



**NOTICE OF AGENDA
GRANITE SHOALS CITY COUNCIL
REGULAR CALLED MEETING**

TUESDAY, SEPTEMBER 9, 2025 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

AGENDA

Livestream: <https://youtube.com/live/vwaTB5Rp5p0?feature=share>

1. Budget Workshop - 5:00PM - 6:00PM

- 1.a. Discuss the City budget and planning for FY 2025-2026.
No action will be taken.

2. Call to Order/ Roll Call/ Welcome

Invocation

Pledge of Allegiance, Pledge to Texas Flag

3. Citizen Comments

In accordance with the Open Meetings Act, City Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

4. Items of Community Interest

September 10th ~ 10am-3pm - Blood Drive @ City Hall
September 27th ~ 10am - Fish Fry Fundraiser @ Quarry Park
October 7th ~ 6pm-8pm - Night Out in Granite Shoals
October 31st ~ Trunk or Treat 6pm-8pm

5. Reports

- 5.a. Update from Ch 40 Workgroup
5.b. Update on emergency notifications to citizens.

6. Consent Agenda

- 6.a. Discuss and consider approval of meeting minutes from August 26, 2025.

7. Public Hearings

- 7.a. Hold a public hearing regarding the proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use

8. Action Items

- 8.a. Discuss, consider, and take appropriate action regarding proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use
- 8.b. Discuss, consider, and take appropriate action amending the City of Granite Shoals Code of Ordinances Chapter 38 Utilities, Sections 38-62, Sections 38-66, and Appendix B Section R.
- 8.c. Discuss, consider, and take appropriate action on Ordinance #880 - Adopting the Annual Budget for the City of Granite Shoals, for the fiscal year 2025-2026
- 8.d. Discuss, consider, and take appropriate action to approve Ord. #881 - Ratifying the Annual Budget for the City of Granite Shoals for the fiscal year 2025-2026.
- 8.e. Discuss, consider, and take appropriate action for Ordinance #882 - Levying Taxes for the Use and Support of the City of Granite Shoals for the fiscal year 2025-2026.
- 8.f. Discuss, consider, and take appropriate action to set the date and time of a fall social event.

9. Executive Session (Closed to the Public)

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

10. Future Agenda Items

11. Adjournment

CERTIFICATION

IT IS HEREBY CERTIFIED that the foregoing agenda has been posted on both the indoor bulletin board and outdoor notice board of Granite Shoals City Hall on or before the 3rd day of September 2025. Requests for accommodations or interpretive services must be made 8 hours prior to this meeting. Please contact the City Secretary at (830) 598-2424 for further information.

Dawn Wright, City Secretary



This Notice and Meeting Agenda, and the Agenda Packet, are posted online at www.graniteshoals.org



Replenish the supply to **save a life.**

Blood Drive: City Hall – Granite Shoals

Wednesday, September 10 | 10 AM – 3 PM
222 N. Phillips Ranch Road, Granite Shoals



DONORS IN SEPTEMBER RECEIVE:

Free donor gift: Clear Blood Donor Tote Bag

Free blood type testing

BSWH Employees may receive credit towards
Donor Day Off benefit

REMEMBER: Photo ID is required to donate;
donors 18 or younger are required to
provide proof of age.



To donate:
877.724.HERO (4376)
BSWBlood.com

FISH FRY

Fundraiser

STARTING AT
10:00 AM

September
27

Fish Fry proceeds go towards
"Jesus Toys for Kids" at HLES on
Dec. 20th 2025

Drive-thru Quarry Park
2221 N Phillips Ranch Rd,
Granite Shoals, TX 78654

**\$10 - Catfish Plate, Pinto Beans, Coleslaw,
and Hush Puppies**

**\$15 - Whole Tilapia (Mojarra), Pinto Beans,
and Coleslaw**

Si Habla Espanol



Night Out In Granite Shoals QUARRY PARK

FREE HOT DOGS | BIKE GIVEAWAY
BOUNCE HOUSE & MORE!



★ October 7th 6-8PM ★
2221 N. Phillips Ranch Rd.



COMMERCIAL
NATIONAL BANK



Walmart



ark
of Highland Lakes





**NOTICE OF AGENDA
GRANITE SHOALS CITY COUNCIL
REGULAR CALLED MEETING**

TUESDAY, AUGUST 26, 2025 AT 6:00 PM

City of Granite Shoals City Hall, 2221 N. Phillips Rd., Granite Shoals, TX 78654
Phone (830) 598-2424 Fax (830) 598-6538 • www.graniteshoals.org

MINUTES

1. Budget Workshop - 4:00PM - 6:00PM

Discuss the City budget and planning for FY 2025-2026.
No action will be taken.

