



City Of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
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MEETING MINUTES
CITY OF GRANITE SHOALS, TX
REGULAR CALLED CITY COUNCIL MEETING
CITY HALL, 2ND FLOOR COUNCIL CHAMBER, GRANITE SHOALS, TX
TUESDAY, JULY 12, 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
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
Interim Chief of Police Gary Boshears
Police Sergeant Chris Decker

2. Ray Keesler of the Abundant Heart Ministries 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**

- Nomination Period for the 2017 John Rinehart Memorial Award for Outstanding Community Service, June 30th through September 30th, applications available at City Hall and on the city website at www.graniteshoals.org.
- City Council Budget Season calendar –Budget and Tax Rate meeting August 9th.

Mayor Brugger announced that Mr. David Tripp sent a Thank You card to the City Council and City Manager for being allowed use of a section of City Hall campus to conduct a *Youth Archery Safety Lesson*.

Sandra Campbell, 118 W. Maple Drive, GS: Spoke about her concerns related to the fees which are included in the 'No Feeding The Deer' Ordinance #680, which is scheduled to be considered in agenda item 8. b.). She suggested that the ban could be declared upon Deer Feeders, such as stand feeders, not the act of feeding by hand. She noted concerns with adding government regulation where it may not be needed. She suggested the Council consider starting the pilot program for deer management without the Feeding Ban, and see if the management program worked alone.

Roy Settlemyre, 1501 Ridge Valley, GS: Spoke regarding the annexation of Green Valley 11 years ago. He explained that his calculations regarding the population density of the area at the time of annexation does not equal enough residents to be annexed. He reminded Council that several times each year he comes to City Council and reminds them that he believes the area was annexed illegally/incorrectly. He asks Council to review the annexation.

Michael Steenberg, 2208 Belaire Dr., GS: *I thank you for the opportunity to speak today. I will be very brief and very direct. After several weeks of citizen input, the City Council and City Government added Valley View Lane to the \$5 million dollar road project that originally only included the West side of Granite Shoals. Also the city manager has said he would look at the drainage issues on the East side as a bond proposal is developed. Include the right projects, and restore confidence in city government, and a larger bond package than previously envisioned might be proposed. Instead of 2.5 to 3 million dollars it would be better to propose a 4 to 5 million dollar bond so that drainage can be included.*

Last council meeting I presented four citizen action requests for street and drainage repairs in specific areas. When I traveled to the four locations yesterday I was pleased to see major progress at one of the locations. The other three areas show no progress at all but the problems are serious and the city needs some time to assess the damage and come up with a solution. Our Granite Shoals Citizens Advisory Group will continue to monitor progress and deliver a full report at the next council meeting.

A fifth Citizens' Action Request is presented by Lynn Craig Tannehill. She has asked me several times to present her concerns to the council. Ms. Tannehill would like information about the

paving schedule for unimproved roads like the president streets. If someone in the city government or council could prepare a response she would be greatly appreciative and we will again, check back next meeting to see if we can get some information on paving. I, Michael Steenbergen, as a taxpaying resident and voter, also am asking for information on the paving schedule.

Finally, last meeting I advised the council they had an image problem and the deer feeding ban might not be a good move, and was most likely not supported by the public. I listened to the citizens speak and saw them ridiculed and silenced by council members. I clearly perceived there is not agreement about this ban even from the citizens and committee that developed it. So during the last two weeks I polled the public 5 different times. Placed in front of more than 2000 local residents, around 500 clicked the poll questions and around 150 answered them. The citizens of Granite Shoals, by an overwhelming majority, do not support banning the feeding of deer. Between 70 and 90% of respondents oppose the ban, depending on which poll. They do support the deer reduction ordinance or at least have no major opposition to reduction programs. However, the citizens do not agree with banning feeding. I suggest someone pull this ordinance from the "consent agenda" and that the council revisit the issue of what the public actually wants and supports. If you do pull the ordinance from the consent agenda, I have no more prepared remarks but I am available for questions about what I have found to be the public sentiment and how it was determined.

