



**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

MINUTES

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

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

The meeting was called to order at 5:00 PM.
The meeting was adjourned at 5:54 PM.

2. Call to Order/ Roll Call/ Welcome

The meeting was called to order at 6:00 PM.
Moved by Steve Hougen; seconded by Catherine Bell to excuse the absences of Judy Salvaggio and Mike Pfister.
Motion Passed: 5 - 0
Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell
Voting Against: None

Invocation

Given by Pastor Jeff Garner.

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.

Michael Zaggar — 108 Tempe Dr. — Addressed remaining road damage created by the waterline installation contractor and the inoperable restrooms at Bluebriar Park.
Alan Trevino - 309 First Down Dash, Burnet - Candidate for Burnet County Judge.

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

Becky Sims gave a brief report on the status of the surveys that were sent out to community businesses and the responses to date.

The goal is to reduce redundancy in the code, enhance understanding for both city staff and the community, and make codes easier to navigate.

5.b. Update on emergency notifications to citizens.

Potential Improvements (pending external factors):

- State funds may be freed for alert upgrades after Senate Bill 2 passage.
- The Texas Water Development Board will designate eligible flood-prone areas; local eligibility & timeline unknown.
- No active grants are currently available.
- Siren systems considered (1–1.5-mile range, ~\$15,000 per unit; need 3 units for full coverage, installation extra).
- The existing old siren at the police department is to be evaluated.
- Discussion of manual versus remote activation of sirens and cost implications.

6. Consent Agenda

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

Moved by Steve Hougen; seconded by Catherine Bell to approve the minutes from August 26, 2025.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

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

Public Hearing Opened at 6:21 PM.

There were no public comments or speakers.

Public Hearing Closed at 6:22 PM.

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

Moved by Steve Hougen; seconded by Catherine Bell to approve Ordinance 878 Amending Part II: Code of Ordinances; Chapter 40 Zoning; Section 40-26 Vacation Home Rental Use.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

- 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.

Change Details:

- Rental property water accounts will require separate deposits from both the tenant and property owner.
- Tenant deposit is used first for any unpaid bills; if insufficient, landlord's deposit covers any outstanding balance.
- Owners must settle any remaining unpaid bills to restore service.
- Codifies and clarifies a long-standing but informal best practice.

Benefit:

- Prevents disconnections and ensures the city/landlord are protected from unpaid bills and reconnection costs.

Moved by Steve Hougen; seconded by Catherine Bell to approve Ordinance 879- Amending Code of Ordinances Chapter 38: Utilities; Section 38-62, Section 38-66, and Appendix B Section R.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Voting Against: None

- 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

Moved by Brian Edwards; seconded by Catherine Bell to approve Ordinance 880 — Adopting the Annual Budget for the City of Granite Shoals, for the Fiscal Year 2025-2026 by Roll Call Vote.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Absent: Mike Pfister, Judy Salvaggio

- 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.

Moved by Catherine Bell; seconded by Brian Edwards to approve Ordinance 881 — Ratifying the Annual Budget for the City of Granite Shoals for the Fiscal Year 2025-2026, by roll call vote.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Absent: Mike Pfister, Judy Salvaggio

- 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.

Moved by Catherine Bell; seconded by Michael Berg to that the property tax rate be increased by the adoption of a tax rate of .5424, which is effectively a 5.15 percent increase in the tax rate, by roll call vote.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Absent: Mike Pfister, Judy Salvaggio

Moved by Ron Munos; seconded by Catherine Bell to allocate the tax rate of .5424 on each \$100 of assessed valuation by the following: \$0.3983 on each one-hundred dollar (\$100.00) valuation of property for the Maintenance and Support of the General Government Fund (General Fund) and \$0.1441 on each one-hundred dollar (\$100.00) valuation of property for the Interest and Sinking Fund (Debt Service) by roll call vote.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, Steve Hougen, Michael Berg, Catherine Bell

Absent: Mike Pfister, Judy Salvaggio

- 8.f. Discuss, consider, and take appropriate action to set the date and time of a fall social event.

Moved by Ron Munos; seconded by Catherine Bell to host a Fall Sunset, Sips & Snacks Social on October 9, 2025, from 6PM to 8PM.

Motion Passed: 5 - 0

Voting For: Ron Munos, Brian Edwards, 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).

No Executive Session

10. Future Agenda Items

- Council requests a report at the next meeting on recent actions by the state legislature (to include special sessions).
- Continued updates and revisions for Chapter 40 to be part of regular agendas.
- Monthly reports to be included.

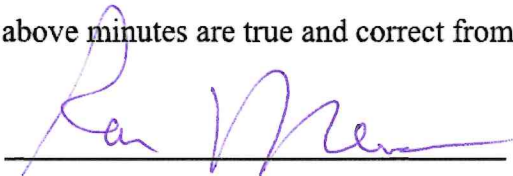
11. Adjournment

With no further discussion or business, Mayor Munos adjourned the meeting at 6:40PM.

CERTIFICATION

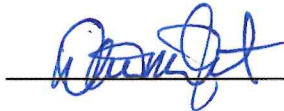
I hereby certify that the above minutes are true and correct from the City Council meeting of September 9, 2025.

Mayor Ron Munos

A handwritten signature in blue ink, appearing to read "Ron Munos", written over a horizontal line.

Attest:

Dawn Wright - City Secretary

A handwritten signature in blue ink, appearing to read "Dawn Wright", written over a horizontal line.