



City Of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
Phone (830) 598-2424 fax (830) 598-6538
www.graniteshoals.org

MEETING MINUTES
CITY OF GRANITE SHOALS, TX
REGULAR CALLED CITY COUNCIL MEETING
CITY HALL, 2ND FLOOR COUNCIL CHAMBER, GRANITE SHOALS, TX
TUESDAY, JUNE 28, 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 6:00 PM, Granite Shoals City Hall, Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, Texas.

Present:

Carl Brugger, Mayor
Anita Hisey, Council Member, Plc. 1
Shirley King, Council Member, Plc. 2
Eric Tanner, Council Member, Plc. 3
Tom Dillard, Mayor Pro Tem
Todd Holland, Council Member, Plc. 5
Mark Morren, Council Member, Plc 6

Absent:

City Staff Present:

Ken Nickel, City Manager
Peggy Smith, Assistant City Manager
Brad Young, City Attorney
Elaine Simpson, City Secretary
Wendy Gholson, Finance Director
Austin Stanphill, Fire Chief
Gary Boshears, Chief of Police

2. Mike Mitchell of the Granite Fellowship Church and the Granite Shoals Faith Alliance, gave the invocation.

3. Pledge to the US and the Texas State Flags, respectively.

4. **Review of Res. 362 and Council Meeting Decorum** Policy – Mayor Brugger reviewed key portions of the Resolution addressing Council Meeting rules of procedure and decorum.

5. **Public comment and announcements and Items of Interest**
 - June 30, 2016 – Open Meeting Law Training for Board and Committee Members 6:00 PM -7:30 PM
 - June 30, 2016 – *Meet with Mayor* 7:30 PM – 8:30 PM

Mayor Brugger read a statement apologizing for his June 14, 2016 mis-statement that Mr. Steenbergen had not read the most recent city newsletter.

Mr. Micheal Steenbergen, 2208 Belaire, Granite Shoals, TX: Spoke about the ‘Four citizen action requests’ that he had for the City Council (see attached as Exhibit A to these meeting minutes).

Mr. Dennis Maier, 545 Contour Drive, Granite Shoals, TX: He spoke as a property owner for the last 30 years. He thanked the City Council members for volunteer work that they do to improve the city. He has served on Council and appreciates their work. At the last meeting, which he reviewed via the meeting minutes, he feels that statements were made that were not reflective of how all the citizens feel.

6. **MANAGEMENT REPORTS**

a.) City Manager

- Update on policy of Public Information Requests for PD Body Camera data: Chief Boshears and his staff researched and have presented a solid policy and procedure proposal for addressing these requests in conformity to State Law. This proposed policy will come to City Council for consideration on an upcoming meeting agenda.
- Deer Management Town Hall Meeting held June 18, 2016: The Wildlife Advisory Committee held a very successful Town Hall meeting last weekend. Approximately 50 citizens attended and provided feedback related to the No Deer Feeding Ordinance that is on tonight’s agenda for Council consideration.
- Meeting with Marble Falls City Manager Mike Hodge: We met with several members of the City Manager’s office. We were mainly interested in the City’s new ‘Comprehensive Plan’ that is being composed. They are starting with a twenty year vision, five year Capital Improvement Plan, 5 year Council ‘vision’, three year fiscal forecast and three year ‘Departmental Service Plans’. This will lead to how the budget is approached each year.

b.) City Secretary

- Upcoming Open Government Training Session June 30, 2016: There may be a quorum of any of the Committees, Council, Boards or Groups at the training because all these groups operate under the Open Meetings Act.
- Website and Social Media update. At 14 months old, the city’s Facebook page has 382 followers. The city’s official website had approximately 22,000 visits last year.