I thank you for your diligent work. I have watched the energy and effort this council puts into doing its job. It is tremendous. Now take all that hard work that you do, and pause, just, pause and take time to listen to the people that you serve. You are custodians of our public trust. You are not proprietors, and the citizens are trying to communicate their wishes to you.

Thank you very much." (taken from prepared remarks provided to the recording secretary)

6. EXECUTIVE SESSION – (City Attorney Brad Young)

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 appeals of zoning decisions and related matters.

Mayor Brugger recessed the regular City Council public meeting and the Council convened in Closed Session at 6:18 PM. Mayor Brugger adjourned the Executive Session and reconvened the Open Meeting at 6:31 PM.

No Action was taken.

7. MANAGEMENT REPORTS

a.) City Manager

- USDA Funding/Grant/Street Project status – The USDA currently has a conceptual plan for the arterial road infrastructure project. We are currently waiting for the engineering and environmental reports to come out on this project. We are working with Engineer Greg Haley on this.
- Marble Falls ISD memorandum of agreement for soccer fields: This agreement letter is going to be on the agenda for the School Board meeting for July. If approved, we will begin to schedule meetings to implement this project.
- NRA Foundation grant for GSPD for helmets: Our Police Department and Horseshoe Bay Police Department received these grants from the NRA Foundation.
- Quarry Park amenities: Engineers with Peal group are working up conceptual plans for covered playing courts for the second outbuilding, just to the North of the adult tennis courts. Staff will bring some information on this to the Council at the next meeting. We still project that we will be able to make an application for this Parks and Recreation Department Outdoor Recreation grant before the October deadline.

b.) Assistant City Manager

- CDBG grant 2015 report: Department of Agriculture sent a representative on 6/30/16 to do an on-site visit here in the City. They were reviewing the components which were included in our unsuccessful grant application for a CDBG 2015 grant. We did not receive that grant, for system-wide water improvements, because the program ran out of money before our project could be addressed. There is a chance we will get funded now. There is money available which was not granted as planned. We hope to get funded for safety items for the water system.

c.) City Secretary

- Volunteer Appreciation Reception report: There are pictures from this event located on the city's Facebook page. The Highlander News also printed some pictures from this event.
- Open Meetings Training report – Eleven people attended for the Open Meetings Training and some stayed for the 'Meet With Mayor' event that was held after the class. City Attorney Young's office has provided the certificates for those who attended the class and these are being distributed this week.
- Upcoming Council Training – Texas Municipal League- TML Annual Conference will be held in Austin in October. Council adopted a procedure of approving Council travel in advance. City staff asks for guidance regarding arrangements so that we may make plans timely and economically.

8. CONSENT AGENDA ITEMS

- Approve City Council minutes from June 28, 2016; Regular Meeting.
- Adopt Ordinance #680 'No Deer Feeding Ordinance' in final form, as discussed at the June 28, 2016 Regular City Council meeting.

Council Member Morren pulled item a.) for individual consideration.

Council Member Hisey pulled item b.) for individual consideration.

Council Member Morren clarified that an Ordinance that passed at the 6-28-2016 meeting, Ord. 691 Non-Conforming Ordinance, had been corrected to indicate that structures, or portions thereof, may not encroach on setbacks. City Secretary Simpson explained that the typographical error was found and corrected before Mayor Brugger signed the Ord. #691. It is correct and is posted on the city's website at this time.

Council Member Morren motioned, and Council Member King seconded, to approve Consent Agenda item a.), as presented. Motion carried with a unanimous vote of 7-0.

b. Adopt Ordinance #680 'No Deer Feeding Ordinance' in final form, as discussed at the June 28, 2016 Regular City Council meeting.

Mayor Brugger recognized the following speakers:

Slayton Marks: Was a member of City Council and instigated this deer management effort. Thanked the Council and Wildlife Advisory Committee for excellent work. Expressed support for proposed Ord. #680. Expressed her concerns regarding the overpopulation of the urban deer herd in the city limits, including the hazard the deer pose to motorists.

Laura Campbell: Thanked City Manager Nickel and Wildlife Advisory Committee Chair Brady for speaking with her by phone to address some of her concerns with the proposed Ordinance. Explained her concerns related to the proposed Ordinance, specifically, that enforcement be conducted in a fair manner. She suggested that the requirement that a photo be taken of each alleged infraction of the Ordinance be added, so that there is no confusion related to intent of the property owner. She also suggested that not only the date of the violation be recorded, but also the time.