The meeting was called to order at 4:17 PM.

Brian Edwards arrived at 4:48 PM.

Next budget meeting scheduled for September 9, 2025 at 5PM.

The meeting adjourned at 5:32 PM.

2. Call to Order/ Roll Call/ Welcome

The meeting was called to order at 6:03 PM.

Invocation

Given by Mayor Munos.

Pledge of Allegiance, Pledge to Texas Flag

3. Citizen Comments

In accordance with the Open Meetings Act, City Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

No citizen comments.

4. Items of Community Interest

September 10th ~ 10am-3pm - Blood Drive @ City Hall

October 7th ~ 6pm-8pm - Night Out in Granite Shoals

October 31st ~ Trunk or Treat (details coming soon)

The City blood drive has many open time slots for sign-ups available.

Night Out in Granite Shoals will be a great City Event for families.

- All city departments are involved.
- Attractions include bounce houses, food, bicycle giveaways, fingerprint ID kits, and other family activities.

The Trunk or Treat event will be from 6-8pm.

- Council, schools, and local businesses are invited to set up decorated cars/booths.

City Hall will be closed for Labor Day on September 1st.

Mayor Munos shared information from his meeting with HLES Principal Suzie Neuenschwander in an on-going Granite Shoals/School Partnership.

Upcoming School Events:

- Book Fair/Open House: September 23, 4:30–6 PM
- Booth at National Night Out and Trunk or Treat
- Red Ribbon Week: October 20–31
- Fall Festival: December 4, 5 PM
- Christmas Parade Float at Marble Falls
- Initiatives for reading mentoring and community involvement discussed. School scores improving.

Elementary School Infrastructure Update

- New paving project nearing completion (targeting weekend after Labor Day, weather permitting).
- Goal to alleviate traffic congestion at 1431 and Hawthorne.
- Video tour to be released after completion.

Granite Shoals Flood Relief and Ark Volunteer Update:

- 504 flood relief cases reported, 135 closed, 12 new RVs delivered to displaced residents, continued fundraising support.
- Special thank you to Ron Munos for his work with the Ark of Highland Lakes.

5. Reports and Presentations

5.a. Committee Youth Member Recognition

Landon Farris was recognized by the Airport Advisory Committee and the Council for his work as a youth committee member.

5.b. Department Reports - JULY 2025

All council members indicated reports reviewed; no questions raised.

5.c. Discuss and consider updates from the Chapter 40 Workgroup.

Becky Sims shared a report of the workgroup's progress.

- Five meetings have been conducted.
- Survey: Sent to 92 professionals (contractors/builders/realtors); 9 responses received; deadline to be extended.
- Citizen Survey: Topics agreed upon, timing TBD.
- Ongoing review of proposed Chapter 40 ordinance changes (organization, removing outdated items, coordination with city attorney/manager).
- Positive feedback among council and staff noting progress and the group's cohesiveness.

6. Consent Agenda

- 6.a. Discuss and consider approval of meeting minutes from August 12, 2025.

Moved by Steve Hougen; seconded by Brian Edwards to approve the meeting minutes from August 12, 2025.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

7. Public Hearings

- 7.a. Conduct a public hearing on the proposed FY 2025-2026 City budget.

The public hearing opened at 6:22PM.

There were no public comments made.

The public hearing closed at 6:22 PM.

- 7.b. Conduct a public hearing on the proposed tax rate for FY 2025-2026

The public hearing opened at 6:23PM.

There were no public comments made.

The public hearing closed at 6:23PM.

8. Action Items

- 8.a. Discuss, consider, and take appropriate action regarding possible appointment of Anne Siron to the Beautification Advisory Group.

Additional volunteers are encouraged to volunteer due to resignations and physical

limitations of some current members.

Moved by Brian Edwards; seconded by Catherine Bell to appoint Anne Siron to the Beautification Group.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

- 8.b. Discuss, consider, and take appropriate action regarding Solid Waste contract services

Proposals were considered among the applicants responding to the RFP.

The Council reviewed the staff recommendation and accept the Waste Management proposal (rates lower than current, improved billing, service continuity; rate to citizens drops by \$1.59/month).

Hill Country Waste Presentation Carlos Erkins and Son:

- Owners addressed council advocating their capabilities (33,000+ customers, all-new automated trucks, recent successful transitions like in Johnson City, billing flexibility).

Moved by Michael Berg; seconded by Judy Salvaggio to to direct staff to negotiate and execute a solid waste contract with Waste Management.

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

- 8.c. Discuss, consider, and take appropriate action regarding the Airport Advisory Committee slab project proposal.

