



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

**NOTICE OF AGENDA
GRANITE SHOALS CITY COUNCIL
REGULAR CALLED CITY COUNCIL MEETING
HELD VIA INTERNET VIDEO CONFERENCE ON ZOOM
AND IN PERSON FROM/AT -CITY HALL, UPSTAIRS COUNCIL CHAMBER,
2221 N. PHILLIPS RANCH RD, GRANITE SHOALS, TX 78654
TUESDAY, MARCH 23, 2021 AT 6:00 PM**

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

Notice is hereby given of a meeting of the City Council of Granite Shoals, Texas to be held on the above-mentioned date, in person and over the internet for the purpose of considering the following agenda items. All agenda items are subject to action. The City Council reserves the right to meet in closed session on any agenda item should the need arise and is applicable pursuant to authorization by Title 5, Chapter 551, or the Texas Government Code.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Council. Emails may also be submitted. To Join via the ZOOM software platform.

<https://us02web.zoom.us/j/83198656431>

Meeting ID: 831 9865 6431

Passcode: 982320

One tap mobile

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 831 9865 6431

Passcode: 982320

AGENDA

1. **Call Meeting To Order**
2. **Invocation**
3. **Pledge of Allegiance to the flag of the United States and to the Texas flag**

***Texas Flag: Honor the Texas flag; I pledge allegiance to thee,
Texas, one state under God, one and indivisible.***

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. For those wishing to make a citizens' comment from the online meeting, please indicate you wish to be recognized using 'chat' feature, or submitting your comments by email in advance to 'citysecretary@graniteshoals.org'. Those desiring to have their comments read into the record should send the email with their remarks no fewer than two hours before the beginning of this meeting.

p. 5-9

5. Presentations, Reports, Proclamations or Recognitions:

p. 10

- a.) ***April is Child Abuse Awareness and Prevention Month*** – Proclamation by Mayor Will Skinner
- b.) ***Report on the City for Year 2020*** - City Manager Jeff Looney

6. Public Hearings

p. 11-14

A. Consider proposed Ordinance #807, Short Term Rental Ordinance, To Amend Part II: Code Of Ordinances; Chapter 40: Zoning; Section 40-2: Definitions; To Repeal Section 40-9: Bed And Breakfast Facilities; To Repeal And Replace Section 40-26: Vacation Home Rental Use; To Amend Appendix B: Schedule Of Fees And Charges. This Ordinance is being forwarded to the Planning and Zoning Commission with a favorable recommendation from the Short-Term Rental Advisory Committee.

- 1. Hold a Public Hearing.
- 2. Hear and consider recommendations from Short Term Rentals Advisory Committee, city staff, and the formal recommendation from Granite Shoals Planning and Zoning Commission issued Tuesday, March 16, 2021.
- 3. Consider taking action regarding proposed Ordinance #807.

p. 15-19

p. 20-42

B. Consider application of Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into seven lots, this property located between Hill Drive and Green Acres Drive.

- 1. Hold a Public Hearing.
- 2. Consider formal recommendation from Granite Shoals Planning and Zoning Commission issued Tuesday, March 16, 2021.
- 3. Consider taking action regarding this proposed application.

p. 43-50

7. Meeting Minutes/Consent Agenda:

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 the meeting minutes from the Regular Called Meeting of City Council Tuesday, March 9, 2021. *p. 51-58*

8. Regular Items - items to be considered or upon which action may be taken:

- a) Discuss, consider and possibly take action related to for Host Compliance software, a product of Granicus, for administration of short-term rental activities. (City Manager Jeff Looney) *p. 59-75*

- b) Discuss, consider and possibly take action related to projects, including but not limited to: update on engineering work from TRC, improvements at the water treatment plant, project to install/replace new water lines and fire hydrants, project to construct a new water storage tank at Bluebriar Drive at Phillips Ranch RD, improvements to the groundwater system, and extension of water intake pipe project. (City Manager Jeff Looney/Utility Director/ACM Peggy Smith) *p. 76*

- c) Discuss, consider and possibly take action related to proposed Ordinance #809 An Ordinance Of The City Of Granite Shoals, Texas, To Amend Part II, Chapter 10 (Businesses And Business Regulations) And Adopt New Article VI (Mining Activities). (City Manager Jeff Looney / City Attorney Katz) *p. 77-81*

- d) Review, Discuss and Possibly consider accepting the 2021 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Rights-of-Way Access Line Rates as pursuant to Chapter 283 of the Local Government Code (House Bill 1777) which reflects an increase of .4820% the 2020 rates (City Manager Jeff Looney) *p. 82-84*

- e) Discuss, consider and possibly take action related to lease agreement between City of Granite Shoals and Mr. Steve Zbranek for office space within City Hall. (Mayor Will Skinner) *p. 85-92*

- f) Discuss, consider and possibly take action related to report by Council Member Bruce Jones, regarding activities and needs of the Burnet Central Appraisal District Board of Directors. (Council Member Place #2; Bruce Jones / City Manager Jeff Looney)

9. Management Reports *p. 93*

City Manager

- a) Economic Development
b) Letter from TCEQ dated March 10, 2021 *p. 94*
c) LCRA Electrical Distribution System upgrades
d) TML Legislative Update reports (with City Attorney Josh Katz)

e) Granite Pointe Development Public Hearings tentatively scheduled 4/20/21 and 4/27/21
Assistant City Manager

f) Status report on repairs to the water storage tank on Valley View Lane

g) Bid Opening April 1, 2021 via ZOOM regarding Engineering proposals.

h) Update on progress of construction at Quarry Park / Multi-Sport Complex

City Secretary

i) Human Resources - Job openings at the City

j) City Website

10. Written Department Reports

a. Animal Control report

b. Code Compliance with Map

c. Finance

- Monthly Finance Investment Report

- Expenditures and Revenue Report

- Check Register

- Sales Tax report

d. Fire

e. Police

11. Future Agenda Items

12. Adjournment

CERTIFICATION

I certify that the foregoing agenda has been posted at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, both on the indoor bulletin board and outdoor notice boards of City Hall which are accessible to the public at all times, and the city website at www.graniteshoals.org Friday, March 19, 2021 on or before 5:00 p.m. and shall remain there continuously from such time until after this meeting is adjourned which begins on Tuesday, March 23, 2021 at 6PM. 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.



Elaine Simpson
Elaine Simpson, TRMC/MMC, City Secretary

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).

V.T.C.A., Penal Code § 42.05, § 42.05. Disrupting Meeting or Procession

(a) A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, he obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.

(b) An offense under this section is a Class B misdemeanor. Credits: Acts 1973, 63rd Leg., p. 883, ch. 399, § 1, eff. Jan. 1, 1974. Amended by Acts 1993, 73rd Leg., ch. 900, § 1.01, eff. Sept. 1, 1994. V. T. C. A., Penal Code § 42.05, TX PENAL § 42.05 - Current through the end of the 2015 Regular Session of the 84th Legislature.

Pursuant to Section 551.045 of the Texas Government Code, reserves the right of City Council to hear emergency items when there is imminent threat to public health and safety.



**City of Granite Shoals, Texas
City Council Regular Called Meeting
Agenda Item Cover Memo
March 23, 2021**

Agenda Item: Item 4 Public Comment and Staff Announcements

AGENDA CAPTION

- 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 items should occur when the item is called on the agenda.
- Anyone wishing to speak under this agenda item should complete a "Comment Card" and submit it to the City Secretary prior to addressing the Council, if possible.
- During video conferenced meetings, public comments are accepted via email to the City Secretary citysecretary@graniteshoals.org up to 2 hours before the meeting begins.

Texas Government Code, Section 551.042. Sec. 551.042. INQUIRY MADE AT MEETING.

(a) If, at a meeting of a governmental body, a member of the public or of the governmental body inquires about a subject for which notice has not been given as required by this subchapter, the notice provisions of this subchapter do not apply to:

- (1) a statement of specific factual information given in response to the inquiry; or
- (2) a recitation of existing policy in response to the inquiry.

(b) Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

V.T.C.A., Penal Code § 42.05, § 42.05. Disrupting Meeting or Procession

(a) A person commits an offense if, with intent to prevent or disrupt a lawful meeting, procession, or gathering, he obstructs or interferes with the meeting, procession, or gathering by physical action or verbal utterance.

(b) An offense under this section is a Class B misdemeanor.

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Staff Announcements (announcements of community interest) :

The Texas Open Meetings Act effective September 1, 2009, provides that "a quorum of the city council may receive from municipal staff, and a member of the governing body may make, a report regarding items of community interest during a council meeting without having given notice of the subject of the report, provided no action is taken or discussed."

The law provides that an "item of community interest" includes the following:

- ☐ expressions of thanks, congratulations, or condolence;
- ☐ information regarding holiday schedules;
- ☐ honorary recognitions of city officials, employees, or other citizens;
- ☐ reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or city employee; and,
- ☐ announcements involving imminent public health and safety threats to the city.

The Open Meetings Act does not allow Council to discuss an item concerning pending City Council business unless it is specifically, appropriately posted on the agenda.



*******MARK YOUR CALENDARS FOR APRIL 17, 2021 - SATURDAY*******

CITY WIDE CLEAN UP

FROM: 8:00 A.M.--12:00 P.M.

LOCATION: City Hall property-2221 N. Phillips Ranch Rd.

Residents Only

NEED TO BRING: Current Water Bill and Driver's License

Condor Document Services will be here in the Shredder Mobile 8 AM - 11 AM to provide secure shred services. Protect your identity! Shred paperwork containing personal information. Please remove ring binders and metal fasteners before shredding. Up to six boxes free.

NO CONTRACTORS ALLOWED

THE FOLLOWING ARE ACCEPTED AND NOT ACCEPTED FOR CITY WIDE CLEAN UP:

ACCEPTED ITEMS

Bundles of branches
 Bagged Leaves
 Bagged Trash
 Loose Yardage
 Water Heater
 Large Furniture: sofa, Recliner, etc.,
 Appliances: washer, dryer, microwave, dishwasher
 Stove (no items containing Freon)
 Mattresses
 Toilet, Scrap Metal
 *Tires with or without rims (fee according to size)

ITEMS NOT ACCEPTED

Bags of Cement
 Cinder Blocks
 Batteries
 Chemicals
 Oil, Antifreeze
 Wet Paint
 Rocks
 Dirt
 Dead Animals
 Construction Waste



*** TIRE DISPOSAL:**

Tubes / Passenger Car/ Light Truck/Motorcycle or ATV size tire	\$5
Passenger Car or Light Truck size tires with rims still on	\$15
Skid Steer Tires, Semi Tires, or Semi with Rims	\$15

FREE BULK PICK UP PER SCHEDULE

FOR MORE INFORMATION VISIT CITY WEBSITE OR CALL WASTE MANAGEMENT AT 830-693-3513

www.graniteshoals.org





**** Marque su calendario para el 17 de Abril 2021****

LIMPIEZA DE TODA LA CUIDAD

DE: 8 AM HASTA LAS 12 DEL MEDIO DIA

UBICACIÓN: PROPIEDAD DE LA CUIDAD DE GRANITE SHOALS- 2221 N. PHILLIPS RANCH RD.

SOLAMENTE PARA LOS RESIDENTES DE LA CUIDAD

Es **NECESARIO** traer su cuenta de agua y su licencia o identificación.