Council Member Hisey suggested that Council consider making this Ordinance temporary, and include an expiration date.

Council Member Holland, as Wildlife Advisory Committee Council Advisor, explained that the *No Feeding the Deer Ordinance* is part of the overall deer management program. If the Feeding Ban is enforced only during the October – January time frame when the 'Pilot Program' is in effect, then after the pilot program is over, feeding/feeders could easily attract deer to migrate into the city from outside the city limits, eliminating any progress made with the pilot program regarding reducing the size of the deer herd.

There was a brief conversation that this step (establishing this No Feeding Ordinance) is exactly what the Texas Parks and Wildlife guidelines recommend for areas establishing deer management programs.

Mayor Brugger read briefly from the results of the 2015 Citizen Survey regarding the Deer, where 70% of the respondents were in favor of a Feeding Ban, as a component of the larger Deer Management effort.

There was also a brief discussion of the more recent concern, brought to the attention of those at the recent Town Hall meeting. Dr. Erin Wehland informed the group that the deer in Granite

Shoals probably have parasites. These parasites are very easily transmitted among deer eating at a feeder or close grouping.

There was a brief discussion that this No Feeding the Deer Ordinance was originally proposed last year, however, Council was not ready to pass the Feeding Ban without the rest of the Deer Management program. Since the passage of Ord. 685, the Pilot Program for Deer Management (February 2016) passed, this Feeding Ban is appropriate to support that Pilot Program.

It was noted that at the last meeting, the modifications requested by Council were to make the penalties 'graduated' and also to add a 'Statement of Purpose' to explain that this Ordinance is part of the education of the citizens regarding Deer Management best practices. It is not intended to be punitive and criminal penalties are actually intended only as a 'last resort'. It is a piece of the comprehensive program, and is being recommended by the experts at Texas Parks and Wildlife.

There was a discussion related to the ability of City Council to repeal this Ordinance if the Deer overpopulation issue changes in the future.

Mayor Brugger motioned, and Council Member Tanner seconded, to approve, as presented, proposed Ordinance #680, No Deer Feeding Ordinance.

Mayor Brugger read the Ordinance caption:

**ORDINANCE NO 680
"No Deer Feeding Ordinance"**

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CHAPTER 4 (ANIMALS) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES TO CREATE ANEW SECTION 4-15 (), ET SEQ. RELATING TO THE PROHIBITION AGAINST FEEDING DEER IN THE CITY LIMITS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

Motion carried unanimously with a 7-0 vote.

9. REGULAR AGENDA ITEMS

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

The following Boards and Committees have vacancies:

Board of Adjustment 2 vacancies

1	Stephen Carter - VICE CHAIR
2	Don Bryant
3	Bill Farr
4	
5	Larry Crochet
6	Ted Gulden - CHAIR
7	
	At Least Five Members and No more than Seven
	Beautification Advisory Group - up to 9 vacancies
1	Donna Maier-Chair
2	Carol Carter
3	Rick Mills
4	Merilyn Nations
5	Julie A. Brugger
6	Kitty Ann Gunn
7	
...	
15	
	No fewer than 3 nor more than 15 members
	3 members, or 1/3 of the appointed membership is quorum, whichever is greater

At this time, there are only two Boards and Committees with vacancies.

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 months. 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.

Mr. Michael Steenbergen submitted an application for BOA via fax on June 20th. Mr. Arturo Rubio has expressed interest in being considered for the BOA as well. He submitted an application for BOA at the same time he submitted his application for SWAG, and he was appointed to SWAG. He recently expressed to the Assistant City Manager that he is still interested in being appointed to BOA.

On Friday, July 8, 2016, city staff received an application for BOA from Ms. Dona L. Minor. She is a Realtor who has lived in the city for the last 12 years.

Council Member Tanner motioned, and MPT Dillard seconded, to appoint Arturo Rubio to the Board of Adjustments. Motion carried by a 5-2 vote. Ayes: Brugger, Tanner, Dillard, Holland and Morren. Nays: Hisey and King.