Purpose: Build a concrete slab for airport utility/storage structure, with future flexible use (potential for building/hangar, shelter, and/or future rentable hangar space).

- Three bids were received; two in the \$6,300–\$7,000 range (preferred), one at \$21,300 (deemed excessive).
- Booe Construction is preferred for local reputation, prior satisfactory work, and readiness.

Questions Raised: Purpose/flexibility, future infrastructure (potential hangar, restroom/plumbing prep, connection to broader airport plans, funding mechanisms, community ROI)

Mark Fessler (Airport Advisory Member) Input:

- Asset value of airport for city, models for public/private funding (including

land/hangar leasebacks), opportunity to leverage the airport as an economic driver and community resource.

- Urged an external study (possibly TxDOT- or FAA-funded) for airport development options.
- Detailed comparative costs (Kingsland hangar: \$200/month; San Antonio: high infrastructure standards).
- Emphasized that investment in airport benefits more than just pilots, referencing economic and educational impacts.

The Council recognized the airport as a community asset, with the potential for increased revenue and property value. Small investment in slab is endorsed as the first step, with comprehensive planning to follow.

Moved by Steve Hougen; seconded by Judy Salvaggio to authorize staff to negotiate and execute contract with Booe Construction on the slab project..

Motion Passed: 7 - 0

Voting For: Ron Munos, Brian Edwards, Mike Pfister, Judy Salvaggio, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

9. Executive Session (Closed to the Public)

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), 551.087 (economic development), and/or 418.183 (homeland security).

Council adjourned into Executive Session at 7:18PM.

Mayor Munos reopened the regular meeting at 7:47PM.

No action was taken in the Executive Session.

- 9.a. Executive Session – Enter into executive session regarding economic development negotiations for business prospects the City seeks to have, locate, stay, or expand within the City pursuant to Texas Government Code Section 551.087. No action will be taken in the executive session; action, if any, will be taken in open session.

a. Economic Development

- 9.b. Executive Session – Enter into executive session to deliberate the appointment, employment, evaluation, and duties of a public officer or employee pursuant to Texas Government Code Section 551.074. No action will be taken in executive session; action, if any, will be taken in open session.

a. Evaluate and discuss the performance review of the City Manager.

10. Future Agenda Items

- Social Events: Schedule planning (e.g., pancake breakfast).
- Hoover Valley: Request for update.
- Short-term Rentals/Airbnb: Progress on regulations.
- Property Maintenance Scorecard: Follow-up from code enforcement (Preston to report status/outcomes).
- SB10 Update: Legal counsel requested to provide a status update on the state's 3.5% cap to 1% (property tax legislation) within two weeks, pending state guidance.

11. Adjournment

With no further business or discussion, Mayor Munos adjourned the meeting at 7:49PM.

CERTIFICATION

I hereby certify that the above minutes are true and correct from the City Council meeting of August 26, 2025.

Mayor Ron Munos _____

Attest:

Dawn Wright - City Secretary _____



The City of Granite Shoals, Texas

PUBLIC NOTICE

Public Hearings to be held on proposed Ordinance #878

Ordinance Amending Part II: Code Of Ordinances; Chapter 40: Zoning;

Section 40-26: Vacation Home Rental Use

The Planning and Zoning Commission of the City of Granite Shoals will hold a Public Hearing on Tuesday, September 2, 2025 during a regular meeting, which is open to the public, at 6:00 p.m., at City Hall, 2nd floor Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654. They will consider proposed Ordinance #878, which would amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use regarding recent amendments to the City's firework ordinance. This zoning change is initiated by the City of Granite Shoals, Texas.

Granite Shoals City Council will also hold a Public Hearing on Tuesday, September 9, 2025, during their regular meeting, open to the public, at 6:00 p.m., at City Hall, 2nd floor Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654 upon proposed Ordinance #878, which would amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use regarding recent amendments to the City's firework ordinance. This zoning change is initiated by the City of Granite Shoals, Texas.

Citizens are encouraged to attend these meetings and be heard. Additional information concerning this proposed Ordinance are available by contacting City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, Texas 78654, Office of the City Secretary, (830) 598-2424 x 701, as well as visiting the official city website at www.graniteshoals.org.



City Council STAFF REPORT

Subject: Discuss, consider, and take appropriate action regarding proposed Ordinance #878 Amending Part II: Code of Ordinances; Chapter 40: Zoning; Section 40-26: Vacation Home Rental Use

Date: September 9, 2025

Submitted by: Dawn Wright, City Secretary/HR Manager

Department: Committees / Commissions

Background:

This item was formally reviewed by the Planning and Zoning Commission at its regular meeting on September 2, 2025. After thorough discussion and consideration, the Commission voted unanimously to approve a motion recommending that the City Council move forward with the proposal.

