Hisey, Council Member, Plc. 1  
Eric Tanner, Council Member, Plc. 3  
Tom Dillard, Council Member, Plc. 4  
Todd Holland, Council Member, Plc. 5  
Mark Morren, Council Member, Plc. 6

City Staff Present:

Ken Nickel, City Manager  
Peggy Smith, Assistant City Manager  
Brad Young, City Attorney  
Elaine Simpson, City Secretary  
Wendy Gholson, Finance Director

2. Jim Tenny gave the invocation.

3. Pledge to the US and the Texas State flags.

4. Public comment and announcements and Items of Interest

*At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called. Anyone wishing to speak under this agenda item must complete a Comment Card and submit to the City Secretary prior to addressing the Council.*

- The Mayor noted that Granite Shoals has been approached by a volunteer group seeking support for a TXDOT Beautification Grant for the intersection of Hwy 281 and 71, in Marble Falls. This grant would include landscaping and wildflower planting at the intersection under the Lady Bird Johnson Wildflower program. The City of Granite Shoals joins cities of Burnet and Marble Falls, as well as, Llano, Sunrise Beach Village and Horseshoe Bay who have also been petitioned to support as Grassroots Supporters and would be posted on all promotional literature and web site, if the Council approves this request and adopts the Resolution in the Consent Agenda.
- March 9, 2016 is the Marble Falls EMS Fish Fry fundraiser at Bluebonnet Café in Marble Falls.
- April 23, 2016 is the Big Birthday Bash.
- April 24, 2016 is the City Wide Worship Service
- April 30, 2016 – City Wide Clean Up Day at City Hall from 8 AM to Noon.

Mr. Jim Tenny sang a song he wrote, inspired by his volunteer work at the community center.

Will Skinner, 1404 Kings Crest, Granite Shoals, TX: introduced himself and spoke regarding his campaign for City Council, place #6.

Chris Moran, 1613 Cascade Ave, Kingsland, TX: explained that he and some colleagues are forming a Hill Country Health Committee. These are health care professionals from various disciplines. He welcomed interested health care professionals to join them. Also works with Texas Air Games Society: promoting activities such as paintball, nerf sports, etc. This is a fraternal organization that requires a service pledge, and also contributes to veterans charities.

Sam Cox, 800 Legends Parkway: introduced himself and requested voter support for his campaign for County Commissioner, Place #1.

Mayor noted that on the agenda tonight, there is a ‘regular agenda’ item that is listed as a continuation of a workshop. This will be held as a workshop, no voting will take place.

##### 5. Presentations, recognitions and reports

Pastor Jackie English – Chairman’s Report on 50<sup>th</sup> Anniversary Committee Activities and City of Granite Shoals Big Birthday Bash - Saturday April 23, 2016.

The plans are progressing, Leo Manzano 5 k Fun Run and the poster contest are essentially planned out. Still need volunteers to pull a shift or two at various activities and also for parking lot assistance. Volunteers please contact city hall receptionist and leave your name and contact information.

There will be more than twenty arts and crafts booths, and at least five major food vendor booths.

The piñata will have approximately 150 lbs. of candy.

The informational banners will soon be hung to advertise the Big Bash, and there is a special page on the city website dedicated to it. This page has links to vendor booth applications and fun run applications.

Mr. Jim Tenny: presentation on the Granite Shoals Airstrip related to future options for commercial or general aviation, potential for grants and possible long-range goals for council consideration.

Mr. Tenny discussed many issues related to the airport: There was an extended discussion of Mr. Tenny's proposal that a 'Bob Sylvester Flight Club' be organized, and that the members of said flight club negotiate a five year exclusive lease with the city, to assume operations of the airport and to put safety improvements into the facility and control costs.

Mr. Steve Zbranek, 2602 Belaire East, spoke about his experience as an aviator. He complemented the Granite Shoals airport as being a valuable asset. He suggested that improvements to be considered at the airport include fuel.

There was a discussion related to the fact that Granite Shoals airport is too small to qualify for grants. The gentlemen discussed however, that other cities, such as Luling, Texas, have made investments in their municipal airports which have paid off handsomely. In Luling, a parachuting group has started a business out of the newly enhanced airport, and brings in revenue for the city. Mr. Larry Lewis, a hang-gliding and paragliding instructor, spoke about the improvements to the Luling airport, and agreed that the City of Luling received a wonderful return on their investment in their city airport.

The gentlemen discussed their ideas for the 'Flight Club'. They agreed to work up an organized budget, and prepare a business plan for the City Manager and the City Attorney.

There were short discussions related to the value of the airport for the local residents, and the need to balance the needs of all citizens regarding getting value out of the airport, which is technically parkland. There was also a discussion regarding getting benefit for city residents from the airport, instead of only out-of-towners. There was a discussion of increase in noise and traffic level if this airport becomes much more active.