Council Member Morren motioned, and Council Member King seconded, to appoint Ms. Dona Lynn Minor to the Board of Adjustments. Motion carried unanimously by a 7-0 vote.

- b. Discuss, consider and possibly take action related proposed Resolution #508, related to establishing policy and procedures for processing Public Information Requests for Body Camera Data from the Police Department. (*Interim Chief of Police Gary Boshears*)

Chief Boshears and Sergeant Chris Decker from the Granite Shoals Police Department explained that due to new State Law, there are now very proscribed new regulations for releasing Police Body Worn Camera Data requested under the Public Information Act. This policy was originally brought before council on March 8, 2016 at which time council requested some modifications to the policy. City Manager Nickel, City Secretary Simpson, Chief Boshears, and Sergeant Decker (Police Department PIO) met to address how to handle these modifications while still having a policy that conforms to state law, best practices, and is accessible to our citizens. The new policy as presented is a result of this collaborative work. The changes made address the concerns of council and maintain a policy that is compliant with new laws governing release of body camera data.

The draft as proposed tonight in Resolution #508, is based on the 'gold-standard' policy/procedures as designed by the City of Las Vegas, Nevada, customized to be compliant with Texas state law (SB #158). We believe that this Resolution will allow the release-able data to be viewed, while preventing the release of protected data; protecting the privacy of others, including possibly juveniles or victims, who might be captured on the videos on these cameras.

Mayor Brugger motioned, and MPT Dillard seconded, to approve proposed Resolution #508, with two minor modifications: That the Resolution have a title added, and that the word 'Municipal' be added on page one before the term Public Information Officer. Motion carried unanimously by a 7-0 vote.

- c. Discuss, consider and possibly take action related to proposed Ordinance #694 'Form Survey Requirement' establishing a policy for building permit applications and related forms. (*City Attorney Brad Young/Council Member Todd Holland*)

During the months of City Council discussions of the Non-Conforming Ordinance revisions (Ord. 691 – adopted June 28, 2016), Council Member Holland recommended that city policy be changed to require a 'Form Survey' be done when a property owner applies for a building permit. This Form Survey requirement should prevent new construction from encroaching on setbacks and easements.

Council Member Morren motioned, and Council Member Holland seconded, to adopt proposed Ord. 694, with one minor modification, the addition of a sentence at the bottom of page one to say the form survey would be required 'to insure compliance with all applicable city regulations, including setbacks'. Motion carried with a unanimous vote of 7-0.

10. WORKSHOP:

- Arterial road improvements (*Mayor Carl Brugger, City Manager Nickel*) which may include discussion of any of the following topics or other issues related to a city Arterial Road Improvement Project.
 - a. Bond rates: There was a brief discussion related to the appropriateness of the rate being predicted for bonds of this nature. Possibly the figure of 4% could be used in the future.
 - b. Construction costs: There was a brief discussion related to the option of adding 'Ribbon Curbing' to some areas of the project. There was a discussion regarding the current figure of '\$161.00 per linear foot' for construction costs for this roadway. This figure may be slightly high.
 - c. Continuation of discussion of Mayor Brugger's list of 'Options' for Road Arterial Project, as discussed at June 28, 2016 Council meeting and June 30, 2016 *Meet With Mayor* event. Mayor Brugger disseminated some handouts with options for planning the Arterial Road Infrastructure project, as well as some financing options regarding tax increases/bonds, and also fees added to water bills. (See Exhibit A to these minutes)
 - d. Elm Creek Drainage – in general and as relates to proposed improvements to Prairie Creek Drive. There was an extended discussion of the issue of improving Prairie Creek Drive in such a way as there are not drainage issues created for those living along Elm Creek nearby. There is general agreement that the storm water drainage from Prairie Creek be routed to Lake LBJ directly.
 - e. Financing Options. Mayor Brugger disseminated photocopies of a recent article from the newspaper regarding the City of Cedar Park planning to finance drainage improvement projects with fees on the water bills.
 - f. Alternative projects related to arterial road improvements.

City Council requested that City Attorney Young provide guidance related to securing required easements for road improvements as discussed.