7. **PUBLIC HEARING:**

Proposed Ordinance #691 to amend Chapter 40 of the City Code Of Ordinances, related to Non-Conforming Structures, including Sections 40-2 (Definitions), 40-6 (Single-Family Residential District, R-1), 40-8 (Multifamily Residential District, R-2), 40-10 (Mobile Home Residential District, M-1), and 40-18 (Nonconforming Buildings And Uses) of the City Of Granite Shoals Code Of Ordinances; and creating a new section 40-29 (Overlay Districts); and providing for the following: findings of fact, savings, severability, repealer, effective date, and proper notice and meeting.

a. Hold a Public Hearing

Mayor Brugger recessed the regular meeting and called the Public Hearing to order at 6:35 PM.

Mr. Jim Davant, 310 S. Shorewood, Granite Shoals, TX: expressed concerns with the version of the proposed Ordinance which came out of the June 21, 2016 Planning and Zoning meeting that is being referred to tonight as version Ord. 691-B. This version will require that any additions or remodels to a non-conforming structure be in conformance with all regulations that apply to 'new construction'. He noted concerns that this doesn't provide the relief sought by the owners of the numerous non-conforming structures in the city because it doesn't go far enough.

Mayor Brugger adjourned the Public Hearing and reconvened the regular meeting at 6:47 PM.

b. Review recommendations regarding Ord. #691

- i. Planning and Zoning Commission from June 21, 2016: Planning and Zoning Commissioners voted unanimously to forward a favorable recommendation of Ord. 691 with modifications. The proposed Ordinance in this format is called Ord. 691-B.
- ii. City staff : City Staff recommends Council consider approval of 691-B. This should provide some relief to those who have been prevented from building additions onto their homes due to only a non-conforming encroachment. But this will not allow the continuation of an encroachment.

c. Consider and possibly take action on proposed Ordinance

On June 21, 2016 the Planning and Zoning Commission held a Public Hearing on the proposed 'Non-Conforming Structures' Ordinance, which is Ord. 691. This proposed Ordinance is the result of Council and P&Z discussions of this topic back and forth since January.

The Commissioners reconsidered the ramifications of allowing the 'continuing' of an existing encroachment when allowing an addition to be built on a non-conforming structure. The Commissioners revised the proposed Ordinance to prohibit additions being built to non-conforming structures which 'continue' an existing encroachment. In this way, the ordinance is like the one for Marble Falls.

The P&Z voted unanimously to forward a favorable recommendation of proposed Ord. 691, as they amended. It is included in tonight's agenda packet marked Ord. 691 – B . The 'original' version of the proposed Ordinance 691, as seen by Council in May, is marked Ord. 691-A.

It was noted that many lakefront lots are oddly shaped and are narrow. The required setbacks will reduce the buildable area of a lot.

It was noted that homes built with these encroachments could pose fire danger, fire fighters might not have sufficient room to operate between the homes and a fire could 'jump' from one roof to the next. It was noted that there are reasons for the setbacks, just as there are reasons for 'Easements' (for use by utility companies). Setbacks can exist for safety reasons.

Under the current regulations, a non-conforming structure cannot build, period. There can be no additions or renovations. They may only do minor repairs. Both Version A and Version B of proposed Ordinance 691, as considered tonight, allow relief for the owners of these structures. They can now add or do significant renovations. The only difference in the two is whether the encroachment would be allowed to be 'continued' with new addition or renovation. There was an extended discussion of passing an ordinance which would be fair to both those who have non-conforming structures (some built 40 years ago, some only built three years ago), and also to those who are just starting to build a home in Granite Shoals.

There was also a reminder that Council will possibly consider a future Ordinance that will require a 'Form Survey' for all building permit applications. This should prevent the encroachments of eaves or foundations for newly built structures going forward.

There was a brief discussion of the creation of 'Overlay District' for Waterfront Property, this new Zoning District is created in both versions of proposed Ord. 691. This will create uniformity related to building structures near the waters edge, as well as maximum allowed height of boat docks.