ESTARÁN EL CONDONOR DOCUMENTO SERVICIOS 8 AM – 11 AM ESTE ES UN SERVICIO GRATIS PARA QUE PUEDA TENER SUS DOCUMENTOS BIEN DESTROZAR POR EL FRAGMENTO MÓVIL. LOS DOCUMENTOS TRITURADOS SON RECICLADOS. POR FAVOR RETIRE LOS SUJETADORES DE METAL Y TIENEN SUS DOCUMENTOS EN UNA CAJA DE CARTON.

NO SE PERMITEN CONTRATOS

LO SIGUIENTE SON LOS ARTICULOS **ACEPTADOS Y NO ACEPTADOS** PARA LA LIMPIEZA

ARTICULOS ACEPTADOS	*	ARTICULOS NO ACEPTADOS
BULTOS DE RAMAS	*	BOLSAS DE CEMENTO
BOLSAS DE HOJAS	*	BLOQUES DE CEMENTO
BOLSAS DE BASURA	*	BATERIAS
BASURA SUELTA	*	PRODUCTOS QUIMICOS
CALENTADORES DE AGUA	*	PETROLIO(ACEITE)
MUEBLES GRANDES: sofás,sillón reclinable, etc..	*	ANTICONGELANTES
APARATOS DOMESTICOS: lavadora,secadora,microondas, etc.	*	ANIMALES MUERTOS
ESTUFA (artículos que no contengan freon)	*	PINTURA
COLCHONES	*	PIEDRAS
FIERRO DESECHOS	*	TIERRA
TASA DE BANO	*	*
TELEVISION (si el tubo esta quebrado)	*	*
LLANTAS CON O SIN RINES *	*	*

SERVICIO CADA DOS SEMANAS

LA RECOGIDA DE BAURA DE BOLTO SE OFRECE CADA OTRO VIERES.

PARA MAS INFORMACION LLAMA AL: 830-693-3513



*** DISPOSITIVO DE LLANTAS:**

Tubos / Coche de pasajeros / Camión ligero / Neumáticos de tamaño ATV = \$5

Neumáticos de tamaño de coche de pasajeros o camión ligero con llantas todavía encendidas \$15

Neumáticos de dirección deslizante, semi neumáticos o semi con llantas = \$15



RIBBON CUTTING RE-GRAND OPENING



Granite Shoals Sales & Quarry

2102 N Phillips Ranch Rd
Granite Shoals 78654

Friday, April 16th 11am-2pm

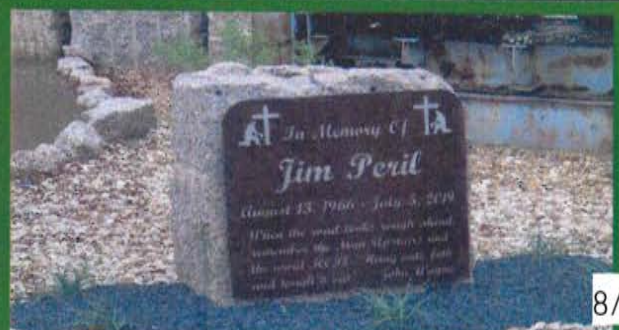
Raffles • Giveaways • Food
Music • "Touch A Truck"

We will follow Covid safety guidelines

**US Silver
Medalist &
Hometown
Hero!**



**Leonel
Manzano
will be in
attendance!**





WarnCentralTexas.org serves as a public portal for residents to register for our Regional Notification System (RNS) and learn about other ways their local communities distribute information in times of emergencies.

WarnCentralTexas.org also is being developed as a regional preparedness resource so residents in the ten-county CAPCOG region can find useful information about how they can prepare themselves for emergencies and disasters.

[Get Alerts](#)

Stay Informed

BE PREPARED

Protect your family, property and self. Sign up for free to get official emergency alerts for your neighborhood by text, email, or phone.



The **Capital Area Council of Governments** and its partners are pleased to offer an emergency notification system to residents of Central Texas. Registering with WarnCentralTexas allows local officials to contact their communities by phone, email and text during times of disasters or public safety events.



**City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
March 23, 2021**

Agenda Item: ITEM 5. Presentations, Reports, Recognitions and Proclamations
Prepared by: Elaine Simpson, City Secretary
Department: Administration
Submitted by: Elaine Simpson, City Secretary

BACKGROUND

Presentations, Reports, Proclamations or Recognitions:

- a.) *April is Child Abuse Awareness and Prevention Month* – Proclamation by Mayor Will Skinner
- b.) *Report on the City for Year 2020* - City Manager Jeff Looney –

Both of these items will be provided on Tuesday evening.



City of Granite Shoals, Texas
Granite Shoals City Council Regular Meeting
Agenda Item Cover Memo
March 23, 2021

Agenda Item: 6 . Public Hearing(s)

Public Hearings are conducted by Planning and Zoning Commissioners/ City Council according to the processes adopted in Resolution #622 'Rules of Decorum'. The Council may, from time to time, conduct Public Hearings during any other posted meeting. These hearings are called in order to solicit public input on specific matters posted as may be required by law or by desire of the Council.

Speakers, other than Council Members, staff, or invited speakers, must limit their comments to six minutes on each agenda item, and may not designate their time to be used by other presenters. The Presiding Officer, or a majority of the City Council/Commission, may extend or further limit this time period in exceptional circumstances. The City Council may overrule the Presiding Officer's determination of extension or further limitation by majority vote.

PUBLIC HEARINGS

- A. Consider proposed Ordinance #807, Short Term Rental Ordinance, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE SECTION 40-26: VACATION HOME RENTAL USE; TO AMEND APPENDIX B: SCHEDULE OF FEES AND CHARGES. This Ordinance is being forwarded to the Planning and Zoning Commission with a favorable recommendation from the Short-Term Rental Advisory Committee.
 - 1. Hold a Public Hearing.
 - 2. Hear recommendations from Short Term Rentals Advisory Committee, Planning and Zoning Commission and city staff. *(Eric Tanner, Vice Chair Short Term Rentals Advisory Committee/City Manager Jeff Looney)*
 - 3. Consider taking action

- B. Consider application of Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into seven lots, this property located between Hill Drive and Green Acres Drive.
 - 1. Hold a Public Hearing.
 - 2. Hear recommendations from city staff and Planning and Zoning Commission .
 - 3. Consider taking action

2A.)

Thumbnail timeline regarding Granite Shoals Short Term Rentals.

Up to 2012 – unregulated.

Feb 2012 – Ord. 409-E – codified as City Code of Ordinances, Chapter 40 Zoning Section 40.26
https://z2.frankinlegal.net/franklin/Z2Browser2.html?showset=graniteshoals&collection=graniteshoals&doccodes=z2Code_z20000089

This Ordinance prohibited Short Term Rentals in the R-1 Zoning District; they were still allowed in the R-2 Multi-Family Residential zoned areas (such as condos). There were property owners already operating Short Term Rentals who were ‘grandfathered’ in to continue this use in R-1 Zoning District, unless they ceased operation of the STR, or the property title was transferred to a new owner. The authorized/grandfathered STR properties are on record with the city with an annual permit and they file Hotel Occupancy Tax (HOT) on a regular basis.

2015 – present : Court hearings at the State of Texas regarding the legality of ‘Short Term Rental Prohibition Ordinances’ cause questions about Chapter 40, Sec. 40.26.

March 2020 – Resolution 635 -

City Council adopts Resolution 635 to establish a special committee with the express purpose of researching the issue of Short-Term Rentals, in the current political climate, and prepare, if feasible and desirable, a proposed Ordinance to update the Zoning Ordinance and place fair regulations upon Short Term Rentals in order to lift the prohibition ordinance. Shannon Wilson was named as Chair of this committee, Eric Tanner as Vice Chair, and the Fire Chief and Police Chief served as non-voting (advisory) members. The Police Department will monitor the Short-Term Rentals program if Ordinance 807 is adopted.

The Committee meets as able, both by ZOOM and in person meetings and in hybrid Zoom/in person meetings to discuss concerns regarding whether fair regulations could be established to maintain the residential character of R-1 neighborhoods if STRs are allowed. Major concerns revolved around safety in the sense of parking, trash service, pets, noise ordinance violations, parties, and occupancy levels.

February 2021 – After a difficult year (Covid-19) the Short-Term Rental Advisory Committee finished their meetings and deliberation and forwarded a favorable recommendation on proposed Ordinance #807. The Public Hearings were set for March 16th and March 23rd, for P&Z and City Council, respectively.

March 2021 – City Attorney Josh Katz has composed proposed Ord. 807 and has provided all requested guidance to the Committee.

Since P and Z Chair Wilson is also the Chair of the Short-Term Rentals Advisory Committee, the committee elected to have Vice Chair Tanner to speak to P&Z on March 16, 2021.

The P&Z Commissioners – 3/16/2021- forwarded this proposed Ordinance to the City Council with a favorable recommendation.

Recommendation of Staff: City Staff joins the STR Committee in recommending approval of Ord. 807, as proposed.

Options:

The red-line version of proposed Ordinance #807 is the 'official' version. It has strike-out for language being removed, underline for language being added. The presence of these indicators is to assist the legal publisher correctly codify the ordinance, since #807 is an amending ordinance to part of Chapter 40. There is a comment from Mr. Katz in the margin on one page. This comment will be removed as is not needed by the Legal Publishers. The 'clean copy' is just an informal document created by the city secretary per request, because it is shorter and easier to read.

As always, Council has the option to approve, to deny, to modify, to postpone or other actions, as City Council desires.

Attachments: DRAFT meeting minutes from P&Z Commission meeting 3-16-2021. Then the information as provided to the P&Z Commission in their agenda packet 3-16-2021 - Public Hearing Notice, Draft meeting minutes from February 2021 meeting of STR Committee with formal recommendation on proposed Ord. 807, proposed Ord. 807 in red-line format, and proposed Ord. 807 in unofficial (clean copy) version.

B. Consider application of Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into six lots, this property located between Hill Drive and Green Acres Drive.

1. Hold a Public Hearing.
2. Hear recommendations from city staff.
3. Consider taking action

B

This is an application to make six lots out of one lot.

The P&Z Commissioners held a public hearing on March 16, 2021 and forwards this application with a favorable recommendation, concurring with city staff recommendation.

As always, Council has the option to approve, to deny, to modify, to postpone or other actions, as City Council desires.

Attachments:

DRAFT meeting minutes from P&Z Commission meeting 3-16-2021. Then the information as provided to the P&Z Commission in their agenda packet 3-16-2021 for this item.



City Of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
Phone (830) 598-2424 fax (830) 598-6538
www.graniteshoals.org

MEETING MINUTES
PLANNING AND ZONING COMMISSION REGULAR CALLED MEETING HELD IN
PERSON AT CITY HALL COUNCIL CHAMBER AND ALSO
HELD VIRTUALLY VIA ZOOM SOFTWARE FROM
GRANITE SHOALS CITY HALL,
2221 N. PHILLIPS RANCH ROAD, GRANITE SHOALS, TX 78654
TUESDAY, MARCH 16, 2021 6 PM

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

CALL MEETING TO ORDER/WELCOME

P & Z Call to Order by Shannon Wilson; Chair at 6:05 PM.