## 6. Management reports

### a.) City manager

- Meeting with MFISD representatives meeting 2/26/2016: There is a possibility that a soccer field may be located near Highland Lakes Elementary School. This is still in early stages of discussions.
- LCRA meeting 2-24-2016 – update – nuisance vegetation: The information flyers disseminated from this meeting are posted on the city bulletin boards and city website.
- City wide Clean Up Day for spring 2016: April 30, 2016 8 am to 12 noon.

b.) Assistant city manager

- Report on the 'energy audit' conducted by Jacob and Martin Engineering: the Way company recommended that the city have an independent engineering firm come and research the program of energy improvements that the Way Company proposed to sell the city for the utility plant. Jacob and Martin engineering did the review and determined that the cost savings projected by Way Company would not be met and recommended the city not proceed with the project.
- 2016 paving project – The city purchased 1200 lbs. of rock for this year's paving project. The SWAG committee has chosen to focus on Granite Castle and the 'Forest streets' in 2016. Also, Poverty Street is not paved at all, so it will be done. Some culvert work has been done already. Lakeforest Street is not deteriorated, however, there needs to be drainage/culvert work so it will be done simultaneously.
- Next CDBG grant application date is February 2017 (2 year cycle)

c.) City secretary

- Elections update: The elections are on schedule, per elections administrator Doug Ferguson. The city elections are won by a plurality vote, so the three-man race in council place #6 should not cause a run-off. The highest vote getter will win.
- Records management update – New record schedules are composed and soon the records management information will be disseminated to the various city departments.
- Human resources update- Light Equipment Operator position is no longer opened.
- Wildlife Advisory Committee Update – Pilot program information meeting for the public / prequalification meeting for interested volunteers to be held March 24, 2016.

7. Consent Agenda Items

*The items listed are considered to be routine and non-controversial by the City Council and will be approved by one motion, There will be no separate discussion of these items unless a Councilmember so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence of the regular agenda.*

- a. Approval of City Council Regular Meeting minutes for February 23, 2016.
- b. Approval of Resolution #504 authorizing Burnet Central Appraisal District to accept a bid from Homero Ramirez for tax foreclosure property at Lot 152, Elm Creek Section of Sherwood Shores, for \$1,500.
- c. Approval of Resolution #505 to express support for request of the City of Marble Falls and the Counties of Burnet and Llano for Texas Department of Transportation TXDOT Beautification Project area at Hwy 281 and Hwy 71.

Mayor Brugger requested, and the following corrections were made to the February 23<sup>rd</sup> City Council regular meeting minutes. 1) *Attach updated Exhibit.* 2) *Mark Morren is listed as arriving at 6:32 pm, but giving the invocation. He was there at 6 pm.* 3) *On page 4, 35/114, under 50th Anniversary, capitalize John and Martinez in the name John Arthur Martinez.* 4) *On the same page, where it says, Council Member Tanner, Randy Taylor and me, put the name in rather than using me.*

City Secretary Simpson read the corrections made to the meeting minutes into the record.

Council Member Dillard made a motion, and Council Member Tanner seconded, to approve Consent Agenda item a.) as corrected, and items b.) and c.), as presented. Motion carried unanimously by 7-0 vote.

*Council will individually consider and may take action on any or all of the following items:*

8. REGULAR AGENDA ITEMS

- a. Discuss, consider and possibly take action related to Airstrip Advisory Committee (Ordinance #537 passed March 24, 2009) structure, membership, function and mission. *(City Manager Ken Nickel/City Attorney Brad Young).*

In March 2009, The City Council established the Airstrip Advisory Committee, with Ord. 537. It authorized the appointment of 5 members. In 2011, for reasons unknown, the Airstrip Committee ceased holding meetings. After a few years, city staff assumed the committee had disbanded or had been disbanded. Of the original members who were appointed to the Committee, Mr. John Rinehart and Mr. Robert Sylvester have died. Remaining from the original members are: Roger Scarborough (appointed 4/28/09), George Forester (appointed 4/28/09) and Al Buschhorn (appointed 6-9-09).

The Committee has not had regular meetings for about five years.

On February 9, 2016, the City Council held a Special Workshop to discuss airport related issues with property owners who own land specifically adjacent to the city's airstrip.

City Council has, in the last 2.5 years, appointed 2 gentlemen to serve on the currently 'dormant' Airport Advisory Committee. There has been little interest. Council has approved Jeff Hunt and Neil Haverlah to serve, but since they represent half of the quorum required of all the other Committees, city staff has not recommended the re-start of the Airport Committee and City Council has not addressed it.

At the February 23, 2016 City Council meeting, the Council was asked to pass a new Ordinance to re-start the committee and in several cases, were requested to allow some members to serve in advisory roles, as non-voting members.