Mayor Brugger made a motion, and Council Member Tanner seconded, to approve the 'Version B' of proposed Ordinance 691, as recommended by P&Z and City staff, with non-substantive corrections made tonight by City Attorney Brad Young.

Mayor Brugger read the ordinance caption:

Ordinance No. 691

"Nonconforming Structures"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CHAPTER 40 (ZONING), SECTIONS 40-2 (DEFINITIONS), 40-6 (SINGLE-FAMILY RESIDENTIAL DISTRICT, R-1), 40-8 (MULTIFAMILY RESIDENTIAL DISTRICT, R-2), 40-10 (MOBILE HOME RESIDENTIAL DISTRICT, M-1), AND 40-18 (NONCONFORMING BUILDINGS AND USES) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES; AND CREATING A NEW

SECTION 40-29 (OVERLAY DISTRICTS); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

Motion carried by a 6-1. Ayes: Brugger, Hisey, Tanner, Dillard, Holland and Morren. Nay: King.

8. CONSENT AGENDA ITEMS

- a. Approve City Council Regular Meeting minutes from June 14, 2016.
- b. Approve nomination form for John Rinehart Memorial Award for Outstanding Community Service for 2017.
- c. Approve annual Interlocal Agreement with Burnet County for use of street paving equipment for 2016.

Council Member Hisey requested that item 'a.' be removed from Consent Agenda for separate discussion.

Mayor Brugger made a motion, and Council Member Holland seconded, to approve, as presented, items 'b.' and 'c.' from the Consent Agenda. Motion carried unanimously by a vote of 7-0.

Council Member Hisey requested clarification related to the 'Exhibit A' to the meeting minutes, asking if they were the complete written remarks of Mr. Steenbergen as he provided. City Secretary Simpson clarified that the written remarks for the June 14th City Council meeting were included with the meeting minutes as 'Exhibit A', but Mr. Steenbergen also provided a duplicate set of his written remarks from an earlier June 6, 2016 Streets and Water Advisory Group meeting. These remarks which were read at the SWAG meeting will be reflected as an attachment to the SWAG meeting minutes from June 6th. These SWAG meeting minutes, when approved, will be posted to the city's website.

Council Member Hisey made a motion, and Council Member Tanner seconded, to approve Consent Agenda item 'a.', the Granite Shoals City Council Regular Meeting minutes from June 14, 2016, as presented. Motion carried unanimously by a 7-0 vote.

9. REGULAR AGENDA ITEMS

- a. Discuss, consider and possibly take action related to proposed Ordinance #680, No Deer Feeding Ordinance, as discussed at Town Hall meeting regarding Deer Management, held June 18, 2016. (*City Manager Ken Nickel*)

The Wildlife Advisory Committee hosted a successful Town Hall Meeting on June 18, 2016. One of the main items discussed related to Deer Management was the concept of a 'No Deer Feeding Ordinance'.

At their June 23, 2016 Regular meeting the Committee made two motions on the proposed 'No Feeding the Deer' Ordinance #680. The version that they considered had some city staff-added small tweaks. The name is **No** Feeding the Deer Ordinance. The section that discusses enforcement states that the ordinance will be enforced by the Code Compliance Department **in cooperation with the Police Department**. Staff also removed a superfluous description of what kind of indexing methods staff could use to maintain records of appeals in the City Secretary's Office.

The Wildlife Advisory Committee made two motions on June 23, 2016:

To make penalties more 'reasonable' to accommodate citizens who might be reluctant to stop feeding the deer, they devised a schedule of what the administrative penalty (which was understood as being interchangeable with the term 'civil penalty') with a graduated step schedule starting with no penalty, then 50 dollars, then 200 dollars for the next three violations. Only if a violator racks up 6 violations in a 12 month period, should they be charged \$1K.

Then they would like the criminal penalty, the Class C misdemeanor, to only be levied against 'repeat offenders'. (Such as someone with a 6 violation in a 12 month period).