City Manager Nickel suggested prioritizing the segments of this project, in order that if the project runs out of money, the most important segments of roadway will be addressed first. He suggested that Phillips Ranch Road (South) from Bluebriar to Live Oak could be postponed if needed.

Mr. Nickel discussed the importance of communicating with the USDA office of Rural Affairs related to the grant application we are planning to submit for this project. He stressed that this project could last as long as 4 years for bond elections, grant awards, bid contracts and construction.

Mr. Nickel briefly mentioned a recent meeting with Blair Smith, to discuss having a survey done to see the number of utility poles in the easements/ROW on the arterials.

There were brief discussions of the need to have the road length information, the need for better estimates of the overall cost of the project, and concerns regarding the time USDA will require before city staff is told how much grant assistance we may qualify for.

There was also discussion of need to compose a draft Ordinance to call a Special November Election for 2016 to vote on these Road Improvement Bonds. It was determined that Bond Counsel was most appropriate for composing ballot language such as needed in an Ordinance to call an Election of this sort.

Council requested that city staff invite Engineer Greg Haley to the next meeting for further workshop discussion of this project including the size of a contingency fund, what if any consideration should be made to preparing for wastewater infrastructure as part of future development with this project. Assistant City Manager Peggy Smith briefly discussed the concept of not putting in wastewater pipe in advance, but rather 'sleeve' to accommodate pipe which may be put in the ground many years after this project is done.

There was no formal action taken on this workshop item.

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 SOAH DOCKET NO. 407-16-4527.F5, JP Wilson v. Granite Shoals Police Department, in the State Office of Administrative Hearings.

Mayor Brugger recessed the Open Meeting at 8:22 PM and called the Exec. Session to order at 8:35 PM.

Mayor Brugger adjourned the Exec. Session at 9:25 PM and called the Open Session back to order.

Any action resulting from Executive Session(s).

Mayor Brugger motioned, and Council Member Tanner seconded, to approve a new engagement letter to retain the services of Brad Young as City Attorney. Motion carried unanimously by a 7-0 vote.

12. Future Meetings and Agenda Items

- Review Agenda Calendar
- Identification of future agenda items

City Council members requested an update on the AMR (Smart Meters) project, for next meeting or for August 9th.

13. Adjournment

With no further business, and no objections from Council, Mayor Brugger adjourned the meeting at 9:32 PM.

Approved by City Council on the 26th of July, 2016

By: Carl Brugger
Carl Brugger, Mayor

Attest:

Elaine Simpson
Elaine Simpson, City Secretary



*City Council Meeting Minutes
July 12, 2016 Exhibit 'A'*

ROAD	CURRENT PROPOSAL			ALTERNATIVE PROPOSAL #1		
	SECTION 1	SECTION 2	SECTION 3	SECTION 1	SECTION 2	SECTION 3
PHILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK
LENGTH	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET	2,950 FEET	3,440 FEET
COST \$ (W/DITCHES)	\$ 768,000	\$ 472,000	\$ 550,400	\$ 768,000	\$ -	\$ -
PRAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST	
LENGTH	4,963 FEET	1,954 FEET	6,917 FEET	4,963 FEET	1,954 FEET	4,963 FEET
COST \$ (CURB & GUTTER & STORM SEWER)	\$ 2,038,000	\$ 268,000	\$ 2,038,000	\$ 2,038,000	\$ -	\$ 2,038,000
COST \$ (W/DITCHES)			\$ 268,000			\$ -
VALLEY VEIW	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY		FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY	
LENGTH	3,907 FEET	4,171 FEET	\$ -	3,907 FEET	4,171 FEET	8,078 FEET
COST \$ (W/DITCHES)	\$ -	\$ -	\$ -	\$ 625,000	\$ 667,500	\$ 1,292,500
PROPOSED ROAD IMPROVEMENT COSTS			\$ 4,096,400			\$ 4,098,500
DESIGN CONTINGENCY			\$ 250,000			\$ 247,900
PRARIE CREEK WATER LINE			\$ 653,600			\$ 653,600
TOTAL PROJECT COSTS			\$ 5,000,000			\$ 5,000,000
FEET PAVED			18,107 FEET			17,841 FEET
FINANCING			\$ 2,750,000			\$ 2,750,000
USDA GRANT			\$ 2,000,000			\$ 2,000,000
GRANITE SHOALS BONDS			\$ 250,000			\$ 250,000
GRANITE SHOALS FUNDS			\$ 5,000,000			\$ 5,000,000
TOTAL FINANCING			\$ 10,000,000			\$ 10,000,000
FINANCING - TAXPAYER COSTS (Interpolation of First Southwest information)			\$0.0634 /\$100			\$0.06335 /\$100
Estimated based on bonds of 4.5% for 15 years			\$63.35 / Yr. Estimate			\$63.35 / Yr. Estimate
FINANCING - TAXPAYER COSTS (SOURCE - FIRST SOUTHWEST 12-1-2015)			\$1,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0621 / \$100 evaluation, or \$62.10 for a \$100,000 home			
			\$1,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0506 / \$100 evaluation, or \$50.60 for a \$100,000 home			
			\$2,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0956 / \$100 evaluation, or \$95.60 for a \$100,000 home			
			\$2,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0761 / \$100 evaluation, or \$76.10 for a \$100,000 home			



