



City Of Granite Shoals  
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MEETING MINUTES  
CITY OF GRANITE SHOALS, TX  
REGULAR CALLED CITY COUNCIL MEETING  
CITY HALL, 2<sup>ND</sup> FLOOR COUNCIL CHAMBER, GRANITE SHOALS, TX  
TUESDAY, SEPTEMBER 27, 2016  
6:00 PM

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

1. Mayor Pro Tem Dillard 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:

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

Absent:

Eric Tanner, Council Member, Plc. 3 (resigned 9-17-2016)  
Carl Brugger, Mayor

City Staff Present:

Ken Nickel, City Manager  
Brad Young, City Attorney  
Elaine Simpson, City Secretary

2. Jackie English of the Christ the Redeemer Church and the Granite Shoals Faith Alliance gave the invocation.

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

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.

- Nomination Period for the 2017 John Rinehart Memorial Award for Outstanding Community Service, June 30<sup>th</sup> through September 30<sup>th</sup>, applications available at City Hall and on the city website at <http://www.graniteshoals.org/DocumentCenter/View/687>
- Application period for City Council vacancy in Place #3, ends September 30, 2016 at 3:00 PM.
- **Fall City-Wide Clean Up Day** – Saturday, October 15, 2016, City Hall campus 8 AM to 12 noon.
- **BBQ for Christmas Outreach** – Saturday, October 22 at Ryders – bring a new, unwrapped toy and get a free dessert. Plates are \$10.00 in advance or \$12.00 at the door.
- **Early Voting for Nov. 8<sup>th</sup> Elections** – Monday, October 24<sup>th</sup> – Friday, November 4<sup>th</sup>
- **Trunk OR Treat** – Highland Lakes Elementary School – Monday, October 24, 2016
- **Fall Festival** – Presented by the Granite Shoals Faith Alliance – October 30, 2016.
- **Veterans Celebration** – November 5, 2016; Saturday, Veterans Park at 11:00 AM
- **November 8, 2016 City of Granite Shoals Special Elections** – Election Day polling places will be open 7 AM to 7 PM.
- **December 2, 2016 Friday, Christmas By The Highway ‘Lighting Ceremony’** 6 PM

Chair Jason Brady, Wildlife Advisory Committee: Discussed the latest updates on the progress of the Pilot Program for Deer Management, the first ‘hunt’ will occur next Tuesday, October , 2016.

John Utley, 904 Hummingbird: Would like to invite all residents who wish to volunteer to help, to join the ‘Action Group’ as they host a Clean Up workday starting at Valley View Park at 1:00 PM on Saturday, October 15, 2016.

##### 5. **PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS**

**Solar Energy:** Pedernales Electric Cooperative (PEC) –Renewable & Distributed Energy Manager Blake Beavers with his associate Christine Greenway. Mr. Beavers spoke on Community Solar and disseminated pamphlets regarding PEC’s Energy Services, including information regarding renewables.

Mr. Beavers explained that grants from the federal government for solar energy are very competitive. He noted that at the state level the correct agency is the State Energy Conservation Office, when dealing with solar energy matters.

Mr. Beavers discussed PEC programs to assist member homeowners who wish to set up solar panels at their homes. He stressed that an energy audit is always required before a member can apply for solar assistance program through the PEC.

He discussed the challenges of establishing a solar field in Granite Shoals. The uneven terrain and the granite made this area unappealing for solar fields. The nearest solar field that PEC is establishing is in Johnson City.

There was an extended discussion of the Solar Tour, happening this Saturday in Austin hosted by PEC. Mr. Beavers disseminated a pamphlet 'PEC Energy Services' to the members of City Council. He explained that, as an electric cooperative, PEC is dedicated to helping members find the energy efficiency programs and services that will be most beneficial.

## 6. MANAGEMENT REPORTS

### a.) City Manager

- Texas Parks and Wildlife Outdoor Recreation Grant application for Quarry Park – This will be submitted into the state's grant system on Thursday. The city benefited from delaying this grant application a year. This application is better than what we had this time last year. Peal Engineering has been doing fantastic work with us. We had a petition for residents to sign to indicate support for the grant application, and collected approximately 140 signatures.
- Assistant City Manager Peggy Smith; Certified Water Professional- Peggy Smith is now a Certified Water Professional. This is a training program through the Texas A&M system. She is one of six Certified Water Professionals now being recognized, on a national level, in the City of New Orleans.
- Groundwater System status. The Groundwater system in Hoover Valley is running now, and we did not ever run out of water, but there was an incident last week where water got into the system and shut down a control board and the pumps. We had a spare board and managed this repair. We got one pump back on line. This is going to require some longer term work to convert the electricity out there to three phase electricity, for more efficient power.
- Habitat for Humanity – The city has been contacted by a representative of Habitat For Humanity. This organization plans to bring some new construction to the Hoover Valley area. This area is served by Granite Shoals for water service. They have requested a discount for water tap for the service to this house, as the organization is a non-profit.