The Committee desires that City Council dedicate the proceeds from all the administrative penalties collected under Ord. 680 to go into a dedicated fund to finance the Deer Management program. City staff believes that City Council has this authority.

The Committee made these motions predicated on the assumption that City Attorney Brad Young will approve them for correctness, legality and form.

City Attorney Brad Young revised the proposed Ordinance #680 to include the "graduated" administrative penalty language.

Regarding a dedicated fund for the administrative penalties, City Attorney Young recommended that this would be better accomplished by Council passing a separate resolution than as part of the City Code. He explained that this is how Council created the dedicated fund for parks from the sale of deeds without warranty.

There was a brief discussion of dedicating the penalties levied under this Ordinance, City Council and city staff expressed skepticism that this would provide a benefit considering the cost of the bookkeeping required to keep a separate account. It was determined that after the Ordinance is in effect for a while, the Resolution can be adopted to dedicate the penalties, if Council believes it to be cost efficient.

City Attorney Young expressed concern regarding imposing prohibition or a "cap" on the fines under the criminal piece of the ordinance. The Police Department and code enforcement will have discretion about whether to go the civil or criminal route, and if they go criminal, the prosecutor and the judge will have discretion about the amount of the fine if the defendant is convicted. There was concern that City Council not 'tie the court's hands' in assessing an appropriate fine.

There was a brief discussion related to the responsibilities of the Code Enforcement officers and the police officers for enforcing this Ordinance. It was noted that the proposed Ordinance has both a 60 day 'grace period' built in, and also the graduated steps for the Administrative penalties. There are also provisions for hearing and for appeal for those accused of violating the Ordinance. The purpose of the Ordinance is to educate the citizens regarding the drawbacks to the deer of this type of supplemental feeding.

Some members of the Wildlife Advisory Committee spoke in support of their proposed changes. The WAC considered the removal of the criminal penalty and the 'graduated' nature of the administrative fees would allow the Committee members and City Staff to introduce to the citizens the dangers of feeding the deer (spreading of parasites, etc.) and use the Ordinance as an education tool. There is concern that if the Ordinance is too harsh, the citizens will be alienated and the reputation of the overall Deer Management Program will be damaged.

Ms. Laura Campbell, 206 E. Bluebriar: Expressed concern about this ordinance due to the issues caused by harsh 'No Feeding Deer' Ordinances that were experienced by other municipalities. Also noted that at the Town Hall Meeting, there were approximately six other people who agreed with her in opposing a No Feeding Deer Ordinance.

There was clarification that the Texas Parks and Wildlife Department biologists who have been guiding the WAC for the last two years regarding this issue, recommend that a 'No Deer Feeding' Ordinance be incorporated as a part of the larger Deer Management Program.

After much discussion of modifications to the proposed Ordinance, as recommended by the Wildlife Advisory Committee at their June 23, 2016 meeting, the Council determined to incorporate a new 'Statement of Purpose' to Ord. 680, which will be retained in the ordinance upon codification, stating that this no feeding ordinance is part of a larger deer management program and this ordinance is part of the **education effort** for the citizens of the city. The Council desires that the 'penalties' for violation be in line with the educational purpose of the ordinance and not be as punitive as to involve criminal penalties unless there is flagrant disregard for the ordinance displayed. City Attorney Young drafted some proposed working for this Statement of Purpose. In general:

"Sec. 4-15. Policy Statement Regarding Feeding of Deer.

It is the city's policy that prohibiting the feeding of deer in the city limits is necessary and appropriate to protect the public health and safety by reducing the number of deer in residential areas as one component of a comprehensive deer management program. The city shall endeavor to enforce these regulations first through education, then through warnings, then through the imposition of civil penalties, and then through the initiation of criminal proceedings should all of the previous methods prove ineffective.

Sec. 4-16. Feeding of Deer Prohibited. ..."