Commissioners Present:

Shannon Wilson, Chair (via ZOOM)
Paul Fletcher, Vice Chair (via ZOOM)
Pete Borths
Anita Hisey

Commissioners Absent:

Susie Hardy
Flicia A. Orrange

City Staff Present:

Jeff Looney, City Manager (in person)
Elaine Simpson, City Secretary (recording secretary) present in Council Chamber
Kimberly Kelly, City Attorney (via ZOOM)
Police Chief Gary Boshears (in person)

Others participating:

Eric Tanner	Jeff Marx	Mayor Will Skinner
Joanie Ellison (Zoom)	Nellie Griffin (in person)	Todd Holland (in person)
Rep. Terry Wilson (6:13 PM in person)		

The City Hall was open to attendance by the public. However, a temporary suspension of the

Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Commission. Emails may also be submitted. **Members of the public are entitled to view this meeting which will be conducted in person and via Zoom Teleconferencing.**

PUBLIC COMMENTS, ANNOUNCEMENTS AND ITEMS OF INTEREST

At this time, any person with business before the Commission not scheduled on the agenda may speak when recognized. 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 please follow directions for submission of written comments. Members of the public who wish to submit written comments to be read into the meeting record must submit their comments by emailing citysecretary@graniteshoals.org or by calling 830-598-2424 for staff assistance.

Written Comments should be received at least two hours before the beginning of the meeting. For those wishing to participate possibly as a speaker in the meeting, please contact citysecretary@graniteshoals.org to register as a speaker and receive log-in instructions.

City Wide Clean Up Day will be held April 17, 2021 Saturday, at City Hall from 8 AM to Noon

1) MEETING MINUTES

Discuss, consider and possibly take action to approve the meeting minutes from the Meeting of Planning and Zoning Commission on January 19, 2021. (February 16, 2021 meeting was canceled due to the ice storm) (*City Secretary Elaine Simpson*)

City Secretary Simpson noted that there should be a correction made to the meeting minutes from January to indicate that City Manager Jeff Looney was absent.

Vice Chair Fletcher moved, and Commissioner Borths seconded, to approve, as corrected, the meeting minutes of the P&Z Commission meeting from January 19, 2021. Motion carried unanimously by a vote of 4-0.

2) PUBLIC HEARINGS

- A. Consider proposed Ordinance #807, Short Term Rental Ordinance, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE SECTION 40-26: VACATION HOME RENTAL USE; TO AMEND APPENDIX B: SCHEDULE OF FEES AND CHARGES. This Ordinance is being forwarded to the Planning and Zoning Commission with a favorable recommendation from the Short-Term Rental Advisory Committee.

1. Hold a Public Hearing.
2. Hear recommendations from Short Term Rentals Advisory Committee and city staff. (*Eric Tanner, Vice Chair Short Term Rentals Advisory Committee/City Manager Jeff Looney*)
3. Consider taking action to forward a recommendation to City Council regarding this proposed Ordinance.

Chair Shannon Wilson opened the Public Hearing at 6:11 PM

Chair Shannon Wilson closed the Public Hearing at 6:14 PM

Mr. Eric Tanner, Vice Chair of the Short-Term Rental Advisory Committee joined Chair Wilson in presenting background information on the committee and their activities leading up to the drafting of proposed Ordinance #807. There was input from members of the committee who were 'for' and 'against' Short Term Rentals in the city limits. The Committee discussed at length the pros and cons of authorizing Short-Term Rentals, with the main focus being on safety of all parties involved. The Fire Chief and Police Chief both served as non-voting advisory members of the committee. The City Attorney Mr. Katz drafted the proposed Ordinance, his colleague Ms. Kelley is here tonight to field any legal questions. Under legal guidance from Mr. Katz, the committee did not recommend regulations for Short Term Rentals that differ from the regulations affecting all residential property owners. This ordinance allows for the property rights of the landowners to be respected if they wish to use their property in this manner.

Commissioner Pete Borths moved, and Commissioner Anita Hisey seconded, to forward proposed Ordinance # 807, as presented, to the City Council with a favorable recommendation. Motion carried unanimously by a vote of 4-0.

B. Consider application of Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into seven lots, this property located between Hill Drive and Green Acres Drive.

1. Hold a Public Hearing.
2. Hear recommendations from city staff.
3. Consider taking action to forward a recommendation to City Council regarding this application.

Chair Shannon Wilson opened the Public Hearing at 6:15 PM

Chair Shannon Wilson closed the Public Hearing at 6:17 PM

Mr. Holland introduced this item and provided the applicant report. This very large property is being re-platted into many separate lots. There will be a storage building/storage garage placed on at least one of these smaller lots being created. This is on granite dome.

City Manager Jeff Looney explained that the city staff recommends favorably on this application.

Motion by Vice Chair Fletcher, seconded by Commissioner Borths, to forward a favorable recommendation on this application from Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into seven lots, this property located between Hill Drive and Green Acres Drive, as requested. Motion carried unanimously by a vote of 4-0.

3) REGULAR MEETING ITEMS

- a) Hear presentation regarding future Economic Development projects . *(City Manager Jeff Looney)*

City Manager Looney gave a brief thumbnail update regarding the Granite Pointe project, the new grocery store on FM 1431 (where the old Ryders dance hall was located), and noted that there are economic development projects in the very early stages of development that will have significant positive impact on the city business sector.

There was no formal action taken on this item.

- b) Discuss, consider and possibly take action regarding areas of the city for consideration of future city-initiated re-zoning to a new zoning district possibly to be called Manufactured Housing 3 –(MH-3), as discussed at previous two commission meetings. Information will be provided by Commissioners.

This item was postponed due to no progress having been made since last meeting.

No action was taken on this item.

4) FUTURE AGENDA ITEMS

- View Updated City Zoning District map. <https://img1.wsimg.com/blobby/go/68205445-3fa6-4df6-82c6-098fefcdce30/downloads/Granite%20Shoals%20Zoning%202-1-2021.pdf?ver=1615560357314>

City Secretary Simpson displayed the large poster size print of the Zoning Map. This Zoning Map also has indicators (striped zones) indicating where the city has in place Development Agreements with the landowners. These agreements are essentially pre-annexation agreements. The city limits are delineated with a black line, and the extra-territorial jurisdiction with dotted lines.

No action was taken on this item.

- Granite Pointe Development re-plat and Planned Development zoning for April meeting.

City Manager Jeff Looney had discussed this already in agenda item 3.A.

No action was taken.

- Update on progress of city staff subcommittee reviewing the Granite Shoals City Comprehensive Master Plan.

City Manager Jeff Looney explained that the new developments he discussed in item 3.A. will affect the update of the City-wide master plan. This item will return on a future agenda.

No action was taken.

- Concerns regarding sub-standard housing. Legal guidance for available steps the City may take.

No discussion of this item, and no action was taken.

Commissioner Hisey inquired if 'Screening Regulations' might be discussed at a future meeting. In Cottonwood Shores, some businesses along the main highway have upgraded their chain link fencing to create more professional looking screening. It is not known if the City of Cottonwood Shores required this or if the business owners instigated it. It is a great improvement. Possibly this could be a future agenda item.

5) ADJOURNMENT

With no other items on the agenda and no objections from the Commissioners, Chair Shannon Wilson adjourned the meeting at 6:30 PM.

I, _____ Chair of the Planning and Zoning Commission for the City of Granite Shoals, Texas, certify that the attached are true and correct minutes taken from recordings and notes of the Planning and Zoning Commission Regular meeting held on March 16, 2021
_____ date _____



**City of Granite Shoals, Texas
Granite Shoals Planning and Zoning Commission
Agenda Item Cover Memo
March 16, 2021**

Agenda Item: 2. Public Hearing(s)

Public Hearings are conducted by Planning and Zoning Commissioners/ City Council according to the processes adopted in Resolution #622 'Rules of Decorum'. The Council may, from time to time, conduct Public Hearings during any other posted meeting. These hearings are called in order to solicit public input on specific matters posted as may be required by law or by desire of the Council.

Speakers, other than Council Members, staff, or invited speakers, must limit their comments to six minutes on each agenda item, and may not designate their time to be used by other presenters. The Presiding Officer, or a majority of the City Council/Commission, may extend or further limit this time period in exceptional circumstances. The City Council may overrule the Presiding Officer's determination of extension or further limitation by majority vote.

2. PUBLIC HEARINGS

- A. Consider proposed Ordinance #807, Short Term Rental Ordinance, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE SECTION 40-26: VACATION HOME RENTAL USE; TO AMEND APPENDIX B: SCHEDULE OF FEES AND CHARGES. This Ordinance is being forwarded to the Planning and Zoning Commission with a favorable recommendation from the Short-Term Rental Advisory Committee.
 - 1. Hold a Public Hearing.
 - 2. Hear recommendations from Short Term Rentals Advisory Committee and city staff. (*Eric Tanner, Vice Chair Short Term Rentals Advisory Committee/City Manager Jeff Looney*)
 - 3. Consider taking action to forward a recommendation to City Council regarding this proposed Ordinance.
- B. Consider application of Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into seven lots, this property located between Hill Drive and Green Acres Drive.
 - 1. Hold a Public Hearing.
 - 2. Hear recommendations from city staff.
 - 3. Consider taking action to forward a recommendation to City Council regarding this application.

2A.)

Thumbnail timeline regarding Granite Shoals Short Term Rentals.

Up to 2012 – unregulated.

Feb 2012 – Ord. 409-E – codified as City Code of Ordinances, Chapter 40 Zoning Section 40.26
https://z2.franklinlegal.net/franklin/Z2Browser2.html?showset=graniteshoalsset&collection=graniteshoals&doccode=z2Code_z20000089

This Ordinance prohibited Short Term Rentals in the R-1 Zoning District; they were still allowed in the R-2 Multi-Family Residential zoned areas (such as condos). There were property owners already operating Short Term Rentals who were ‘grandfathered’ in to continue this use in R-1 Zoning District, unless they ceased operation of the STR, or the property title was transferred to a new owner. The authorized/grandfathered STR properties are on record with the city with an annual permit and they file Hotel Occupancy Tax (HOT) on a regular basis.

2015 – present : Court hearings at the State of Texas regarding the legality of ‘Short Term Rental Prohibition Ordinances’ cause questions about Chapter 40, Sec. 40.26.

March 2020 – Resolution 635 -

City Council adopts Resolution 635 to establish a special committee with the express purpose of researching the issue of Short-Term Rentals, in the current political climate, and prepare, if feasible and desirable, a proposed Ordinance to update the Zoning Ordinance and place fair regulations upon Short Term Rentals in order to lift the prohibition ordinance. Shannon Wilson was named as Chair of this committee, Eric Tanner as Vice Chair, and the Fire Chief and Police Chief served as non-voting (advisory) members. The Police Department will monitor the Short Term Rentals program if Ordinance 807 is adopted.

The Committee meets as able, both by ZOOM and in person meetings and in hybrid Zoom/in person meetings to discuss concerns regarding whether fair regulations could be established to maintain the residential character of R-1 neighborhoods if STRs are allowed. Major concerns revolved around safety in the sense of parking, trash service, pets, noise ordinance violations, parties, and occupancy levels.

February 2021 – After a difficult year (Covid-19) the Short-Term Rental Advisory Committee finished their meetings and deliberation and forwarded a favorable recommendation on proposed Ordinance #807. The Public Hearings were set for March 16th and March 23rd, for P&Z and City Council, respectively.

March 2021 – City Attorney Josh Katz has composed proposed Ord. 807 and has provided all requested guidance to the Committee.

Since P and Z Chair Wilson is also the Chair of the Short-Term Rentals Advisory Committee, the committee has selected Vice Chair Tanner to speak to P&Z tonight.

Recommendation of Staff: City Staff joins the STR Committee in recommending approval of Ord. 807, as proposed.