Recommendation:

Their action included a favorable recommendation, reflecting the Commission's consensus that the item is consistent with the City's development goals and planning priorities. The matter is therefore advanced to the City Council for consideration and possible action.

Fiscal Impact:

None.

Attachments:

1. Ord.878 - 2025 STR Ordinance Amendment 1

ORDINANCE NO. 878

“2025 Short Term Rental Ordinance”

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-26: VACATION HOME RENTAL USE; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A SAVINGS CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals, Texas (the “City”) seeks to provide for the safe and orderly development of land and use of property within its corporate limits; and

WHEREAS, the Council respects the property rights of property owners who wish to use their property as Short Term Rentals, and

WHEREAS, the Council recently amended its ordinance regulating the sale and use of fireworks within the City; and

WHEREAS, the following amendments to the City’s regulation of short term rental properties are necessary in accordance with the Council’s recent amendments to the City’s fireworks ordinance; and

WHEREAS, the Planning and Zoning Commission of the City of Granite Shoals held a properly noticed public hearing regarding proposed amendments to Chapter 40 (Zoning) of the City’s Code of Ordinances regarding the Short Term Rental Ordinance on September 2, 2025; and

WHEREAS, the City Council held a properly noticed public hearing regarding proposed amendments to Chapter 40 (Zoning) of the City’s Code of Ordinances regarding the Short Term Rental Ordinance on September 9, 2025; and

WHEREAS, the City recognizes its responsibility and authority to adopt ordinances that are necessary for the government of the City, its interests, welfare, the health and safety of the City, and good order of the City as a body politic.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION I. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II. REPEAL, ADOPTION, AND AMENDMENT

Part II (Code of Ordinances), Chapter 40 (Zoning), Section 40-26 (Vacation Home Rental Use) is hereby amended as follows:

“Sec. 40-26 Short Term Rentals (STR)

...

- (p) Information to be provided to each STR renter by the owner or agent.
 - (1) Maximum number of overnight guests permitted.
 - (2) Maximum number of parking spaces allocated to the property, and location of offsite parking (including parking for boat trailers), if available.
 - (3) 24 hour contact number(s) of owner/agent.
 - (4) Telephone number of City Utilities Department, Fire Department, and Police Department.
 - (5) Notification of what constitutes trash and what items are recyclable.
 - (6) Notification of trash pickup day.
 - (7) Notification of recycle pickup day.
 - (8) Signage instructing guests that fireworks are prohibited in the City of Granite Shoals, and that violations may result in conviction of a misdemeanor with a penalty not to exceed \$1,000.00 for each offense, with each day of violation constituting a separate offense. Such signage must be placed in a conspicuous location visible to the guest, and must be included in any instructions provided to the guest.
 - (9) Other information as may be deemed pertinent by owner/agent or the City.

...”

SECTION III. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV. SEVERABILITY CLAUSE.

If any provision, section, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V. REPEALER CLAUSE.

The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinance or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

SECTION VI. EFFECTIVE DATE.

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION VII. NOTICE AND MEETING CLAUSE.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

This ordinance shall become effective upon passage and adoption in accordance with State Law.

Passed and approved this ___ day of September, 2025.

.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

Approved to Form:

Joshua Katz, City Attorney



City Council STAFF REPORT

Subject: Discuss, consider, and take appropriate action amending the City of Granite Shoals Code of Ordinances Chapter 38 Utilities, Sections 38-62, Sections 38-66, and Appendix B Section R.

Date: September 9, 2025

Submitted by: Kevin Rule, Finance Director

Department: Finance

Background:

Background:

The City currently requires all persons requesting retail utility service or transferring service to submit a completed and signed Utility Service Application, a valid form of identification, and verifiable proof of the applicant's right to occupy the service address. For rental properties, applicants must also provide a lease agreement between the lessor and lessee.

At present, property owners who lease their property may voluntarily establish a "landlord account" with the City. A landlord account allows the City to identify rental properties, maintain continuous utility service between tenants, and secure a deposit to protect the City against unpaid charges. However, creation of a landlord account is not mandatory under current policy.

Issue:

Without a required landlord account, challenges arise in accurately identifying rental properties and ensuring proper account responsibility. Service interruptions also occur between tenant occupancies, creating administrative inefficiencies and increasing service risk for both landlords and the City.

Proposed Ordinance Amendment:

The proposed amendment would require all rental property owners to establish a landlord account when their property is rented to non-owners. This requirement would:

- Clearly identify properties used as rentals
- Protect both landlords and the City from service disruptions between tenants
- Ensure a security deposit is maintained on the account

Recommendation:

Staff recommends approval of the ordinance amendment requiring rental property owners to establish a landlord account.