[City Council agreed to place this item, as a policy discussion, on a future agenda. City Attorney advised that the policy have a clear statement of how reducing cost for water taps for non-profits such as this instance provides a clear benefit to the citizens of Granite Shoals].

### b.) City Secretary

- Elections Update – Last day to register to vote for the November Special City Elections is October 11<sup>th</sup>.

- Information/Update on Board and Committee appointment procedures, per request of Council Member Holland, information is included in Council agenda packets tonight regarding the procedures for filling vacancies on the city's committees. Each Board and Committee is different. All have the 'hold over' feature for members, however. Historically, the city has had some difficulty keeping Boards and Committees fully staffed. Since the focus has been on staffing the Committees, making sure there were enough members to make a quorum, the city staff has not attempted a formal 'Board and Committee Appointment' project, asking all members to re-apply for re-appointment. City staff has tracked the appointment dates for members appointed in the last 3.5 years. Some members were serving when current City Secretary came into office June 2013. [Council members agreed to also place this topic, as a discussion on policy, on a future agenda].
- Update on Pilot Program for Deer Management – Wildlife Advisory Committee [Chair Brady had spoken to this item during Citizen Comments]. Council Member Holland and Council Member Morren noted that this program is moving forward and participants are very positive at this point. The first Hunt Day will be held Oct. 4<sup>th</sup>.
  - TML annual Conference October 5-7. Eric Tanner's registration was refunded, save \$75.00 (processing fee) from TML.
  - Human Resources Update –Chief Boshears has selected an applicant to fill the vacancy of Patrol Officer. This officer's name is Leon Ingersoll. This new employee is expected to begin work in mid-October. Ingersoll comes here from Bell County where he is a certified mental health officer and hostage negotiator.

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. Approve August 22, 2016; Special Council meeting minutes.
- b. Approve August 23, 2016; Regular City Council meeting minutes.
- c. Approve September 7, 2016; Special Council meeting minutes.
- d. Approve September 13, 2016; Regular City Council meeting minutes.
- e. Approve September 16, 2016; Special Council meeting minutes.
- f. Approve Resolution #510 to authorize BCAD to sell lots 354 & 355 Hillcrest Sec. of Sherwood Shores to Granite Shoals Properties, LLC, for outstanding taxes
- g. Approve Resolution #511 to authorize BCAD to sell lots 177-179 of the Sweetbriar Section of Sherwood Shores to Granite Shoals Properties, LLC, for outstanding taxes.
- h. Approve proposed Ordinance # 701 to make budget amendments to the City of Granite Shoals Fiscal Year 2015-2016 city budget. (*Finance Director Wendy Gholson*)

Council Member Hisey motioned, and Council Member Holland seconded, to approve all items on the Consent agenda, as presented. Motion carried unanimously by a 5-0 vote.

8. **PUBLIC HEARING(S)**

a. Consider request from Don Sherman, on behalf of Kyle West, property owner at 905 N. Castle Hills Drive, for a re-plat of lots 425, 426, 427, 502, 503, 504 and 501 in the Mystic Castle section of Sherwood Shores subdivision, to cure existing encroachments across lot lines and easements.

- 1) Hold a Public Hearing
- 2) Consider recommendation from the Planning and Zoning Commission.
- 3) Possibly take action.

Mayor Pro Tem Dillard opened the Public Hearing at 7:39 PM.

Mayor Pro Tem Dillard closed the Public Hearing at 7:40 PM.

Mr. Sherman spoke and gave the applicants report. This re-plat is being requested in order to correct numerous encroachments of eaves and setbacks. PEC has released all their utility easements. This re-plat cannot be considered by the City Manager on his authority, as it contains seven lots and therefore, is not a 'minor re-plat'.

It was noted that the Planning and Zoning Commission forwarded this to City Council with a favorable recommendation. City Manager Nickel also recommends approval of the request.

Council Member King motioned, and Council Member Holland seconded, to approve, as requested, application of Don Sherman, on behalf of Kyle West, property owner at 905 N. Castle Hills Drive, for a re-plat of lots 425, 426, 427, 502, 503, 504 and 501 in the Mystic Castle section of Sherwood Shores subdivision, to cure existing encroachments across lot lines and easements. Motion carried by a unanimous vote of 5-0.

b. Consider recommendation of Streets and Water Advisory Group (SWAG) regarding Update to Transportation Plan – 2016 section of the City of Granite Shoals Comprehensive Master Plan.

- 1) Hold a Public Hearing
- 2) Consider recommendation from the Planning and Zoning Commission.
- 3) Possibly take action.