Costs & road measurements from KC Engineering, Inc., Greg Haley, P.E.
Mayor - Carl Brugger

ROAD	CURRENT PROPOSAL			ALTERNATIVE PROPOSAL #3		
	SECTION 1	SECTION 2	SECTION 3	SECTION 1	SECTION 2	SECTION 3
PHILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK
LENGTH	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET	2,950 FEET	3,440 FEET
COST \$ (W/DITCHES)	\$ 768,000	\$ 472,000	\$ 550,400	\$ 768,000	\$ 472,000	\$ 550,400
PRAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST	
LENGTH	4,963 FEET	1,954 FEET		4,963 FEET	1,954 FEET	
COST \$ (CURB & GUTTER & STORM SEWER)	\$ 2,038,000			\$ 2,038,000		
COST \$ (W/DITCHES)		\$ 268,000			\$ 268,000	
VALLEY VEIW	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY		FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY	
LENGTH	3,907 FEET	4,171 FEET		3,907 FEET	4,171 FEET	
COST \$ (W/DITCHES)	\$ -	\$ -		\$ 633,000	\$ 676,000	
PROPOSED ROAD IMPROVEMENT COSTS						
DESIGN CONTINGENCY						
PRARIE CREEK WATER LINE						
TOTAL PROJECT COSTS						
FEET PAVED						
FINANCING						
USDA GRANT						
GRANITE SHOALS BONDS						
GRANITE SHOALS FUNDS						
TOTAL FINANCING						
FINANCING - TAXPAYER COSTS (Interpolation of First Southwest information)						
Estimated based on bonds of 4.5% for 15 years						
FINANCING - TAXPAYER COSTS (SOURCE - FIRST SOUTHWEST 12-1-2015)						
\$1,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0621 / \$100 evaluation, or \$62.10 for a \$100,000 home						
\$1,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0506 / \$100 evaluation, or \$50.60 for a \$100,000 home						
\$2,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0956 / \$100 evaluation, or \$95.60 for a \$100,000 home						
\$2,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0761 / \$100 evaluation, or \$76.10 for a \$100,000 home						