Fiscal Impact:

Requiring landlord accounts would improve deposit collection, reduce administrative costs related to frequent service disconnections and reconnections, and strengthen the City's ability to recover unpaid charges.

Attachments:

1. 2025-09-09 Ordinance Regarding Water Utility Service Deposits 1

ORDINANCE NO. ____
“Water Utility Connection Deposits”

AN ORDINANCE AMENDING CITY OF GRANITE SHOALS CODE OF ORDINANCES CHAPTER 38 (UTILITIES), ARTICLE III (UTILITY SERVICE TERMS AND CONDITIONS), SECTIONS 38-62 (CONNECTION TO THE UTILITY SYSTEM REQUIRED) AND 38-66 (PAYMENT OF FEES AND SERVICE CHARGES), AND APPENDIX B (SCHEDULE OF FEES AND CHARGES) SECTION R (UTILITY FEES); PROVIDING FOR A SAVINGS CLAUSE, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council (the “Council”) of the City of Granite Shoals, Texas (the “City”) seeks to promote the health, safety and general welfare of the citizens of the City, and the best interests of the City; and

WHEREAS, pursuant to Texas Local Government Code § 51.001, the Council is authorized to adopt an ordinance that is for the good government, peace, or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Texas Local Government Code § 51.012, the Council is authorized to adopt an ordinance, not inconsistent with state law, that the council considers proper for the government, interest, welfare, or good order of the City; and

WHEREAS, the Council seeks to ensure that utility service is adequate and efficient for the citizens of the City; and

WHEREAS, the Council finds that it is in the best interest of the public health, safety, and welfare of the citizens to require connections to the City utility system as provided by this ordinance and the payment of utility deposits in order to pay for the costs of that service; and

WHEREAS, pursuant to Chapter 402 of the Texas Local Government Code and other laws, the City is authorized to operate its utility systems inside or outside its municipal boundaries, to regulate the systems in a manner that protects the interests of the municipality, and to extend the lines of its utility systems inside and outside the municipal boundaries; and

WHEREAS, pursuant to Chapter 13, Texas Water Code and the City’s Water Certificate of Convenience and Necessity (CCN) No. 11450, the City has the authority and responsibility to provide utility services to its customers and qualified service applicants;

WHEREAS, the proposed amendments to the City’s Utilities ordinance promote the public health, safety, and general welfare of the residents of the City, and provide for the safe and orderly operation of the City’s water system.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION I – FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City of Granite Shoals and are hereby approved and incorporated into the body of this ordinance as if copied in their entirety.

SECTION II – AMENDMENT

Chapter 38 (Utilities), Article III (Utility Service Terms and Conditions), and Appendix B (Schedule of Fees and Charges), Section R (Utility Fees) are hereby amended as follows:

“...

Sec. 38-62 Connection to the utility system is required.

...

(d) All applicants for water service shall deposit with the City as a guarantee of payment of water bills, prior to obtaining water service, a deposit fee as established by the City Council as set out in Appendix B, Section R of the Code of Ordinances as follows:

(1) Commercial and industrial property owners shall pay the deposit amount per meter set out in Appendix B, Section R of the Code of Ordinances.

(2) Residential owner-occupied property owners shall pay the deposit amount per meter set out in Appendix B, Section R of the Code of Ordinances.

(3) Realtors, management firms, or owners of rental properties within the city

(A) Each meter shall be considered a separate account and shall require a separate deposit. For those multifamily accounts with one meter for multiple dwelling units, the deposit will be calculated on a per dwelling unit basis. “Multifamily” for purposes of this section and the deposits outlined in appendix B, Subsection R, shall mean a classification of housing where multiple separate housing units for inhabitants are contained within one building or several buildings within one complex.

(B) The realtor, management firm, or owner of rental property shall apply for water service and pay the deposit for rental properties established in Appendix B, Section R of the Code of Ordinances. The tenant or renter of such properties

shall then separately apply for service as the customer of the City and pay a separate deposit as set out in Appendix B, Section R of the Code of Ordinances.

...

Sec. 38-66 Payment of fees and service charges

(a) All bills shall be considered rendered when sent to the customer and failure of customer to receive any such bill shall in no way relieve the customer of the duty to pay for the service.

(b) Payment Requirements.

(1) All payments for utility service are due by close of business on the tenth (10th) of each month after the month for which such service was furnished.

(2) If payment is not made on, or before, the close of business on the tenth (10th) day of the month for the previous month's service, the City shall:

(A) Assess a Late Fee in the amount specified in Article V of this ordinance.