Council directed City Attorney Young to take the Ordinance as proposed tonight, make corrections to typos as located by Council Member Tanner, incorporate the new section on 'Interpretation and Purpose' to the proposed ordinance in order to emphasize the educational nature of the Ordinance (but not prohibit entirely criminal penalties), and return the Ordinance to Council at the next meeting on the Consent Agenda.

There was no vote taken.

Mayor Brugger recessed the meeting from 8:24 PM to 8:42 PM.

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

City Secretary Simpson introduced this item and provided the staff report. At this time, there are only three Boards and Committees with vacancies.

The Wildlife Advisory Committee held the Town Hall meeting regarding the Deer Management Pilot Program on June 18, 2016. There is one vacancy on the Committee. There is one application for consideration of appointment; received from Sandra Campbell. She noted that her first choice is consideration of appointment to Wildlife Advisory Committee and her second choice is Board of Adjustments.

Beautification Advisory Group (BAG) has several openings, because the structure of the Group allows up to 15 members and they currently have six members. No applications have been received for BAG at this time.

The Board of Adjustments has had one vacancy for several weeks. City staff was notified 6-21-2016 that Mr. Jon Campbell, who was a member of the Board, passed away in December 2015. There are now two vacancies.

Mayor Brugger gave direction to city staff that only 'new' applications should be considered for appointment by City Council at tonight's meeting. Although the application was 're-submitted' via fax dated 6-20-2016 Mr. Michael Steenbergen submitted the same application for BOA that Council considered at their last meeting. Mrs. Sandra Campbell, who is the widow of Jon Campbell submitted her application for Wildlife Advisory Committee at the Town Hall Meeting on Saturday, June 18th. Her second choice is BOA. She has familiarity with the work of the BOA due to her late husband's service.

Council Member Hisey made a motion to appoint Ms. Sandra Campbell to the Wildlife Advisory Group, and Council Member King seconded. Motion carried unanimously by a 7-0 vote.

Council determined that if they desire to consider, or reconsider, other BOA applications, they will discuss this during Future Agenda Items.

10. **WORKSHOP ITEMS:**

- a. 2016-2017 City Council priorities (*City Manager Ken Nickel*)

Mayor Brugger opened all three workshops simultaneously.

City Manager Nickel began by discussing priorities.

1. Road Improvements (Current and long Term)
 - Submit and provide support for the \$5,000,000 USDA grant for Philips Ranch Road Prairie Creek and Valley View
 - Increase street maintenance budget to \$200,000 with additional sales tax receipts in 2016-2017 budget
 - Improve pot holes street repairs, both in timeliness and reliability
 - Reassess side street paving goals
2. Water Supply Improvement
 - Continue to provide a safe and efficient water supply to citizens
 - Continue replacement program for the water plant membrane units
 - Develop a plan for major water line replacement program – a multi-year approach.
 - Complete the installation of GIS Database on the Web which allows for multiple users. Update the water line mapping.
 - Review water sampling procedures to reduce reportable non-compliant sampling errors
3. Execute current grants, close out whenever possible and aggressively pursue new grant opportunities
 - USDA Grant for road improvement (same as above)
 - TPWD grant for Quarry Park complex
4. Continue to provide a safe community:

Council Member Hisey had requested information related to the estimated cost(s) which would be incurred if the Police Department were to be moved to City Hall or to another location. Interim Chief Gary Boshears discussed the space requirements for the Police Department to operate, including office space, records room, interview rooms, garage area, and evidence room which meets applicable requirements for space and security. Chief Boshears expressed doubt that there is another city facility which could serve as a Police Department.

There was a short discussion related to staffing levels of the Police Department. City Manager Nickel and Chief Boshears crunched the numbers and estimated that not replacing the police officer vacancy that is open at this time would require more overtime from the remaining officers. The costs of the overtime and the stress of the overtime would be detrimental over the long term and any savings that might be realized would be minimal.