Attachments: Public Hearing Notice, Draft meeting minutes from February 2021 meeting of STR Committee with formal recommendation on proposed Ord. 807, proposed Ord. 807 in red-line format, and proposed Ord. 807 in unofficial (clean copy) version.

The City of Granite Shoals, Texas

PUBLIC NOTICE

**Public Hearings to be held on proposed Ordinance #807
"Short Term Rental Ordinance"**

The Planning and Zoning Commission of the City of Granite Shoals will hold a Public Hearing on Tuesday, March 16, 2021, during their Regular Called 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 #807, Short Term Rental Ordinance, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE SECTION 40-26: VACATION HOME RENTAL USE; TO AMEND APPENDIX B: SCHEDULE OF FEES AND CHARGES. This Ordinance is being forwarded to the Planning and Zoning Commission with a favorable recommendation from the Short-Term Rental Advisory Committee.

Granite Shoals City Council will also hold a Public Hearing on Tuesday, March 23, 2021, 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 #807 Short Term Rental Ordinance, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE SECTION 40-26: VACATION HOME RENTAL USE; TO AMEND APPENDIX B: SCHEDULE OF FEES AND CHARGES.

Citizens are encouraged to attend these meetings and be heard, agendas and information related to attending via teleconferencing (ZOOM) can be found on the city website. 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.



The City of Granite Shoals, Texas

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DRAFT

City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
(830) 598-2424 fax (830) 598-6538
www.graniteshoals.org

**MEETING MINUTES
FOR A SPECIAL CALLED MEETING
OF THE GRANITE SHOALS
SHORT-TERM RENTAL ADVISORY COMMITTEE
TO BE HELD VIRTUALLY VIA ZOOM SOFTWARE FROM
AND IN PERSON AT GRANITE SHOALS CITY HALL
2ND FLOOR COUNCIL CHAMBER
2221 N. PHILLIPS RANCH ROAD, GRANITE SHOALS, TX 78654
MONDAY, FEBRUARY 22, 2021 AT 5:30 PM**

The items are listed in the order they appeared on the agenda, and may have been addressed in different order.

Committee Members

Shannon Wilson – Chair
Eric Tanner –Vice-Chair
Lynn Carlson
Samantha Ortis (5:35 PM)
Keith Rogers, Tropical Hideaway Rentals; FSMG
Chereen Fisher
Austin Stanphill

Committee Members absent:

Staff:

City Manager Jeff Looney in person
City Attorney Josh Katz (via ZOOM)
City Secretary Elaine Simpson (in Council Chambers)
Police Captain Chris Decker (ZOOM)

ZOOM Observers participants

Jeff Marx (Zoom)
City Council Member, Place #2 Bruce Jones - in person
Ryan Engler (ZOOM)
Patty Hansen (ZOOM)

PUBLIC COMMENTS, ANNOUNCEMENTS AND ITEMS OF INTEREST

At this time, any person with business before the Committee not scheduled on the agenda may speak when recognized. 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 please follow directions for submission of

written comments. Members of the public who wish to submit written comments to be read into the meeting record must submit their comments by emailing citysecretary@graniteshoals.org or by calling 830-598-2424 for staff assistance. **Written Comments should be received at least two hours before the beginning of the meeting.** For those wishing to participate possibly as a speaker in the meeting, please contact citysecretary@graniteshoals.org to register as a speaker and receive log-in instructions.

No announcements were made.

1) WELCOME/INTRODUCTIONS

Chair Wilson called the meeting to order at 5:36 PM.

1) MEETING MINUTES:

Discuss, consider and possibly take action related to the meeting minutes from the Regular Called meeting of the Granite Shoals, Texas, Short-Term Rentals Advisory Committee, held February 8, 2021. *(City Secretary Simpson)*

The meeting minutes were corrected to reflect that Fire Chief Austin Stanphill was present.

Lynn Carlson moved, and Eric Tanner seconded, to approve, as corrected, the meeting minutes from Short Term Rental Advisory Committee meeting held February 8, 2021. Motion carried unanimously by a vote of 4-0.

2) REGULAR AGENDA ITEMS


- a. Discuss, consider and possibly take action regarding proposed Ordinance #807 Short Term Rentals Ordinance, and possibly take action to forward a recommendation to the Planning and Zoning Commission. *(City Manager Jeff Looney)*

Council Member Jones thanked the committee for their work and service.

Chair Wilson identified two minor grammar errors in the draft. These were corrected. City Attorney Josh Katz spoke regarding modifications he has made to this draft per Committee members' request.

There was a discussion of refunding the application fee if the permit cannot be issued. (or collect fee at time of issuance, instead of at application?)

There was a discussion regarding permit fees that will be addressed in item b.) Committee members determined by general consensus that the original permit fee would be recommended at \$500.00, the annual renewal fee will be set at \$300.00.



Vice Chair Tanner moved, and Samantha Ortis seconded, to approve, with corrections and updates made tonight during meeting discussion, proposed Ordinance #807 Short Term Rentals Ordinance. Motion carried unanimously by a vote of 4-0.

- b. Discuss, consider and possibly take action to recommend permit fees and any other costs associated with Short Term Rentals. (*City Manager Jeff Looney*)

Committee members determined by general consensus that the original permit fee would be recommended at \$500.00, the annual renewal fee will be set at \$300.00.

No further action was taken on the item.

3) FUTURE AGENDA ITEMS

Identify and schedule topics for future meetings.

Vice Chair Tanner took for action to represent the committee when the recommendation goes forward to the Planning and Zoning Commission on March 16, 2021. (Because Chair Wilson is also Chair of P&Z Commission).

Samantha Ortis will be sworn in as City Council member at tomorrow night's City Council meeting, so she will not be able to serve any longer on the Short-Term Rentals Advisory Committee.

There may not be any need for further meetings, as the recommendation has been made.

4) ADJOURN

CERTIFICATION

With no items remaining on the agenda, and no objections from the Committee members, Chair Wilson adjourned the meeting at 5:58 PM.

I, _____ Chair of the Short-Term Rental Advisory Committee for the City of Granite Shoals, Texas, certify that the attached are true and correct minutes taken from recordings and notes of the meeting held on February 22, 2021 .

_____ date _____

Attest: _____
Elaine Simpson, City Secretary

ORDINANCE NO. 807

"Short Term Rental Ordinance"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE 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 recognizes that the increased prevalence of short term rental usage of property in conjunction with recent court decisions have changed the regulatory landscape since the City first adopted its ordinances regulating vacation home rentals; and

WHEREAS, the Council finds that the following amendments are necessary to update and amend its vacation home rental and bed and breakfast ordinances to align with those changes; 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 March 16, 2021; 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 March 23, 2021; 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 40-2 (Definitions) is hereby amended; Section 40-9 (Bed and Breakfast Facilities) is hereby repealed; Section 40-26 (Vacation Home Rental Use) is hereby repealed and replaced, and Appendix B, Schedule of Fees and Charges is hereby amended as follows:

"Sec. 40-2 Definitions.

Agent: an individual or organization retained or utilized by owner to list, advertise, and/or manage short term rentals for an owner's residential property.

Bed and breakfast means a family residence where rooms are rented to transient guests on an overnight basis, serving primarily breakfast to those particular guests.

Dwelling Unit: a suite of two or more habitable rooms that are occupied or that are used, designed, or intended to be occupied, with facilities for living, sleeping, cooking, and eating.

Enforcement authority: the city manager of Granite Shoals or the person or department to whom the city manager may delegate enforcement responsibility.

Owner: any person or legal entity claiming ownership or title of real property, including but not limited to:

- (1) Holder of fee simple title.
- (2) Holder of life estate.
- (3) Holder of a leasehold estate for an initial term of five years or more.
- (4) A buyer in possession, or having right of possession under a contract or deed.
- (5) A mortgagee, receiver, executor, or trustee in possession or control or having right of possession or control of real property.
- (6) Any agent who is responsible for managing, leasing, or operating of property.

Short Term Rental: a dwelling unit (as defined in this section) intended for permanent occupancy that is occupied for transient use by any person other than the primary owner for any form of compensation and for a period of not less than one day, nor more than 30 consecutive days. The term "vacation home rental" does not include a bed and breakfast permitted and operated in accordance with this chapter.

STR: an abbreviation of the term Short Term Rental

Tenant: any person or agent, not the owner, who occupies a residence for any period of time.

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Sec. 40-9 Bed and breakfast facilities.

(a) Purpose. It is the purpose of this section to provide standards for bed and breakfast facilities, and to ensure that the facility complies with the applicable health, fire, and LCRA standards. A permit request will be considered by the planning and zoning commission and city council. The procedures for a hearing concerning a bed and breakfast permit request must follow those procedures outlined in the Texas Local Government Code. Before this hearing, the applicant must present a plot of the property with all requirements for a bed and breakfast as outlined in this section.

(b) Standards. Bed and breakfasts shall comply with all standards of the zoning district it is in plus the following special standards:

- (1) Breakfast for guests shall be the only meal served.
- (2) No cooking shall be permitted within the rooms. Outside grills are permitted.
- (3) No long term rental of rooms past 14 days are permitted.

- (4) All bed and breakfasts shall comply with the applicable local and state health, fire and LCRA codes. The facility shall be connected to the city water system.
- (5) No more than four bedrooms for guests will be allowed in R-1 and M-1 zones.
- (6) Guestrooms must be in the residence of the operator or in accessory buildings on the same premises.
- (7) A bed and breakfast may be operated only by a bona fide resident in or at his home. Such operator must be present (living in the home) while the bed and breakfast is in operation.
- (8) See the sign ordinance regarding signs for bed and breakfast.
- (9) Off street parking. See section 40-16(a)(1)r.
- (e) Application procedures for a conditional use permit. The application for a conditional use permit for a bed and breakfast shall be submitted on a form obtained at the city hall. It shall be signed by the owner of the property and shall have attached to it the current state department of water resources, private individual sewage disposal system license.
- (1) Fee. A one time administrative fee of \$25.00 is required. If a hearing is required, the fee will be \$100.00.
- (2) Inspections. The facility may be inspected, in order to ensure that it complies with applicable building, health and fire codes.
- (3) Permit limitations:
- a. Once a conditional use permit has been issued for a bed and breakfast, it shall not be transferred to another location or owner.
- b. The conditional use permit shall be valid only for so long as the bed and breakfast complies with the requirements of this chapter.
- c. The city may immediately revoke or suspend the permit or deny either the issuance or renewal thereof, if it is found that:
1. The applicant or permittee has violated or failed to meet any of the provisions of this chapter or conditions of the permit.
2. Any required licenses have been suspended, revoked or canceled upon denial, suspension, or revocation. The city shall notify the applicant or permittee in writing of the action taken and the reasons thereof. After giving notice by certified mail, if the bed and breakfast has not been removed within 30 days, the city may cause the closure of any bed and breakfast found in violation of this chapter.
- (4) Appeals. Any person aggrieved by the decision of the city under this section, may appeal the notice of cancellation, denial or suspension:
- a. Appeals shall be submitted to the chairman of the board of adjustment in writing within 15 days following the date of mailing of the notice of cancellation, denial, suspension or revocation to the applicant or permittee.
- b. The board of adjustment shall hear the appeal at its next possible meeting and thereupon make a recommendation to the city council to uphold, reverse or modify the decision, based upon the requirements of this chapter.
- c. Any further appeal shall be to the county district court."

Sec. 40-16 Off-street parking and loading space requirements.

...
(1)
...