Mayor Pro Tem Dillard opened the Public Hearing at 7:45 PM.

Mayor Pro Tem Dillard closed the Public Hearing at 7:58 PM.

City Manager Nickel presented the staff report. This proposed amendment was composed by City Council Member Eric Tanner last Spring. The proposal has been considered and public hearings have been held on this at the Streets and Water Advisory Group (SWAG) and the Planning and Zoning Commission. Both of these advisory groups have forwarded this with a favorable recommendation.

SWAG Chair Susie Hardy: This amendment received a favorable recommendation from SWAG at the meeting of July 2016. At the September 20, 2016 meeting of the Planning

and Zoning Commission (Hardy is the Vice-Chair), the Commissioners held a public hearing on this amendment and they also forward it with a favorable recommendation.

There was a short discussion of the process by which speed limits could be changed. Mr. Arturo Rubio, a member of the SWAG, noted that this recommendation for the traffic plan does not address speed limits.

Mr. Michael Steenberg: 2208 Belaire, Granite Shoals, TX: Noted that the City Council did not have all members present, and suggested that this be postponed until full Council could consider it.

There was a brief discussion of the absence of Eric Tanner and Mayor Brugger. Eric Tanner composed this plan, so the Council members felt secure that he understood and supported it. Mayor Brugger asked that this be considered on tonight's agenda, knowing that he would be out. He indicated his comfort with this proposed amendment.

It was noted that this updated section will be provided to the US Department of Agriculture, as part of the city's application for a Road Improvement grant for the city's three minor arterials.

Council Member Morren motioned, and Council Member Holland seconded to adopt the amendments, as presented, to the City's Comprehensive Plan, Transportation section, as recommended by SWAG and Planning and Zoning Commission. Motion carried unanimously by a 5-0 vote.

Mayor Pro Tem Dillard called a recess of the meeting from 8:01 PM to 8:14 PM.

## 9. REGULAR AGENDA ITEMS

- a. Discuss, consider and possibly take action related to proposed Ordinance # 702 to update the City of Granite Shoals General Fee Ordinance. (*City Manager Ken Nickel*)

Council considered the proposed changes. There were a few modifications made to page 108 and to page 118 of the agenda packet. The fence permit charge was added to the General Fee Ordinance, with qualifier added 'if it is required', on page 108. The charge is \$50.00 and includes the permit and an inspection. On page 118, the Council modified the charges for AMR data log reports and re-reads. A meter re-read, without data-log shall cost \$25.00 except for one free re-read per year. A meter re-read with a data-log, shall cost \$50.00, except for one free data-log per year. Also, the data log charge may be waived by the City Manager if the city requests the information.

Mayor Pro Tem Dillard read each proposed change, all as presented, except for the modifications made to Fence permit and to AMR reports, as noted.

Council Member Morren motioned, and Mayor Pro Tem Dillard seconded, to approve, as read by Mayor Pro Tem Dillard, the updates to the City's General Fee Schedule in proposed Ordinance #702. Motion carried by a vote of 4-1. Ayes: King, Dillard, Holland and Morren. Nay: Hisey.

- b. Discuss, consider and possibly take action related to making appointments to Boards or Committees. *(City Secretary Elaine Simpson)*

There were no applications received for BAG or Wildlife Advisory Group. These are currently the Committees which have vacancies. There was no action taken on this item.

- c. Discuss latest version of proposed modifications to the Zoning Ordinance, City Code Chapter 40, related to Fencing in residential areas. *(City Manager Ken Nickel)*

There was an extended discussion of fencing, and of the latest recommendation for fencing requirements as proposed by the Planning and Zoning Commission.

The Council determined by consensus to send this item back to the P&Z Commission and request that they continue to work with the proposal with the following parameters:

- That the maximum height for fences in the city should be six (6) feet, in residential areas.
- That a definition may need to be required for 'Interior Fence' or 'Garden Fence'.
- That fencing not create a 'fortress look'.
- That fencing be built out of new and good quality materials.
- That visibility and safety be most important consideration/ considered for motorists driving near properties, and property owners driving out of their property.
- Property owners with uneven terrain can apply for a variance through the BOA for height exceptions.

No formal action was taken on this item.

10. **WRITTEN REPORTS**

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

11. **FUTURE AGENDA ITEMS**
  - Review Agenda Calendar
  - Identification of future agenda items

12. **ADJOURNMENT**

With no further business, and no objections from Council, Mayor Pro Tem Dillard adjourned the meeting at 10:17 PM.

Approved by City Council on the 11th of October, 2016

By: Carl Brugger  
Carl Brugger, Mayor

Attest:

Elaine Simpson  
Elaine Simpson, City Secretary