(B) Promptly issue a second written notice to the non-paying customer restating the amount owed by the customer, including the Late Fee. The customer shall be allowed an additional ten (10) calendar days, beyond the tenth (10th) day of the month. If payment is not received by the City by close-of-business of the twentieth (20th) day of the month, the City shall:

(i) terminate service to the customer;

(ii) apply the customer's Utility Deposit, ~~if any~~, to the amount owed on the account; and

(iii) in the case that the customer's Utility Deposit is insufficient to cover the payments owed by the customer, and the City has received a deposit from the owner, realtor, or management firm for this account, the City shall apply that Utility Deposit to the outstanding bill; and

(iv) either refund to the customer the remaining Utility Deposit, if any, or send a revised bill showing the amount outstanding after the application of the Utility Deposit.

(v) Water service will not be terminated to the property if, pursuant to subsection (iii), the Utility Deposit paid by the owner, realtor, or management firm is sufficient to cover the payments owed by the customer. If the Utility Deposit pad by the owner, realtor, or management firm is

insufficient to cover payments owed by the customer, water service will be terminated and the remaining balance and new Utility Deposits must be paid before water service can be restored to the property.

...

Appendix B Schedule of Fees and Charges

...

§ R Utilities Fees

...

Utility deposits:

Residential Utility Service Deposit		
	<u>Resident or tenant</u>	Customers w/2 or more disconnects for nonpay in 6 months
Inside city limits	\$250.00	\$300.00
Outside city limits	\$250.00	\$250.00

Realtor, \$250.00
management firm,
or owner of rental
property

Meter inches	Size in	Utility Deposit	Two or more disconnects in 6 months
1		\$250.00	\$350.00
1-1/2		\$325.00	\$425.00
2		\$350.00	\$450.00
3		\$450.00	\$550.00
4		\$650.00	\$750.00
6		\$850.00	\$950.00
8		\$1,200.00	\$1,300.00

Utility deposits for a meter over eight inches shall be determined by the city council on an individual case-by-case basis.

...”

SECTION III – SAVINGS CLAUSE. The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the City under any ordinance or provisions of any ordinances at the time of passage of this ordinance.

SECTION IV – SEVERABILITY CLAUSE. If any provision, ordinance, sentence, clause or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, the validity of the remaining portions of this ordinance or its application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council of the City of Granite Shoals in adopting, and of the Mayor in approving this ordinance, that no portion thereof or provision or regulation contained herein shall be come inoperative or fail by reason of any unconstitutionality or invalidity of any portion, provision or regulation.

SECTION V – REPEALER CLAUSE. The provisions of this ordinance shall be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior ordinances or parts of ordinances inconsistent or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent that such inconsistency is apparent. This ordinance shall not be construed to require or allow any act that is prohibited by any other ordinance.

ARTICLE VI – EFFECTIVE DATE. This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

ARTICLE VII – NOTICE AND MEETING CLAUSE. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

READ, PASSED, AND ADOPTED THIS ____ DAY OF _____, 2025.

Ron Munos, Mayor

ATTEST:

APPROVED AS TO FORM:

Dawn Wright
City Secretary

Josh Katz, City Attorney

ORDINANCE NO. 880

AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF GRANITE SHOALS, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; PROVIDING APPROPRIATIONS FOR EACH DEPARTMENT AND FUND; ESTABLISHING A DEPARTMENTAL LEVEL BUDGET WITH LINE ITEMS AS SUPPORTING DATA RATHER THAN BEING A LINE-ITEM BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Granite Shoals, Texas, has prepared and submitted to the City Council, in accordance with the Charter of the City of Granite Shoals, a proposed city Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; and

WHEREAS, the City Council of the City of Granite Shoals, Texas (the “City”) held workshop sessions in public meetings on the following days, June 24, July 8, July 22 and August 12, August 26, and September 9, 2025; the proposed budget of revenues and expenditures for Fiscal Year 2025-2026 was compiled from information obtained from departments, City Manager, and non-departmental requests for increases; and

WHEREAS, as required by City Charter and State law, the City Manager of the City of Granite Shoals, Texas filed a proposed budget with the City Secretary as well the City of Granite Shoals City Council for fiscal year beginning October 1, 2025 and ending September 30, 2026; forecasting the revenues and expenditure appropriations for the City of Granite Shoals, Texas for the General Fund, Special Revenue Funds, Debt Service Fund, and the Utility Funds; and Capital Fund.