~~(r) Bed and breakfast. Off-street parking shall be provided for the resident and a minimum of one space for each guest room.~~

~~Sec. 40-26 Vacation home rental use.~~

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~~(a) Zoning districts allowed. Vacation home rentals are allowed in the R-2 district only, except as provided by subsection (b) of this section.~~

~~(b) Existing vacation home rentals. A vacation home rental that is located in a zoning district that does not permit vacation home rental uses and that was in existence as of the date of this ordinance may continue, provided that it satisfies the following requirements:~~

~~(1) Registration. The property owner (or their authorized agent) shall register the vacation home rental with the city within 30 days of the effective date of the ordinance from which this section is derived. Registration shall require full disclosure of the complete ownership of the property. Requirements for registration are as follows:~~

~~a. The applicant shall prove that the vacation home rental use was established prior to the effective date of the ordinance from which this section is derived, and that the use has been continuously maintained during that time by presenting proof of reporting/payment to the city of the hotel occupancy tax (HOT) filed in 2011.~~

~~b. There shall be an annual re-registration that will establish the continuous proof of reporting/payment of the city hotel occupancy tax for the prior year. A \$150.00 annual application fee is required at the time of the filing of a registration form and at each renewal.~~

~~c. Address, legal description, and number of bedrooms of the property being used as a vacation home rental.~~

~~d. Any additional information that may be requested by the city necessary to make an informed decision regarding the application.~~

~~e. Contact information. Name, address and phone number of the homeowner and any management company authorized to by the owner commissioned to maintain this property.~~

~~(2) Burden of proof. The burden of establishing that a vacation home rental use was in existence prior to the effective date of the ordinance from which this section is derived rests entirely upon the person claiming such status.~~

~~(3) Denial of registration. The city may deny registration if it appears that the documents submitted by the owner or authorized agent are incomplete, not valid, or that the documents produced do not show the existence of the vacation home rental use in accordance with of this section. The city may also deny registration based on valid nuisance complaints filed with the city.~~

(4) ~~Revocation. The city will, in writing, suspend or revoke a registration issued under the provisions of this section, whenever the registration is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure, or portion thereof is in violation of any ordinance of the city or applicable regulations.~~

(5) ~~Signage. No signage is allowed, other than the premises address.~~

(6) ~~Transferability. Registration of a vacation home rental does not transfer from one property owner to another.~~

(7) ~~Abandonment and termination of a vacation home use.~~

a. ~~A vacation home use is deemed abandoned and the right to operate the existing use shall terminate immediately if any of the following occur:~~

1. ~~The hotel occupancy tax (HOT) has not been reported for two consecutive reporting periods of 90 days each.~~

2. ~~Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if any portion of the structure in which the existing use is located is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of 120 days, unless a building permit is obtained.~~

b. ~~A property owner may not resume an abandoned or otherwise terminated existing vacation home use.~~

e. ~~Destruction of existing vacation home use. The right to operate and maintain any existing use shall terminate and shall cease to exist whenever the structure or any portion of the structure in which the existing use is operated and maintained is damaged or destroyed by fire, the elements or other intentional acts of the owner, operator, or third party, if the destruction amounts to 60 percent or more of its fair market value as determined by the tax appraisal roll, not including the value of the land, on the date of such damage or destruction. If the owner of a existing use fails to begin reconstruction of the destroyed building, when permitted to do so by city ordinances within 120 days of the date of destruction, the existing use shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.~~

Sec. 40-26 Short Term Rentals (STR)

(a) ~~Agent. For the purposes of this subsection, an agent of an STR shall have the same responsibilities as owner of an STR.~~

(b) ~~Owner. Owner of an STR shall maintain such premises in compliance with Chapter 8, Article V of this Code. An owner shall not let, rent, or lease an STR for occupancy or use in any manner that does not comply with the provisions of this Code.~~

(c) ~~Owner and tenant. Every owner and every tenant of an STR shall maintain the premises in a clean, sanitary, and safe condition, including the disposal of rubbish, garbage, organic and inorganic waste, junk, or other waste in a lawful manner.~~

(d) ~~Zoning districts allowed. Short term rentals are allowed in the R-1 and R-2 districts only, except as provided by subsection (e) of this section.~~

(1) ~~Registration. The property owner (or their authorized agent) shall register the short term rental by filing a registration form with the city for each property to be used as a short term rental containing the following information:~~

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- a. Full disclosure of the complete ownership of the property.
 - b. Address, legal description, and number of bedrooms of the property.
 - c. Contact information, including name, address, and phone number(s) of the owner and of any agent or management company authorized by the owner to maintain the STR. This information shall be provided in order of whom should be contacted first, and shall indicate which individual on the contact list should be able to respond onsite to the subject property within 30 minutes of notification by a law enforcement authority or the City.
 - d. Any additional information that may be requested by the city that is necessary to make an informed decision regarding the application.
 - e. A copy of the information that must be provided to each STR renter pursuant to subsection (o) of this Ordinance.
- (2) Registration Period. Approved registrations are valid for a period of one year from date of approval.
- (3) Registration fee. A registration fee is required at the time of the filing of a registration form and at each annual renewal. The fee will be listed in Appendix B of this Code, Schedule of Fees and Charges. To be eligible for renewal, the applicant must provide continuous proof of reporting/payment of the city hotel occupancy tax for the prior year for the dates the property has been rented.
- (4) Denial of registration. A registration that is denied will result in a full refund of the corresponding registration fee. The city may deny registration if:
- a. It appears that the documents submitted by the owner or authorized agent are incomplete, not valid, or that the documents produced do not show the existence of the short term rental use in accordance with this section;
 - b. Valid and unresolved nuisance complaint(s) have been filed with the city about the subject property;
 - c. The subject property does not comply with all applicable local and state health, fire, and LCRA regulations, statutes, or ordinances; or
 - d. An applicant seeking renewal fails to provide continuous proof of reporting/payment of the city hotel occupancy tax for the prior year.
- (5) Revocation. The city may, in writing, suspend or revoke a registration issued under the provisions of this section when it is determined that:
- a. The registration was issued in error or on the basis of incorrect information supplied.
 - b. The circumstances described in subsection (r) have occurred.
 - c. The short term rental use produces a nuisance as defined in the city's Code of Ordinances or otherwise results in a violation of any ordinance of the city or applicable regulation, or
 - d. The building or structure, or portion thereof, is in violation of applicable local and state health, fire, or LCRA regulations, statutes, or ordinances.
- (6) Transferability. Registration of a short term rental does not transfer from one property owner to another.
- (e) Non-conforming use. A short term rental that is located in a zoning district that does not permit short term rental uses and that was in existence as of the effective date of this Ordinance may continue its use as a short term rental, provided that it satisfies the following requirements:
- (1) Registration. The property owner (or their authorized agent) shall register the short term rental in compliance with section (d), and additionally provide the following information:
 - a. The applicant shall prove that the short term rental use was established prior to the effective date of this Ordinance, and that the use has been continuously maintained prior to that date

by presenting proof of reporting/payment to the city of the hotel occupancy tax filed prior to the effective date of this Ordinance.

- (2) Burden of proof. The burden of establishing that a short term rental use was in existence prior to the effective date of the ordinance from which this section is derived rests entirely upon the person claiming such status.
- (3) Abandonment and termination of a non-conforming short term use.
 - a. A non-conforming short term use is deemed abandoned and the right to operate the existing use shall terminate immediately if any of the following occur:
 - 1. The hotel occupancy tax has not been reported for two consecutive reporting periods of 90 days each.
 - 2. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if any portion of the structure in which the existing use is located is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of 120 days, unless a building permit is obtained.
 - b. A property owner may not resume an abandoned or otherwise terminated existing short term rental use.
 - c. Destruction of existing short term rental use. The right to operate and maintain any non-conforming short term rental use shall terminate and shall cease to exist whenever the structure or any portion of the structure in which the existing use is operated and maintained is damaged or destroyed by fire, the elements, or other intentional acts of the owner, operator, or third party, if:
 - 1. the destruction amounts to 60 percent or more of its fair market value as determined by the tax appraisal roll, not including the value of the land, on the date of such damage or destruction, and
 - 2. the owner fails to begin reconstruction of the destroyed building, when permitted to do so by city ordinances, within 120 days of the date of destruction, the existing use shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.
- (f) Fire Inspections. The City has adopted the International Fire Code. Annual inspections may be conducted by the City to ensure that an STR property meets the current International Fire Code. Inspections will include verifying working smoke detectors and fire extinguishers.
- (g) Occupancy Limits. Overnight guest occupancy may not exceed two (2) persons per bed, including temporary beds such as roll-away beds or pull-out couches, plus an additional two persons, not including infant sleeping accommodations. Overnight occupancy may not exceed four persons per designated bedroom.
- (h) Noise. Property shall be subject to Chapter 16, Article II of the City of Granite Shoals Code of Ordinances.
- (i) Parking. Property shall require one off-street parking spot for each bedroom of the STR. No on street parking is permitted, and no impediment to ingress and egress to surrounding properties is permitted.
- (j) Property exterior. Exterior grounds are to be maintained as specified in Chapter 8, Article V of this Code.
- (k) Pets. To the extent the property owner wishes to allow pets at an STR, the number of pets in an STR is a maximum of five pursuant to the applicable portions of Article IV of this Code, excluding the requirement to register the pet(s) with the City. If a pet is involved in an incident listed in Section 4-7(a)(1) of this Code, the pet owner must be able to show proof of pet's current rabies inoculation. If proof is not provided, Animal Control will take custody of the

Commented [JK1]: The committee would like ZAPCO and City Council to considering modifying other sections of the city's Code to specify an occupancy limit for all residential properties, not just STRs.

animal until such time as proof is provided, or the animal is euthanized per Section 4-9 of this Code.

(l) Signage. No exterior signage is allowed, other than the premises address.

(m) Trash and Recycling.

(1) Containers. The number of trash containers required shall be based on the maximum number of overnight occupants permitted on the property. For 1-4 occupants, one container provided by the City's solid waste service provider is required; for 5-8, two containers are required; more than 8 occupants, three containers will be required.

(2) Owner/agent is responsible for ensuring that trash containers are placed in their pickup position not more than 24 hours prior to pick-up, and returned to a storage location within 24 hours after pickup. Recycle bins are subject to the same requirements.

(n) Exterior Lighting. No lighting shall be permitted that results in direct or reflected glare into a nearby residence or into a public street that creates a driving hazard. Lighting shall be hooded or shielded. This excludes streetlights.

(o) 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.

(5) Notification of what constitutes trash and what items are recyclable.

(6) Notification of trash pickup day.

(7) Notification of recycle pickup day.

(8) Other information as may be deemed pertinent by owner/agent or the City.

(p) The city manager and/or his or her designee may enforce the provisions of this Section.

(q) Enforcement shall be as specified in Section 8-133 of this Code.

(r) Penalties. Following the issuance of a citation to an STR tenant of a violation of this Ordinance by the city's enforcement authority, the owner shall be notified of the citation and the following penalties shall apply to the owner:

(1) First offense in a twelve month period, a warning citation shall be issued to owner.

(2) Second offense in a twelve month period, a fine of \$100 shall be levied on owner.

(3) Third offense in a twelve month period, a fine of \$250 shall be levied on owner.

(4) Fourth offense in a twelve month period, a fine of \$500 shall be levied on owner, and owner's STR registration permit shall be suspended for a period of six (6) months from the date of payment of the fine.

(5) The owner of an STR is responsible for payment of any citations issued to that owner's tenant if the tenant does not pay the citation within the required timeframe.