- Continue current level of service
- Increase Animal Control availability on weekends and after 5pm

- Identify opportunities to reduce overall cost in this activity
- 5. Facility Improvements
 - Repair to City Hall roof (Current estimates is approximately \$43,000)
 - Development of soccer field adjacent to Highland Lakes Elementary School
 - Minor updates and repairs to old community center
- 6. Increase Code Compliance activity by approximately 15% over 2015-2016 goals
- 7. Maintain and improve the City's Financial Stability
 - Increase the General Fund balance (Goal is three months operation reserve)
 - Fund the capital replacement plan
 - Effective debt management
- 8. Planning and Vision for the Future
 - Committee support and coordination
 - Annexation and Development Agreements
 - Initiate Web & Beaver Island re-annexation
 - Implement by February 2017 for new areas
 - Initiate City Charter Review process
 - Preliminary planning for Comprehensive Plan review –start selection of committee to review planning in late 2017 or 2018 calendar year
- 9. Hire and maintain a strong workforce
- 10. Maintain or improve citizen communications
 - Twice a year city letter sent to our residents to update the city activities
 - Meetings with the Mayor
 - Town Hall meetings

b. Arterial road improvements (*Mayor Carl Brugger, City Manager Nickel*)

Mayor Brugger disseminated a handout of suggested options for Arterial Road Improvements. (See Exhibit 'B' to these meeting minutes). There was an extended discussion of modifying the proposed project to include Valley View renovations, in addition to Prairie Creek and Phillips Ranch Road.

Mr. and Mrs. Utley: Explained that Elm Creek goes through several lots of private property.

There was a brief discussion of ordering environmental studies, reviewing the water lines, researching drainage issues, and possibly requesting that KC Engineering / Greg Haley return for more discussion of the arterials.

c. Budget reduction options (*Councilwoman Anita Hisey, Mayor Carl Brugger*)

There was not additional discussion of this item due to time constraints.

11. **EXEC. SESSIONS:**

a.) *Executive session pursuant to sections 551.074 of the Texas Open Meetings Act (Personnel Matters): Discussion regarding the appointment, employment, evaluation, reassignment, duties,*

discipline, or dismissal of the following public employees: City Manager Ken Nickel, City Secretary Elaine Simpson, City Attorney Brad Young, Municipal Judge Frank Reilly.

b.) Executive (Closed) meeting as authorized by Texas Government Code. Executive session pursuant to section 551.071 of the Texas Open Meetings Act (Consultation with Attorney) to seek and receive legal advice from the city's legal counsel relating to personnel matters.

Mayor Brugger recessed the Open Session of the meeting at 10:00 PM and convened the Executive Session.

Mayor Brugger adjourned the Exec. Session and reconvened the Open Meeting at 11:19 PM.

Any action resulting from Executive Session(s).

Mayor Brugger made a motion, and Council Member Tanner seconded, to approve the renewal of contract for employment for City Manager Ken Nickel, for July 1, 2016 through June 30, 2018. Motion carried unanimously by a vote of 7-0.

12. **Written Reports**

- a. Code
- b. Fire
- c. Streets / Parks
- d. Police

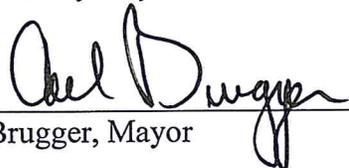
13. **Future Meetings and Agenda Items**

- o Review Agenda Calendar
- o Identification of future agenda items

14. **Adjournment**

With no further business, and no objections from Council, Mayor Brugger adjourned the meeting at 11:26 PM.

