

Re-cap of the July 29, 2017 Town Hall Meeting for Road Infrastructure Bond Update

Held July 29, 2017, Fire Hall, Granite Shoals, TX from 9 AM to 10:05 AM.

Including: Questions from the July 29, 2017 Town Hall Meeting for Road Infrastructure Bond Updates

The Town Hall Meeting began at 9 AM. Mr. Eric Tanner, the Chair of the Road Bond Education Committee, an ad hoc committee of the City Council of the City of Granite Shoals presided over the meeting. The Road Bond Education Committee acted as ‘hosts’ for this meeting. Present from the Committee were Eric Tanner, Cory Hanneman, Dennis Maier and Robin Deberard. Absent from the meeting were committee members Eric Carvajal and Tena Collier.

The Road Bond Education Committee did not call to order an official meeting. No action/voting took place by any Committee, Board or Commission. This Town Hall was conducted strictly as an informational meeting.

Chair Tanner presented 17 slides in the PowerPoint presentation, see Exhibit ‘A’ to these meeting minutes.

There were approximately 40 citizens present for the Town Hall meeting.

After the PowerPoint presentation:

Mr. Roger Vest submitted: *‘Granite Shoals has indicated a plan to re-annex Web Isle and Beaver Island Subdivisions in December 2017. This \$750,000 of additional tax revenue per year could pay for the proposed road repaving project, over a 5-7 year period of time. Annexed residents are expected to gain some benefit from the city, and each one of these residents drive on the Phillips Ranch Road access. West Maple and Highcrest Streets are also key roads, to/from residents homes, that have had frequent attempts to “Patch”, but greatly need a higher quality of paving done. No resident wants higher city taxes to pay for a Long-Term Bond solution to the street repaving issue. Use the newer annex taxes and short term low interest loans to implement the solution.’*

(City Secretary’s note 8 / 8/ 2017- the figure of \$750,00 is Mr. Vest’s figure and is not the same figure calculated by city staff for additional tax revenue per year. Staff

estimates = \$250,000 per year for Beaver and Web Isles. These areas will go onto the property tax rolls for the City of Granite Shoals on 1-1-2018).

Mr. Vest and Chair Tanner discussed the proposed length of time for repayment of the bonds. The roads are being designed as 10-15 year lifespan roads. The bonds should be paid off before the new roadways reach the end of their predicted lifespan. There was consensus agreement regarding this.

Mr. David Pegues requested information about if/how the City can charge a fee to heavy equipment and heavy trucks? These cause more than their share of the damage. It was noted that the trash trucks pay the city as part of their franchise fee.

Mr. George LaChance, member of the Granite Shoals Street and Water Advisory Group (SWAG) (this is the standing committee that advises Council regarding road and water issues) spoke to the research that the SWAG has done about charging a fee to heavy vehicles. The SWAG will continue to research how other cities address this issue.

Assistant City Manager Peggy Smith noted that the voters of the city recently increased the amount of sales tax that is dedicated to street work for the City.

There was a discussion of plans for the ‘side streets’? There was a discussion that the City Council budgets a specific amount of money each year for a ‘paving project’, and for street maintenance. This amount is increasing with the additional sales tax. This year, there will be no addition streets to get chip sealed. This year, the SWAG and City Council determined to take a year to do pothole and other repairs. It was noted that the city does not own the equipment to actually ‘pave’ or ‘chip seal’ a road. This equipment is owned by Burnet County and is used under an agreement each year for a limited amount of time. It is not economically feasible for the city to purchase this. The city will continue to perform chip seal projects with Burnet County equipment and major projects (like the Arterial Road Project) will be done by contractors.

There was a brief discussion that the City doesn’t get assistance to maintain/repair/reconstruct streets within the city limits from the state; TXDOT only maintains FM 1431.

There was another brief discussion regarding the process of paving / re-paving neighborhood streets with the neighbors raising the money for the cost. This has been done only a few times, because the streets are still city streets, and the city is responsible to all taxpayers.

There was a brief discussion about Scarborough Ranch. This property, which is not currently in the city limits, lies south of the city off of Phillips Ranch Road, may be developed in the next few years. Since there are no development plans filed yet with the City for any development, and there were no representatives from the Scarborough Family present, these questions could not be answered. In the future when/if the Scarborough Family decide to develop, they must develop their property according to the subdivision regulations and pay all development fees.

There was a discussion regarding which Arterial is planned to be done first should these bonds pass in November? The City's engineer Greg Haley was present at the meeting and suggested North Phillips Ranch Road would be best to start with, as it is the most involved, it is being reconstructed, not just re-paved. If Phillips Ranch Road is done first, then the most involved part will be over and it will be easier to estimate accurately the total amount which will be left in the budget for the other streets for the re-paving.

There was a brief discussion about the misconceptions sometimes heard about the City Hall. It was noted that the story of how City Hall was purchased is not correct in the minds of many citizens. These citizens incorrectly assume that the City has plenty of money because we have a nice City Hall. This is incorrect. The City was able to purchase the City Hall and the surrounding property at a very reasonable price several years ago.

There was an extended discussion of the decision of the City Council to bring these bonds, already approved in November 2016, back to the voters for 'Re-confirmation'. This is a risk that the Council is taking that the bonds will not pass. If they do not pass at the Re-confirmation Election in 2017, the bonds legally cannot be issued. The City Council determined, immediately upon learning that the financial circumstances around the Arterial Road Project had changed (that there was not going to be a grant to pay for 55% of the project), decided they would not issue the bonds. They would allow the voters to vote on the Road project with the scaled down plans, which can be achieved for the amount of the bonds alone.

Chair Tanner encouraged all participants to submit to him any additional questions that came up. New questions can be added to the 'List of FAQ' that have already been collected.

There was a question regarding if there are other Road Grants available to help with this project? The answer is not that the City has found.

The question was addressed about the time-frame for the work to be done, if these bonds pass in November? City staff estimates that June – August 2018 would be when the largest part of the work would actually be done if these bonds are reconfirmed.

There was a question about whether the scope of the project will be changed further? It is not believed that there will be any further reduction in the scope of the project needed. It was re-iterated that all three Arterials will be included. The work must be done in conformity to the bond language.

There was a brief discussion about there being a ‘contingency’ amount placed in the budget for this project.

There was another brief discussion that the project must and will be done according to the bond language. All three arterial streets are included in the project.

There was a question that will be added to the ‘Frequently Asked Questions’ list: What is the percentage of funds in the General Fund that are set for Street Maintenance?

There was a discussion about the reduction of the scope of work related to drainage improvements on Prairie Creek Road. Since the city will not have the grant, the City cannot widen Prairie Creek. Also, new utility pipes will not be done.

The City Council will call the election for November 2017 at their August 10th meeting.

There will be another of these Town Hall meetings to discuss the Road Bond Reconfirmation election. The next Town Hall is set for October 14, 2017 from 9 AM to 11 AM here in the Fire Hall once again.

Meeting ended at 10:05 AM.

City Secretary Elaine Simpson 7-31-2017