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 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 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 23rd day of March, 2021.

Will Skinner, Mayor

ATTEST:

Elaine Simpson, City Secretary

Approved to Form:

Josh Katz, City Attorney

ORDINANCE NO. 807 (no red line version)

"Short-term Rental Ordinance"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO AMEND PART II: CODE OF ORDINANCES; CHAPTER 40: ZONING; SECTION 40-2: DEFINITIONS; TO REPEAL SECTION 40-9: BED AND BREAKFAST FACILITIES; TO REPEAL AND REPLACE 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 recognizes that the increased prevalence of short-term rental usage of property in conjunction with recent court decisions have changed the regulatory landscape since the City first adopted its ordinances regulating vacation home rentals; and

WHEREAS, the Council finds that the following amendments are necessary to update and amend its vacation home rental and bed and breakfast ordinances to align with those changes; 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 March 16, 2021; 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 March 23, 2021; 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 40-2 (Definitions) is hereby amended; Section 40-9 (Bed and Breakfast Facilities) is hereby repealed; Section 40-26 (Vacation Home Rental Use) is hereby repealed and replaced, and Appendix B, Schedule of Fees and Charges is hereby amended as follows:

“Sec. 40-2 Definitions.

...

Agent: an individual or organization retained or utilized by owner to list, advertise, and/or manage short-term rentals for an owner’s residential property.

Dwelling Unit: a suite of two or more habitable rooms that are occupied or that are used, designed, or intended to be occupied, with facilities for living, sleeping, cooking, and eating.

Enforcement authority: the city manager of Granite Shoals or the person or department to whom the city manager may delegate enforcement responsibility.

Owner: any person or legal entity claiming ownership or title of real property, including but not limited to:

- (1) Holder of fee simple title.
- (2) Holder of life estate.
- (3) Holder of a leasehold estate for an initial term of five years or more.
- (4) A buyer in possession, or having right of possession under a contract or deed.
- (5) A mortgagee, receiver, executor, or trustee in possession or control or having right of possession or control of real property
- (6) Any agent who is responsible for managing, leasing, or operating of property.

Short-term Rental: a dwelling unit (as defined in this section) intended for permanent occupancy that is occupied for transient use by any person other than the primary owner for any form of compensation and for a period of not less than one day, nor more than 30 consecutive days

STR: an abbreviation of the term Short-term Rental

Tenant: any person or agent, not the owner, who occupies a residence for any period of time.

Sec. 40-16 Off-street parking and loading space requirements.

...

(1)

...

Sec. 40-26 Short-term Rentals (STR)

- (a) Agent. For the purposes of this subsection, an agent of an STR shall have the same responsibilities as owner of an STR.
- (b) Owner. Owner of an STR shall maintain such premises in compliance with Chapter 8, Article V of this Code. An owner shall not let, rent, or lease an STR for occupancy or use in any manner that does not comply with the provisions of this Code.
- (c) Owner and tenant. Every owner and every tenant of an STR shall maintain the premises in a clean, sanitary, and safe condition, including the disposal of rubbish, garbage, organic and inorganic waste, junk, or other waste in a lawful manner.
- (d) Zoning districts allowed. Short-term rentals are allowed in the R-1 and R-2 districts only, except as provided by subsection (e) of this section.
- (1) Registration. The property owner (or their authorized agent) shall register the short-term rental by filing a registration form with the city for each property to be used as a short-term rental containing the following information:
 - a. Full disclosure of the complete ownership of the property.
 - b. Address, legal description, and number of bedrooms of the property.
 - c. Contact information, including name, address, and phone number(s) of the owner and of any agent or management company authorized by the owner to maintain the STR. This

- information shall be provided in order of whom should be contacted first, and shall indicate which individual on the contact list should be able to respond onsite to the subject property within 30 minutes of notification by a law enforcement authority or the City.
- d. Any additional information that may be requested by the city that is necessary to make an informed decision regarding the application.
 - e. A copy of the information that must be provided to each STR renter pursuant to subsection (o) of this Ordinance.
- (2) Registration Period. Approved registrations are valid for a period of one year from date of approval.
 - (3) Registration fee. A registration fee is required at the time of the filing of a registration form and at each annual renewal. The fee will be listed in Appendix B of this Code, Schedule of Fees and Charges. To be eligible for renewal, the applicant must provide continuous proof of reporting/payment of the city hotel occupancy tax for the prior year for the dates the property has been rented.
 - (4) Denial of registration. A registration that is denied will result in a full refund of the corresponding registration fee. The city may deny registration if:
 - a. It appears that the documents submitted by the owner or authorized agent are incomplete, not valid, or that the documents produced do not show the existence of the short-term rental use in accordance with this section;
 - b. Valid and unresolved nuisance complaint(s) have been filed with the city about the subject property;
 - c. The subject property does not comply with all applicable local and state health, fire, and LCRA regulations, statutes, or ordinances; or
 - d. An applicant seeking renewal fails to provide continuous proof of reporting/payment of the city hotel occupancy tax for the prior year.
 - (5) Revocation. The city may, in writing, suspend or revoke a registration issued under the provisions of this section when it is determined that:
 - a. The registration was issued in error or on the basis of incorrect information supplied,
 - b. The circumstances described in subsection (r) have occurred,
 - c. The short-term rental use produces a nuisance as defined in the city's Code of Ordinances or otherwise results in a violation of any ordinance of the city or applicable regulation, or
 - d. The building or structure, or portion thereof, is in violation of applicable local and state health, fire, or LCRA regulations, statutes, or ordinances.
 - (6) Transferability. Registration of a short-term rental does not transfer from one property owner to another.
- (e) Non-conforming use. A short-term rental that is located in a zoning district that does not permit short-term rental uses and that was in existence as of the effective date of this Ordinance may continue its use as a short-term rental, provided that it satisfies the following requirements:
- (1) Registration. The property owner (or their authorized agent) shall register the short-term rental in compliance with section (d), and additionally provide the following information:
 - a. The applicant shall prove that the short-term rental use was established prior to the effective date of this Ordinance, and that the use has been continuously maintained prior to that date by presenting proof of reporting/payment to the city of the hotel occupancy tax filed prior to the effective date of this Ordinance.
 - (2) Burden of proof. The burden of establishing that a short-term rental use was in existence prior to the effective date of the ordinance from which this section is derived rests entirely upon the person claiming such status.

- (3) Abandonment and termination of a non-conforming short-term use.
- a. A non-conforming short-term use is deemed abandoned and the right to operate the existing use shall terminate immediately if any of the following occur:
 - 1. The hotel occupancy tax has not been reported for two consecutive reporting periods of 90 days each.
 - 2. Discontinuance or abandonment shall be conclusively deemed to have occurred irrespective of the intent of the property owner if any portion of the structure in which the existing use is located is dilapidated, substandard, or is not maintained in a suitable condition for occupancy during a continuous period of 120 days, unless a building permit is obtained.
 - b. A property owner may not resume an abandoned or otherwise terminated existing short-term rental use.
 - c. Destruction of existing short-term rental use. The right to operate and maintain any non-conforming short-term rental use shall terminate and shall cease to exist whenever the structure or any portion of the structure in which the existing use is operated and maintained is damaged or destroyed by fire, the elements, or other intentional acts of the owner, operator, or third party, if:
 - 1. the destruction amounts to 60 percent or more of its fair market value as determined by the tax appraisal roll, not including the value of the land, on the date of such damage or destruction, and
 - 2. the owner fails to begin reconstruction of the destroyed building, when permitted to do so by city ordinances, within 120 days of the date of destruction, the existing use shall be deemed to be discontinued or abandoned, and shall no longer be authorized to continue.
 - (f) Fire Inspections. The City has adopted the International Fire Code. Annual inspections may be conducted by the City to ensure that an STR property meets the current International Fire Code. Inspections will include verifying working smoke detectors and fire extinguishers.
 - (g) Occupancy Limits. Overnight guest occupancy may not exceed two (2) persons per bed, including temporary beds such as roll-away beds or pull-out couches, plus an additional two persons, not including infant sleeping accommodations. Overnight occupancy may not exceed four persons per designated bedroom.
 - (h) Noise. Property shall be subject to Chapter 16, Article II of the City of Granite Shoals Code of Ordinances.
 - (i) Parking. Property shall require one off-street parking spot for each bedroom of the STR. No on street parking is permitted, and no impediment to ingress and egress to surrounding properties is permitted.
 - (j) Property exterior. Exterior grounds are to be maintained as specified in Chapter 8, Article V of this Code.
 - (k) Pets. To the extent the property owner wishes to allow pets at an STR, the number of pets in an STR is a maximum of five pursuant to the applicable portions of Article IV of this Code, excluding the requirement to register the pet(s) with the City. If a pet is involved in an incident listed in Section 4-7(a)(1) of this Code, the pet owner must be able to show proof of pet's current rabies inoculation. If proof is not provided, Animal Control will take custody of the animal until such time as proof is provided, or the animal is euthanized per Section 4-9 of this Code.
 - (l) Signage. No exterior signage is allowed, other than the premises address.
 - (m) Trash and Recycling.

- (1) Containers. The number of trash containers required shall be based on the maximum number of overnight occupants permitted on the property. For 1-4 occupants, one container provided by the City's solid waste service provider is required; for 5-8, two containers are required; more than 8 occupants, three containers will be required.
- (2) Owner/agent is responsible for ensuring that trash containers are placed in their pickup position not more than 24 hours prior to pick-up, and returned to a storage location within 24 hours after pickup. Recycle bins are subject to the same requirements.
- (n) Exterior Lighting. No lighting shall be permitted that results in direct or reflected glare into a nearby residence or into a public street that creates a driving hazard. Lighting shall be hooded or shielded. This excludes streetlights.
- (o) 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.
 - (5) Notification of what constitutes trash and what items are recyclable.
 - (6) Notification of trash pickup day.
 - (7) Notification of recycle pickup day.
 - (8) Other information as may be deemed pertinent by owner/agent or the City.
- (p) The city manager and/or his or her designee may enforce the provisions of this Section.
- (q) Enforcement shall be as specified in Section 8-133 of this Code.
- (r) Penalties. Following the issuance of a citation to an STR tenant of a violation of this Ordinance by the city's enforcement authority, the owner shall be notified of the citation and the following penalties shall apply to the owner:
 - (1) First offense in a twelve-month period, a warning citation shall be issued to owner.
 - (2) Second offense in a twelve-month period, a fine of \$100 shall be levied on owner.
 - (3) Third offense in a twelve-month period, a fine of \$250 shall be levied on owner.
 - (4) Fourth offense in a twelve-month period, a fine of \$500 shall be levied on owner, and owner's STR registration permit shall be suspended for a period of six (6) months from the date of payment of the fine.
 - (5) The owner of an STR is responsible for payment of any citations issued to that owner's tenant if the tenant does not pay the citation within the required timeframe.

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 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 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 23rd day of March, 2021.

ATTEST:

Will Skinner, Mayor

Elaine Simpson, City Secretary

Approved to Form:

Josh Katz, City Attorney

B. Consider application of Todd Holland of Holland Surveying, on behalf of Christopher Weber, for a replat of lot 23 of the Green Acres Section of Sherwood Shores Subdivision to divide one lot into six lots, this property located between Hill Drive and Green Acres Drive.

1. Hold a Public Hearing.
2. Hear recommendations from city staff.
3. Consider taking action to forward a recommendation to City Council regarding this application.

This is an application to make six lots out of one lot.