Approved by City Council on the 12th of July, 2016

By: 
Carl Brugger, Mayor

Attest:


Elaine Simpson, City Secretary

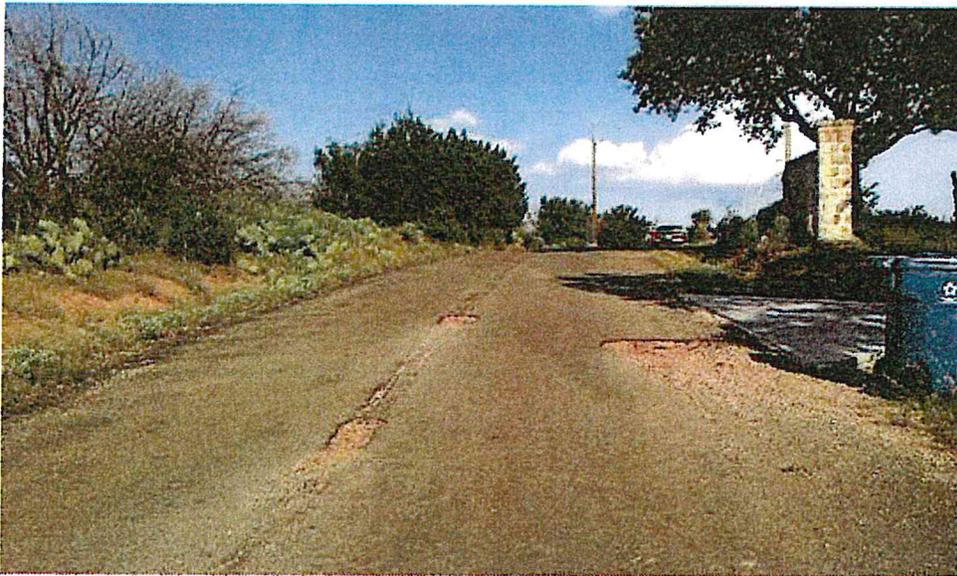
June 28, 2016
City Council Mtg. minutes
Exhibit 'A'

Michael Steenbergen
Granite Shoals City Council Meeting
Agenda Item: Citizen Comments

Honorable Council, fellow citizens

Last meeting I addressed the council in an attempt to express citizen feedback. The manner, content and tone of the presentation were not well received and little progress was made on addressing specific citizen concerns. In response, this week I will simply and very briefly list 4 citizens and their specific requests for action from their city government. Perhaps in this way we can begin addressing issues in a more constructive manner.

Valorie Bassi Becker, property owner and registered voter, has specific asked that the city look at Woodland Hills Drive where it intersects Hill Top Drive and to follow Hill Top to the summit. I reviewed the most significant damage and conditions on Hill Top. See photograph [close to the summit] below. Runoff, drainage and significant road damage are all issues.



Charles Manning, property owner and registered voter has requested the city look at the intersection of Kingstrail Dr. and Valley East Lane where, according to Manning, the culvert has been collapsed for several years and becomes a mosquito pool after rains. See photograph below. Close by cross streets that are

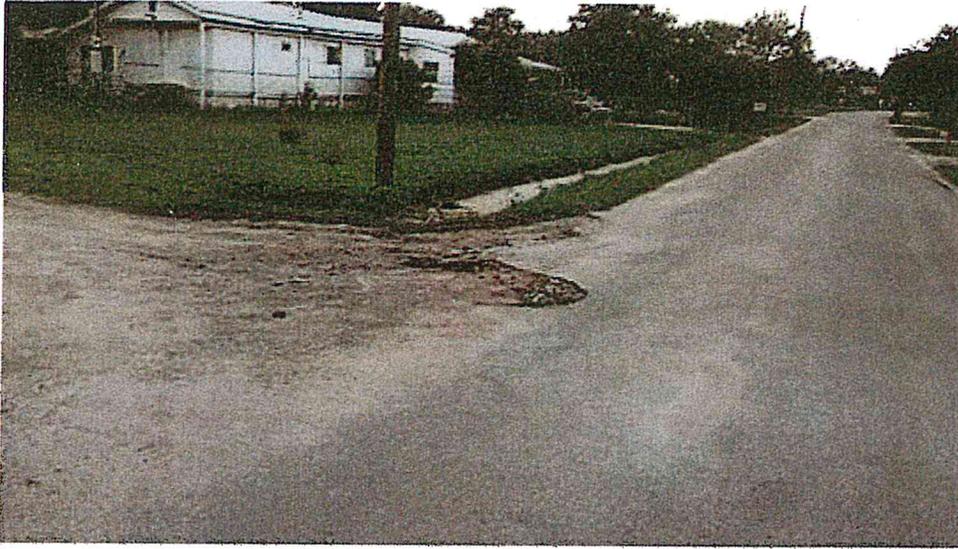
not yet paved like Kingscross are also in very substandard condition.