WHEREAS, the City Council in accordance with the Charter and State law, posted the proposed budget on its internet website and made the same available for inspection by any person. After notice as required by law, a public hearing was held on such budget on the 26th day of August 2025 at a Regular City Council, at which all interested citizens and taxpayers of the City had the right to be present and to be heard and those who requested to be heard were heard; and

WHEREAS, the City Council, upon full consideration of the matter, is of the opinion that the budget hereinafter set forth is proper and should be approved and adopted; and a copy of the budget summary is attached hereto and made a part hereof for all purposes and the City Council desires to adopt the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION 1: The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

SECTION 2:

In accordance with the provisions of the City's Charter and Chapter 102 of the Texas Local Government code, the City Council hereby approves and adopts the budget, a copy being on file with the City Secretary; and the City Council approves the property tax increase reflected in the budget.

SECTION 3:

The cover page for the budget attached to this Ordinance, that includes the property tax rates for the 2025-26, including (a) the property tax rate, (b) the no-new-revenue tax rate, (c) the no-new revenue maintenance and operations tax rate, (d) voter-approval tax rate, (e) the de minimis rate and (f) the debt rate, shall be and hereby filed with the City Secretary and shall be posted on the City's internet website.

SECTION 4:

That the appropriations for the fiscal year beginning October 1, 2025, and ending September 30, 2026, for the support of the general government of the City of Granite Shoals, Texas, be fixed and determined for said terms in accordance with the expenditures shown in the City's fiscal year 2025-2026 Budget as presented on September 9, 2025.

SECTION 5:

That the City Budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026, shall be deemed to be a department level budget with line-item amounts as supporting data only.

SECTION 6:

Section 4. The summaries shown in the budget are hereby appropriated for the respective City funds included for the payment of expenditures and fund transfers on behalf of the City as follows:

100 - GENERAL FUND - \$7,176,584
200 - WATER FUND - \$1,892,612
250 - SOLID WASTE FUND - \$1,026,000
350 - RESTRICTED PARK FUNDS - \$20,551
360 - HOTEL OCCUPANCY TAX FUND - \$74,000
380 - CITY CLEAN UP FUND - \$20,000
400 - DEBT SERVICE FUND - \$1,854,280
602 - CDBG – CDV23-0349 FUND - \$535,000
555 - CAPITAL FUND - \$2,047,355

SECTION 7:

That a budget transfer must be approved prior to the occurrence of the expenditure except for emergency expenditures when approved by the City Manager or her designee and ratified by the Council.

SECTION 8:

That any budget transfer submitted to Council shall be accompanied by an explanation from the department, and approval by the City Manager. The department's explanation must be sufficiently clear and provide sufficient detail for the members of council to determine the need for the transfer.

SECTION 9:

That in accordance with Section 7.15 of the City of Granite Shoals Charter, the City Manager is given general authority to contract for expenditure without further approval of the City Council for all budgeted items that do not exceed the maximum limits established by the Local Government Code for contracting without competitive bidding, so long as expenditures are pursuant to the City's Purchasing Policy.

SECTION 10:

This Ordinance shall become effective upon passage and adoption in accordance with State Law.

PASSED AND APPROVED by the City Council of Granite Shoals, Texas at a meeting on the 9th day of September 2025 at which a quorum was present and for which due notice was given.

Mayor Ron Munos	_____
Mayor Pro-Tem Steve Hougen	_____
Councilmember Brian Edwards	_____
Councilmember Mike Pfister	_____
Councilmember Judy Salvaggio	_____
Councilmember Michael Berg	_____
Councilmember Catherine Bell	_____

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

APPROVED AS TO FORM:

Josh Katz, City Attorney

ORDINANCE NO. 881

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, RATIFYING THE PROPERTY TAX REVENUE IN THE FY 2025-2026 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE FY 2025-2026 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas Local Government Code 102.007 relating to the Adoption of the Budget, requires the City Council to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and

WHEREAS, the City's FY 2025-2026 Budget reflects an increase in property tax revenues as compared to the previous year;

WHEREAS, as a result of the approval of the FY 2025-2026 Budget, the City Council in accordance with law, finds that it must ratify the increased revenue from property taxes.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

Section 1. The increased revenue from property taxes in the Fiscal Year 2025-2026 City Budget is hereby ratified with the following declaration:

This budget will raise more revenue from property taxes than last year's budget by an amount of \$295,999, which is an 5.15% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$138,356.

Section 2. This Ordinance shall become effective immediately upon its passage.

Mayor Ron Munos	_____
Mayor Pro-Tem Steve Hougen	_____
Councilmember Brian Edwards	_____
Councilmember Mike Pfister	_____
Councilmember Judy Salvaggio	_____
Councilmember Michael Berg	_____
Councilmember Catherine Bell	_____

DULY PASSED AND APPROVED on this the 3rd day of September 2025.