SECTIONS COST & FT. PAVED

11,190 FEET \$ 1,790,400

6,917 FEET \$ 2,038,000

\$ 268,000

8,078 FEET \$ 1,309,000

\$ 5,405,400

\$ 250,000

\$ 653,600

\$ 6,309,000

26,185 FEET

\$ 3,470,000

\$ 2,589,000

\$ 250,000

\$ 6,309,000

\$0.07881 / \$100

\$78.81 / Yr. Estimate

\$0.0634 / \$100

\$63.35 / Yr. Estimate



CITY OF GRANITE SHOALS - ARTERIAL ROAD REPAYMENT OPTIONS - Rev 1

7/12/2016 BRUGGER

HOME VALUE RANGE	----- DEBT PAYMENT BASED ON TAX RATE INCREASE ONLY, SEE NOTES 1-5 -----				-- USE OF FEE AND TAX RATE INCREASE, NOTES 6-8 --	
	TOTAL APPRAISED VALUE	NUMBER OF PROPERTY OWNERS	% AVERAGE VALUE PER OWNER	TAX @ \$0.07881 PER MONTH	EFFECTIVE TAX RATE @ \$0.06210 PER MONTH	ADD \$3.50 TAX & FEE FOR RANGE
\$0 TO \$25,000	\$ 5,575,785	519	26%	\$ 8	\$7	\$ 49
\$25,000 TO \$50,000	\$ 9,463,094	256	13%	\$29	\$23	\$65
\$50,000 TO \$75,000	\$ 16,015,779	255	13%	\$49	\$39	\$81
\$75,000 TO \$100,000	\$ 14,977,086	173	9%	\$68	\$54	\$96
\$100,000 TO \$125,000	\$ 14,135,143	127	6%	\$88	\$69	\$111
\$125,000 TO \$150,000	\$ 13,153,208	96	5%	\$108	\$85	\$127
\$150,000 TO \$175,000	\$ 12,554,146	78	4%	\$127	\$100	\$142
\$175,000 TO \$200,000	\$ 6,773,274	36	2%	\$148	\$117	\$159
\$200,000 TO \$250,000	\$ 11,274,325	51	3%	\$174	\$137	\$179
\$250,000 TO \$300,000	\$ 10,170,067	37	2%	\$217	\$171	\$213
\$300,000 TO \$400,000	\$ 30,235,190	86	4%	\$351,572	\$218	\$260
\$400,000 TO \$500,000	\$ 49,418,501	110	5%	\$449,259	\$279	\$321
\$500,000 TO \$600,000	\$ 55,969,742	103	5%	\$543,396	\$337	\$379
\$600,000 TO \$1,000,000	\$ 65,366,372	90	4%	\$726,293	\$451	\$493
GREATER THAN \$1,000,000	\$ 18,218,823	15	1%	\$1,214,588	\$754	\$796
SUB-TOTAL	\$ 333,300,535	2,032	100%	\$ 164,026		\$ 292,324
OV-DP	\$ 95,694,914	453		\$ 211,247		\$42
TOTALS	\$ 428,995,449	2,485		\$ 172,634		\$ 311,350

- NOTES**
- 1) 61 PROPERTIES LESS THAN \$2,250 IN APPRAISED VALUE, 140 PROPERTIES LESS THAN \$5,000
 - 2) 52% OF PROPERTY OWNERS HAVE A TAXABLE VALUE LESS THAN \$75,000 AND PAY LESS THAN 10% OF THE TAXES
 - 3) 24% OF PROPERTY OWNERS HAVE A TAXABLE VALUE OVER \$200,000 AND PAY 72% OF THE TAXES
 - 4) OV-DP WILL A TOTAL TAXABLE VALUE OF \$95,694,914 WOULD NOT PAY TOWARD ROAD IMPROVEMENTS WITHOUT A MONTHLY FEE
 - 5) ANNUAL I&S FOR \$2,589,000 @ 4.5% & 15 YRS IS \$262,674, AS SHOWN ABOVE
 - 6) BY ADDING A \$3.50 MONTHLY FEE, DEBT REPAYMENTS FROM PROERTY TAXES ARE REDUCED TO \$1,500,000 @ 4.0% & 10 YRS, WITH \$1,000,000 PAID WITH FEES. (DEBT REPAYMENT RATE ON \$2,500,000 FOR 10 YRS IS EQUIVALENT TO A TAX RATE OF \$0.0956 PER \$100)
 - 7) ANNUAL I&S FOR \$2,500,000 @ 4.0% & 10 YRS IS \$318,635, AS COMPARED TO \$311,350, AS SHOWN ABOVE.
 - 8) FOR THE 52% OF PROPERTY OWNERS WITH A TAXABLE VALUE LESS THAN \$75,000, WHEN SUBJECT TO A \$3.50 FEE, NOW PAY 20% OF THE ROAD IMPROVEMENTS, UP FROM 10%, AND EXEMPT TAXPAYERS NOW PAY 6%.

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