The P&Z Commissioners will hold a public hearing, hear the applicant report from Mr. Holland, and then hear the city staff recommendation.

2221 N. Phillips Ranch Rd.
Granite Shoals, TX 78654
830-598-2424 (ofc.) 830-598-6538 (fax)
www.graniteshoals.org

Owners Name: CHRISTOPHER J. WEBER TRUSTEE OF Asian
Physical Address: LOTS 23
Re-Palt Type: MAJOR

Replat Check List	Yes	Comment(s)
Complete Application		
Review Application	X	
Verify Ownership	X	
Verify water line placement	✓	<i>2 miles</i>
Verify purpose for re-plat recommendation	X	
No Lien/No SSTF	X	
Review Surveyor replat areas for Accuracy		
Physical Address	X	
Verify Platting Lot Numbers	X	
PEC Easement Release(s)	X	
Prepare Packet for City Manager	X	
Replat Signed Off by		
Owner	X	
Surveyor	X	
City Manager		
Copy of Recorded Plat Returned to City by Surveyor		

Notes: CREATE 6 LOTS

367289



City of Granite Shoals

2221 N. Phillips Ranch Road

Granite Shoals, TX 78654

830-598-2424 office • 830-598-6538 fax

PLAT/REPLAT APPLICATION

Please print all the following information and complete the entire application.

Date: 3-5-2021

Applicant's Name: TODD HOLLAND

Phone: 830-613-0558

Email: TEHOLLAND@HOLLANDSURVEYING.COM

Mailing Address: P.O. BOX 1647 MARBLE FALLS

State: TX ZIP: 78654

Property Owner's Name: ASIAN MCKINLEY WOOD TRUST

Phone 210-892-3174 - 210-826-6614

Email: CLOFFER@LAWCABIN.LAW.COM

Mailing Address: 2425 BROCKTON STE 101 SAN ANTONIO

State: TX ZIP: 78217

Replat Situs Address: GREEN ACRES DRIVE

Surveyors' Name: TODD HOLLAND

Phone 830-798-8850

Email: TEHOLLAND@HOLLANDSURVEYING.COM

Mailing Address: P.O. BOX 1647 MARBLE FALLS

State: TX ZIP: 78654

Legal Description of Property: Lots: 23

Block: GREEN ACRES SECTION 5

Subdivision: STERNWOOD STARS

Property Zoning: R-1

Purpose of Plat/Replat: CREATE 6 LOTS

Applicant/representative (surveyor) must attend the scheduled Planning and Zoning Commission and City Council meetings to present all Standard Replats (5 or more lots)

Replat Fee Schedule: 1-4 lot(s) \$150, 5 or more lots \$250

The following must be submitted with this application:

1. Appropriate fee for replat
2. Tax certificate showing legal ownership
3. PEC release of easement(s)
4. Title and label; the plat shall be labeled clearly and state that it is a "plat" or "replat"
5. Standard Replat: (8) 18" x 24", (1) 11" x 17" and (1) 8-1/2" x 11" copies of plat or replat for review, (2) 18" x 24" copies signed and notarized for city officials' signatures upon approval. Completed paperwork must be in the Friday, 10-days prior to scheduled Planning and Zoning meeting by 5 p.m. The 8 copies for review must show building setbacks (street to street or waterfront), public utility easements, structures including overhangs, retaining wall(s), flat work, any improvements.
6. Minor Replat: (2) 18" x 24" copies signed and notarized, (1) 11" x 17" and (1) 8-1/2" x 11" copies of the plat or replat for review. Signed copies are to be ready for approval by the City Manager.
7. Standard replat shall have **Signature** lines for the P & Z Chairman, Mayor and City Secretary to Attest. Minor replat shall have **Signature** lines for the City Manager and City Secretary to Attest.

Owner statement (if the applicant is not the owner) I HEREBY CERTIFY THAT THE APPLICANT LISTED ABOVE IS AN AGENT FOR ME IN THE MATTERS PERTAINING TO THIS PLAT/REPLAT APPLICATION.

Owner's Signature

Applicant's Signature

Date

**A REPLAT OF
LOT NO. 23,
GREEN ACRES SECTION,
SHERWOOD SHORES,
CITY OF GRANITE SHOALS,
BURNET COUNTY, TEXAS**

HOLLAND
SURVEYING
PROFESSIONAL SURVEYING AND MAPPING
SERVICES
P.O. BOX 1647
MARBLE FALLS, TEXAS 75554
830-798-885



STATE OF TEXAS,
COUNTY OF BEAR:
KNOW ALL MEN BY THESE PRESENTS, That I, Christopher J. Weber, Trustee of the Adlan Mockingbird Trust, being the owner of the remaining portion of Lot 23 of Green Acres Section, Sherwood Shores, a Burnet County subdivision according to the plat recorded in Volume 1, Page 170 of the Plat Records of Burnet County, Texas, and being conveyed by deed in Burnet County Cause No. 201900225 of the Official Public Records of Burnet County, Texas, and does hereby declare the attached plat as shown hereon and does hereby adopt it to be known as "A REPLAT OF LOT 23, GREEN ACRES SECTION, SHERWOOD SHORES" as the official plat of same.

WITNESS, my hand, this _____ day of _____, 2021.

Christopher J. Weber, Trustee

STATE OF TEXAS,
COUNTY OF BEAR:
Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

STATE OF TEXAS,
COUNTY OF BEAR:
City of Granite Shoals:
I, Sharon Wilson, Mayor for the City of Granite Shoals, do hereby certify that the map and plat contained hereon of "A REPLAT OF LOT 23, GREEN ACRES SECTION, SHERWOOD SHORES" is being within the City of Granite Shoals, does comply with the Laws and Statutes of the State of Texas and the ordinances of the City of Granite Shoals and do hereby approve replat.

Approved for recordation this _____ day of _____, 2021.

Sharon Wilson, Chairman Planning and Zoning Commission, City of Granite Shoals

STATE OF TEXAS,
COUNTY OF BEAR:
City of Granite Shoals:
I, Todd Holland, the undersigned Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and that each plat is a true and correct representation of same as I located the component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 2021.

Todd Holland, RPLS, No. 5421, State of Texas

NOTES:
1. Each dwelling constructed or placed on this subdivision shall be connected to an on-site sewage facility meeting the permit specification of the Lower Colorado River Authority (LCRA).
2. The property shown hereon is currently zoned R-1 (Single Family Residential).
3. This plat was prepared in conformance with the City of Granite Shoals, subdivision regulations, Article II, Section 32-39, and hereby deletes and takes the place of the remaining portion of Lot No. 23 of Green Acres Section, as recorded in Volume 1, Page 170 of the Plat Records of Burnet County, Texas. Lot Nos. 23-1A, 23-2A, 23-3A, 23-4A, 23-5A and 23-6A are created by this Re-Plat and shall be subject to a 5' Public Utility Easement around the entire front, side and rear lot lines.
4. The property shown hereon is subject to all current land use ordinances and subdivision regulations for the City of Granite Shoals, Texas.
5. A portion of the Property shown hereon lies within the 100-year Flood, Zone AE, shown hereon, the remainder of Property is located in Zone X (areas outside the 100-year Flood) as shown on the Flood Insurance Rate Map No. 4805300506, effective March 15, 2012, Burnet County, Texas. As graphically scaled and shown hereon.
6. Basis of Bearings are to the North American Datum of 1983, Texas Coordinate System, Central Zone. Established with the Geonot-A, RTK Network.
7. The distances shown hereon are grid values. For surface values apply a combined scale factor of 1.00013.
8. According to the City of Granite Shoals Zoning, current Overhanging Setback and Easement requirements are:
Public Utility Easements: 5' FL around the entire lot, measured from the front, side and rear lot lines.
Front Overhanging Setback: 20' FL from front lot line/s.
Side Overhanging Setback: 10' FL from side lot line/s.
Rear Overhanging Setback: 5' FL from rear lot line/s.
Water Front Overhanging Setback: 10' FL from water's edge/shoreline.
*These values are subject to change depending on 511 addressing. Confirm Overhanging Setbacks with the city prior to any construction on this property.

9. Granite Shoals can/may provide water service to the aforementioned area and will continue to have adequate easement to said property through the remaining utility easements. Property owner will provide water to the property at the owner's expense and city's specifications as per city code of ordinances.
PRESTON ADAMS, DOWNS BY: T. HOLLAND
JUL 2021-04
45/137
PAGE 2