Mayor Ron Munos

ATTEST:

Dawn Wright, City Secretary

ORDINANCE NO. 882

AN ORDINANCE LEVYING TAXES FOR THE USE AND SUPORT OF THE MUNICIPAL GOVERNMENT OF THE CITY OF GRANITE SHOALS; PROVIDING FOR THE MAINTENANCE & OPERATION AND DEBT RATE FOR FISCAL YEAR 2025-2026; AND APPORTIONING EACH LEVY FOR THE SPECIFIC PURPOSES.

WHEREAS, the appraisal rolls of the City of Granite Shoals, Texas (the "City") for 2025 have been prepared and certified by the Burnet Central Appraisal District and submitted to the City's tax assessor/collector; and

WHEREAS, following notice and hearing in accordance with applicable legal requirements and based upon said appraisal roll, the City Council of the City of Granite Shoals (the "City Council") has determined a tax rate to be levied for 2025-2026 sufficient to provide the tax revenues required by the City; and

WHEREAS, the City Council has complied with all applicable requirements of the Texas Tax Code and the Texas Local Government Code prior to setting of the tax rate for the City for the fiscal year beginning on October 1, 2025, and ending on September 30, 2026; and

WHEREAS, it is necessary to levy such an ad valorem tax at a given rate to generate revenues sufficient to meet the projected expenses of the City for fiscal year 2025-2026.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS:

SECTION 1.

That there is hereby levied and there shall be collected for the use and support of the municipal government of the City of Granite Shoals, Texas and to provide Maintenance and Debt Rate for the fiscal year 2025-2026, upon all property, real, personal, and mixed, within the corporate limits of said City subject to taxation a tax of **\$0.5424** on each One Hundred Dollar (\$100.00) valuation of property within the City that is not exempt from taxation under the State constitution or State law, said tax being so increased and apportioned to the specific purposes here set forth:

1. For the maintenance and support of the general government (General Fund), **\$0.3983** on each One Hundred Dollar (\$100.00) valuation of property.
2. For the Interest and Sinking Fund (Debt Service) rate, **\$0.1441** on each One Hundred Dollar (\$100.00) valuation of property.

SECTION 2. (As mandated by Texas Tax Code §26.05)

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE INCREASED BY 1.12 PERCENT AND WILL INCREASE

TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$4.40.

SECTION 3.

That all monies collected under this ordinance are for the specific terms therein named, and the same are hereby appropriated and set apart for the specific purposes indicated in each item, and the Assessor-Collector of Taxes, the City Manager, and the City Secretary shall maintain a statement showing collections and from what source received. All receipts for the City not specifically apportioned by this ordinance are hereby made payable to the General Fund of the City.

SECTION 4.

That the taxes levied hereby are due as provided by State law and shall be delinquent if not paid by January 31, 2026.

SECTION 5.

The Burnet County Tax Assessor Collector is hereby authorized to assess and collect the taxes of said City employing the above tax rate. All taxes shall become a lien upon the property against which assessed, and the Burnet County Tax Assessor Collector for and on behalf of the City of Granite Shoals shall by virtue of the tax rolls, fix and establish a lien by levying up on such property, whether real or personal, for the payment of said taxes, penalty and interest; and the penalty and interest collected from such delinquent taxes shall be appropriated for the general fund of the City of Granite Shoals.

SECTION 6.

The City of Granite Shoals shall keep accurate and complete records of all monies collected under this Ordinance and the purposes for which same are expended.

SECTION 7.

Severability: Should any paragraph, sentence, provision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance, as a whole, or any part or provision thereof, other than the part or parts adjudged to be invalid, illegal, or unconstitutional.

SECTION 8.

Repealer: All other ordinances and provisions in conflict herewith are hereby repealed, but only to the extent of any such conflict or inconsistency and all other provisions of the Code of Ordinances not in conflict herewith shall remain in full force and effect. The repeal of any ordinance or parts thereof by the enactment of this Ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance, nor shall it have the effect of discontinuing, abating, modifying, or altering any penalty accruing or to accrue, nor as affecting any rights of the City of Granite Shoals under any section or provision of any ordinances at the time of passage of this Ordinance.

SECTION 9.

That this ordinance shall take effect and be in force from and after its passage.

SECTION 10.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was conducted in compliance with the Texas Open Meetings Act, Texas Government Code Chapter 551.

PASSED AND APPROVED by the City Council of Granite Shoals, Texas at a meeting on the 9th day of September, 2025 at which a quorum was present and for which due notice was given.

Ron Munos, Mayor

ATTEST:

Dawn Wright, City Secretary

APPROVED AS TO FORM:

Josh Katz, City Attorney