Charles Hyman, registered voter and property owner, provided pictures and the following comments about the drainage and damage at East Briar and North Castle Hills Drive. "This is at the corner of East Briar and N. Castle Hills Dr. I'm sending it to you maybe you can do something to get something done." He requests the city send someone to look at the problem. The orange cones have been there for extended periods of time, according to Hyman, but the deterioration of the roadway continues.



Finally, property owners [Jesse Ratliff Jr.](#) and his wife Elizabeth, ask that the city send a crew to look at the road damage and drainage issue in front of their home on Valley West Lane. There is standing water and significant road damage at Valley West and Kingsport. When we met in early June, the water was filled with scum, algae and mosquitoes and all drainage from the area is blocked. The problem started 20 years ago when the county first dug the ditch according to Jesse. The roadway at this T-intersection and close by curve is greatly deteriorated.



Thank you for reviewing these citizens' action requests.

Sincerely,
Michael Steenbergen
2208 Belaire Dr.
Granite Shoals TX 78654
Tuesday, June 28, 2016

CITY OF GRANITE SHOALS - ARTERIAL ROADS 2016

6/28/2016

PAGE 1

June 28, 2016 mtg. min. Exhibit 'B'

ROAD	CURRENT PROPOSAL			ALL SECTIONS COST & FT. PAVED	ALTERNATIVE PROPOSAL #1			ALL SECTIONS COST & FT. PAVED
	SECTION 1	SECTION 2	SECTION 3		SECTION 1	SECTION 2	SECTION 3	
HILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	11,190 FEET \$ 1,790,400	FM 1431 TO NEWCASTLE 4,800 FEET \$ 768,000	NEWCASTLE TO BLUE-BRIAR DR 2,950 FEET \$ -	BLUEBRIAR TO LIVE OAK 3,440 FEET \$ -	4,800 FEET \$ 768,000
LENGTH COST \$ (W/DITCHES) <i>\$160.00 per linear ft.</i>								
RAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		6,917 FEET \$ 2,038,000	FM 1431 TO FORREST HILLS 4,963 FEET \$ 2,038,000	FORREST HILLS TO SHERWOOD FORREST 1,954 FEET \$ -		4,963 FEET \$ 2,038,000
LENGTH COST \$ (CURB & GUTTER & STORM SEWER) COST \$ (W/DITCHES)								
ALLEY VEIW	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY			FM 1431 TO KINGSOAK 3,907 FEET \$ 625,000		KINGSOAK TO LEEWAY 4,171 FEET \$ 667,500	
LENGTH COST \$ (W/DITCHES)								
ROPOSED ROAD IMPROVEMENT COSTS				\$ 4,096,400				\$ 1,292,500
ESIGN CONTINGENCY				\$ 250,000				\$ 4,098,500
RAIRIE CREEK WATER LINE				\$ 653,600				\$ 247,900
TOTAL PROJECT COSTS				\$ 5,000,000				\$ 5,000,000
FEET PAVED				18,107 FEET				17,841 FEET
NANCING								
ISDA GRANT				\$ 2,750,000				\$ 2,750,000
GRANITE SHOALS BONDS				\$ 2,000,000				\$ 2,000,000
GRANITE SHOALS FUNDS				\$ 250,000				\$ 250,000
TOTAL FINANCING				\$ 5,000,000				\$ 5,000,000