City Manager Nickel has suggested that the size of the Committee be increased to seven (7) members.

City staff has drafted a 'starting off place' Ordinance to repeal and replace Ord. 537, to increase the size of the Committee to 7 members, and to allow for one Council member to serve as advisory member.

At the February 23, 2016 meeting, there was a discussion regarding the differences in the 50<sup>th</sup> Anniversary Committee (an ad hoc, time-specific, special purposed committee) and the Airstrip Advisory Committee (a standing committee for advising Council related to a city facility). Allowing ‘non-property owners and non-residents’ to serve as non-voting advisory members makes sense for the ad hoc committee for 50<sup>th</sup> Anniversary Committee. It was not determined by Council if it was indicated to allow such non-property owners/non-residents to serve on the Airstrip Committee.

City staff requested that if City Council does adopt a new Ordinance for the Airstrip Advisory Committee, that this Ordinance be codified in the City Code at the time of the next supplementation.

Council Member Tanner made a motion, and Mayor Pro Tem Shirley King seconded, to approve proposed Ordinance, given the number #686, to repeal the existing Airstrip Advisory Committee and to adopt a new Airport Advisory Committee with seven members and one non-voting Council Advisor. In the ordinance, all instances of the word ‘Airstrip’ shall be changed to ‘Airport’.

Mayor Brugger read the Ordinance caption:

**ORDINANCE NO. # 686**

**“Airport Advisory Committee”**

**AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO REPEAL AND REPLACE ORDINANCE 537, AND TO APPOINT AN AIRPORT ADVISORY COMMITTEE, CONSISTING OF SEVEN (7) MEMBERS, TO GATHER INFORMATION, DEVELOP AND PRESENT PLANS, AND RECOMMENDATIONS FOR MAINTENANCE, IMPROVEMENT, AND FUTURE USE OF THE AIRPORT LOCATED WITHIN THE CITY OF GRANITE SHOALS AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.**

Motion carried unanimously by a vote of 7-0.

- b. Discuss, consider and possibly take action related to the appointment of members to Boards and Committees. *(City Secretary Simpson)*

There are no applications received for any Board or Committee vacancy, except for applications for the Airport Advisory Committee.

Airport Advisory Committee Council approved members	consult with Peggy Smith – ACM Staff support	
Neil Haverlah	612 E. Briarway DR	Jun-15

Jeffrey Hunt	1401 Green Forest	Jun-14

On February 9, 2016, the City Council held a Special Workshop to discuss airport related issues with property owners who own land specifically adjacent to the city's airstrip.

As of February 19, 2016, the City Secretary had received applications for consideration of appointment to the Airport Advisory Committee (and 'Friends of the Granite Shoals Airport') from the following 7 individuals: Sandra Buschhorn (who also spoke at the workshop 2-9-16), Barry Sylvester, James Tenny (who also spoke 2-9-16), Joseph Swift, Nancy Sylvester (who spoke at workshop on 2-9), Tanya Fermin and Jimmy Fermin (who spoke 2-9-16). Nancy Sylvester and Barry Sylvester are siblings, and are both residents of Granite Shoals. James Tenny recently purchased property in the City of Granite Shoals. Joseph Swift is a coworker of Mr. Tenny's and resides in Wimberley. The Fermins are married and are residents of Granite Shoals.

Mr. Jeff Hunt has submitted a letter to affirm his interest in remaining with the Committee. Mr. Haverlah attended the February 23, 2016 City Council meeting and spoke.

Ms. Sheryl Gardner submitted her application on 2-22-2016.

Mr. Stephen Lyng submitted his application on 2-22-2016.

Mr. George Forster was appointed to the Airstrip Committee in 2009. He has applied again, and submitted his application 2-23-2016.

Mr. David Dittmar submitted his application for the Airport Advisory Committee 2-23-2016.

Mr. Jim Kalodimos and his wife Bonnie Kalodimos submitted their applications on 2-26-2016.

There are currently 13 applications for consideration of appointment to the Airport Committee, and one letter reaffirming interest (Mr. Hunt).

In March, Mr. Jim Tenny withdrew his application for consideration of appointment to the committee.

There was a continuing discussion related to the role of the Airport Committee and the 'Flight Club', if the latter is chartered. Consensus of Council was that the Airport Committee would focus, at least initially, on zoning issues at the airport, and make recommendations to the Planning and Zoning Commission and City Council related to zoning changes which might be needed in order to enhance the airport with hangers.

Mayor Brugger suggested that Mr. Hunt and Mr. Haverlah be 're-appointed' to this new committee, and then named five applicants that he thought would bring aviation experience, or other relevant expertise to the committee.

Mayor Brugger made a motion, and Council Member Tanner seconded, to appoint the following applicants as a slate:

Re-appoint: Jeff Hunt & Neil Haverlah

Appoint: Sandra Buschhorn, Barry Sylvester, George Forester, David Dittmar and Sheryl Gardner.

Motion carried unanimously by a 7-0 vote.

Council Member Tom Dillard volunteered to serve as the Council Advisor for this committee.

- c. Discuss, consider and possibly take action related to proposed Resolution #506 to authorize estimate of Public Infrastructure Road improvement project for repair/rebuild of portions of Prairie Creek Road and Phillips Ranch Road in the amount of \$5 million including road improvements, right of way purchases, relocation of utilities and water line utility upgrades as discussed in previous City Council meetings December 15, 2015, January 12, 2016, January 26, 2016, February 9, 2016 and February 23, 2016. *(City Manager Ken Nickel)*

Mayor Brugger disseminated a page of his notes. He explained that at the last meeting, Council directed staff to bring back a proposed Resolution that incorporated the projected costs of water lines to the Road Infrastructure project for Phillips Ranch and Prairie Creek. Tonight, the staff has added approximately \$653,600 for the utility upgrades. This makes the total of the requested grant \$5,000,000. This would require a match from the city, so bonds at \$2,250,000.

(See Mayor's worksheet, Exhibit 'A' to these meeting minutes.)

The Council discussed, at length, whether the estimate(s) allowed a sufficient amount for utility relocation, fuel, contingencies and inflation.

City Manager Nickel stressed that he is working in close cooperation with Mr. Rick Flores at the USDA – Rural Development, to assure that the city is credited toward the match grant for all the money being spent at the front end of this project. He also noted that this is a preliminary request. This Resolution will serve to 'notify' the USDA-Rural Development department that the City is interested in participating in this program, and will be submitted immediately, whereas the application for the grant will be much more precise.

Mayor Brugger made a motion, and Council Member Morren seconded, to approve Resolution #506, to direct the City Manager to proceed with filing an application for assistance from the United States Department of Agriculture, Rural Development Department, for public infrastructure improvements to city roads, in an amount not exceed five million dollars. The motion carried unanimously by a vote of 7-0.

- d. Discuss, consider and possibly take action related to establishing procedures for processing Open Records Requests for footage from body-worn cameras in the Police Department. *(City Manager Ken Nickel)*

City Manager Nickel introduced the item and presented the staff report. The police department has been utilizing Body Worn Cameras (BWC) for some months now. Recent state law governs

the methodology of providing footage to those who request such under the Public Information Act.

There was a discussion regarding how the Granite Shoals Police Department Evidence Officer would coordinate these Public Information requests with the City Secretary, who handles all other Public Information Requests and is the point of contact.

There was also a discussion related to making some modifications in the proposed procedures, in order to allow the requestor to request someone other than the Evidence Officer to witness the viewing of the footage.

No formal action was taken on this item, Council requested that the policy be modified, as discussed, and brought back to City Council on a future agenda.

- e. Continue workshop discussion related to amending City Code Chapter 40, Zoning, Section 40-18. Nonconforming buildings and uses, with modifications as discussed during City Council Regular Meeting February 23, 2016. *(City Manager Ken Nickel)*

In the interest of time, this workshop was postponed to a future meeting of City Council. The Council Members were provided with a copy of the policy for Marble Falls related to enlarging structures that are non-conforming. Mayor recommended that the Council review this information and the workshop be rescheduled, and be placed early in the agenda, so adequate time can be dedicated to it.

- 9. Future Meetings and Agenda Items
  - o Review Agenda Calendar
  - o Identification of future agenda items

#### 10. Adjournment

With no further business, and no objections from Council, Mayor Brugger adjourned the meeting at 9:50 pm.

Approved by City Council on the 22<sup>nd</sup> of March, 2016

By: *Shirley King*  
Shirley King, Mayor Pro Tem

Attest:

*Elaine Simpson*  
Elaine Simpson, City Secretary



*Exhibit 'A' to Mtg. Minutes  
3-8-2016*

- USDA Grant Proposal
  - Full length of Phillips Ranch Road and Prairie Creek, all four sections, with hot mix plus a design contingency, \$4,346,400 (\$1,240,000, \$550,400, \$2,038,000, \$268,000 and \$250,000)
  - Installation of 8" Water Line on PC, \$653,600, or \$133 per foot
  - Grant Total \$5,000,000
    - Grant funds \$2,750,000
    - Bond funds \$2,250,000 (and, perhaps, a monthly fee)
  - Tax Rate Increase for \$2,250,000 in bonds
  - \$2,250,000 @ 4% for 10 years, I&S rate increases by 0.0860, or \$86.04 for a \$100,000 home
  - \$2,250,000 @ 4.5% for 15 years, I&S rate increases by 0.0685, or \$68.49 for a \$100,000 home