A REPLAT OF
LOT NO. 23



A REPLAT OF
LOT NO. 23

A REPLAT OF
LOT NO. 23

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LOT NO. 23



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LOT NO. 23

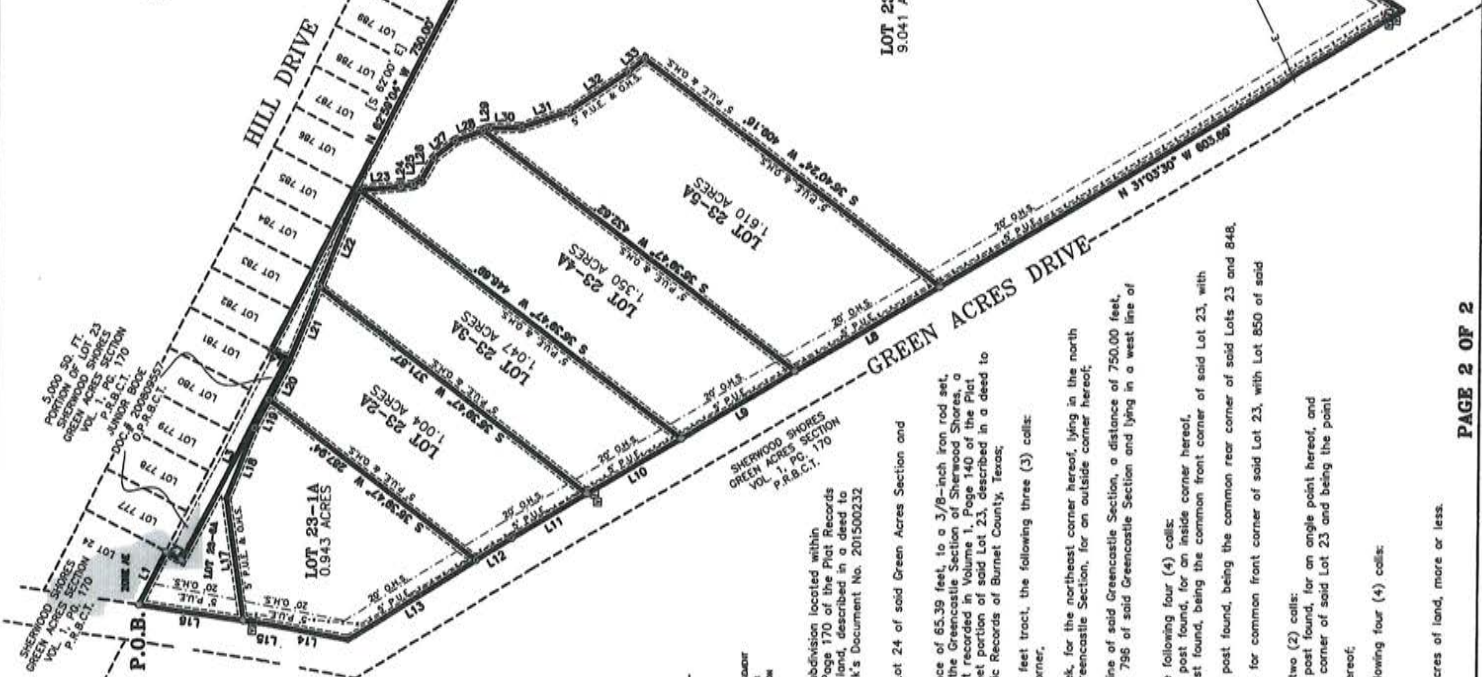
- A REPLAT OF
LOT NO. 23

A REPLAT OF
LOT NO. 23

- A REPLAT OF
LOT NO. 23

A REPLAT OF
LOT NO. 23

LINE	DESCRIPTION	AMOUNT	DATE	AMOUNT
1	11/15/04	15.39		
2	11/15/04	15.39		
3	11/15/04	15.39		
4	11/15/04	15.39		
5	11/15/04	15.39		
6	11/15/04	15.39		
7	11/15/04	15.39		
8	11/15/04	15.39		
9	11/15/04	15.39		
10	11/15/04	15.39		
11	11/15/04	15.39		
12	11/15/04	15.39		
13	11/15/04	15.39		
14	11/15/04	15.39		
15	11/15/04	15.39		
16	11/15/04	15.39		
17	11/15/04	15.39		
18	11/15/04	15.39		
19	11/15/04	15.39		
20	11/15/04	15.39		
21	11/15/04	15.39		
22	11/15/04	15.39		
23	11/15/04	15.39		
24	11/15/04	15.39		
25	11/15/04	15.39		
26	11/15/04	15.39		
27	11/15/04	15.39		
28	11/15/04	15.39		
29	11/15/04	15.39		
30	11/15/04	15.39		
31	11/15/04	15.39		
32	11/15/04	15.39		
33	11/15/04	15.39		
34	11/15/04	15.39		
35	11/15/04	15.39		
36	11/15/04	15.39		
37	11/15/04	15.39		
38	11/15/04	15.39		
39	11/15/04	15.39		
40	11/15/04	15.39		
41	11/15/04	15.39		
42	11/15/04	15.39		
43	11/15/04	15.39		
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68	11/15/04	15.39		
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72	11/15/04	15.39		
73	11/15/04	15.39		
74	11/15/04	15.39		
75	11/15/04	15.39		
76	11/15/04	15.39		
77	11/15/04	15.39		
78	11/15/04	15.39		
79	11/15/04	15.39		
80	11/15/04	15.39		
81	11/15/04	15.39		



SCALE: 1" = 100'

1/2" IRON ROD FOUND
3/8" IRON ROD SET
PK NAIL SET
2-3/4" PIPE FENCE POST
CALCULATED POINT
FIRE INSURANCE
WATER VALVE

—X— WIRE FENCE
—L— OVERHEAD UTILITY
P POWER POLE
G GUY WIRE
P.U.L. PUBLIC UTILITY EASEMENT
O.U.L. OVERLAPPING SETBACK
[] RECORD

BEGINNING at a 3/8-inch iron rod set, for the common front corner of said Lot 23, with the Lot 24 of said Green Acres Section and lying in the east line of Green Acres Drive, for the northwest corner hereof:

ENCE, crossing through said Lot 23, with the west, south and east lines of said 5000 square feet tract, the following three (3) coils: S 27°00'56" W, a distance of 20.00 feet, to a 3/8-inch iron rod set, for the southwest corner.

ENCE S 82°59'04" E [S 62°00' E] continuing with the north line of said Lot 23 and a south line of said Greencastle Section, a distance of 750.00 feet, to a 1/2-inch iron rod found, the northeast corner of said Lot 23, the southeast corner of Lot 798 of said Greencastle Section and lying in a west line of said Mill Drive, for the northeast corner hereof.

S 63°01'41" E [S 62°00' E], a distance of 49.69 feet [50'] to a 2-3/8-inch-dia. fence post found, for an inside corner hereof,

2. S 63°11'24" E [S 62°00' E] a distance of 149.96 feet [150'] to a 1/2-inch iron rod found, for common front corner of said Lot 23, with Lot 850 of said Greencastle Section and lying in the west line of Circle, for an outside corner hereof.

S 30°00'42" W, a distance of 563.33 feet, to a 1/2-inch iron rod found, for the southeast corner of said Lot 23 and being the point of intersection of the west

ENCE, with the west lines of said Lot 23 and the east lines of said Green Acres Drive, the following four (4) col-

17. E, a distance of 144.14 feet, to the point of beginning and containing

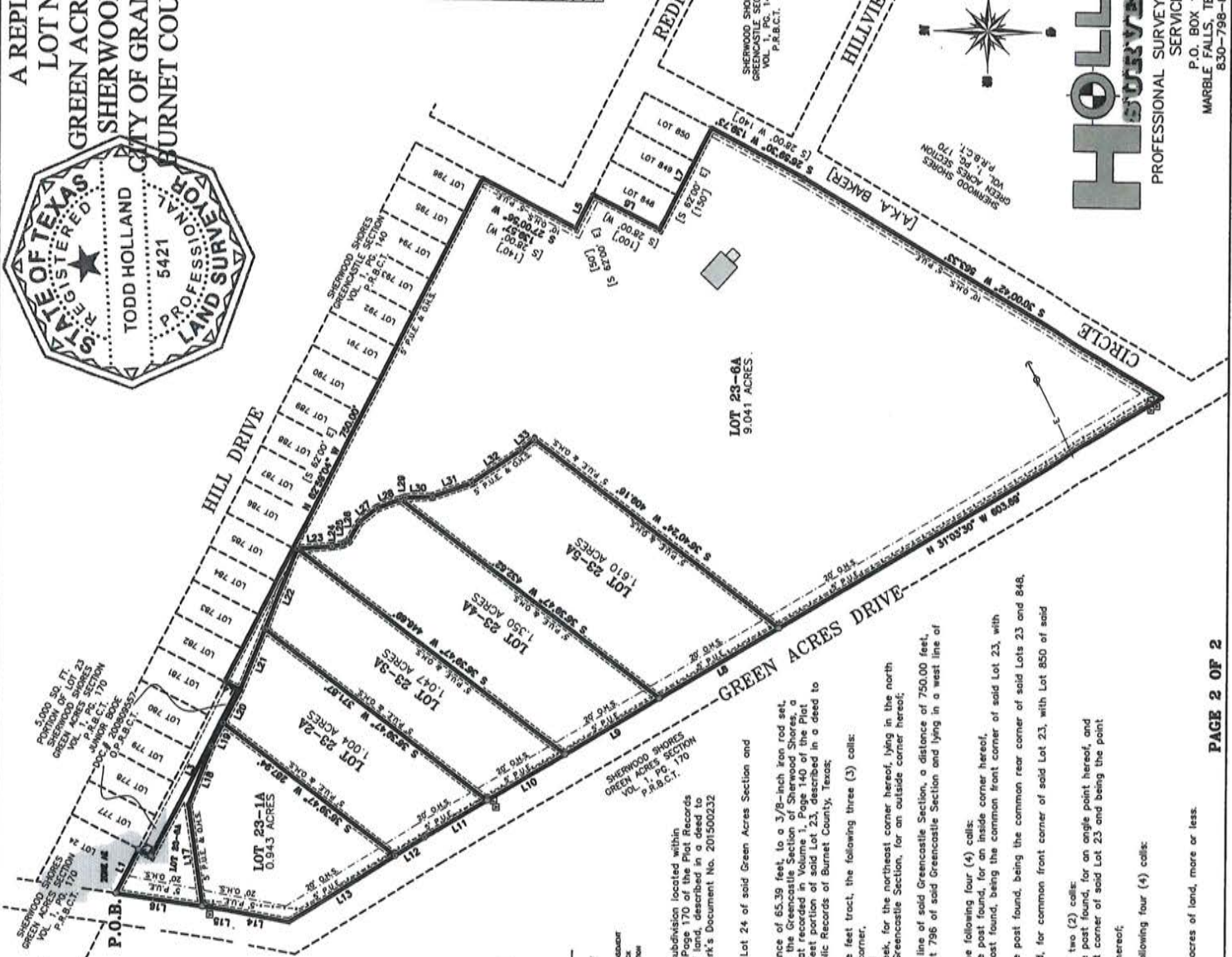
PAGE 2 OF 2

/137

/137

STATE OF TEXAS
REGISTERED
★
TODD HOLLAND
PROFESSIONAL
LAND SURVEYOR
5421

LINE	DESCRIPTION	AMOUNT
1	5,500.04	55,359
2	2,700.55	27,005
3	2,700.55	27,005
4	2,700.55	27,005
5	2,700.55	27,005
6	2,700.55	27,005
7	2,700.55	27,005
8	2,700.55	27,005
9	2,700.55	27,005
10	2,700.55	27,005
11	2,700.55	27,005
12	2,700.55	27,005
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72	2,700.55	27,005
73	2,700.55	27,005
74	2,700.55	27,005
75	2,700.55	27,005
76	2,700.55	27,005
77	2,700.55	27,005
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79	2,700.55	27,005
80	2,700.55	27,005
81	2,700.55	27,005
82	2,700.55	27,005
83	2,700.55	27,005
84	2,700.55	27,005
85	2,700.55	27,005
86	2,700.55	27,005
87	2,700.55	27,005
88	2,700.55	27,005
89	2,700.55	27,005
90	2,700.55	27,005
91	2,700.55	27,005
92	2,700.55	27,005
93	2,700.55	27,005
94	2,700.55	27,005
95	2,700.55	27,005
96	2,700.55	27,005
97	2,700.55	27,005
98	2,700.55	27,005
99	2,700.55	27,005
100	2,700.55	27,005



LEGEND

- 1/2" IRON ROD FOUND
- 3/8" IRON ROD SET
- PK. NAIL SET
- 2-3/8" PIPE FENCE POST
- CALCULATED POINT
- PRE. MORTAR
- WATER VALVE
- 3" WIRE FENCE
- 6" UNDERGROUND UTILITY
- POWER POLE
- 6" GUY WIRE
- P.A.C. PUBLIC UTILITY DUGOUT
- C.A.S. CLOSING SWITCH
- [] RECEIVED INFORMATION

BEGINNING at a 3/8-inch iron rod set, for the common front corner of said Lot 23, with the Lot 24 of said Green Acres Section and lying in the east line of Green Acres Drive, for the northwest corner hereof:

THENCE S 62°58'04" E [S 62°00' E] with the common lot line of said Lots 23 and 24, a distance of 65.39 feet, to a 3/8-inch iron rod set for the common rear corner of said Lots 23 and 24, with the southwest corner of Lot 777 of the Greencastle Section of Sherwood Shores, a subdivision located within the City of Granite Shoals, Burnet County, Texas, according to the plat recorded in Volume 1, Page 140 of the Plat Records of Burnet County, Texas, and being the northwest corner of that same 5000 Square Feet portion of said Lot 23, described in a deed of record in Burnet County Clerk's Document No. 200809557 of the Official Public Records of Burnet County, Texas.

THENCE, crossing through said Lot 23, with the west, south and east lines of said 5000 square feet tract, the following three (3) coils:
1. S 27°00'56" W, a distance of 20.00 feet, to a 3/8-inch iron rod set, for the southwest corner.

1. E, a distance of 250.00 feet, to a PK nail set, for the southeast corner, and
2. S 62°59'04" E, a distance of 20.00 feet, to a calculated point, inundated by waters in creek, for the northeast corner hereof, lying in the north line of said Lot 23 and the being the common rear corner of Lots 780 and 782 of said Greenacres Section, for an outside corner hereof;
3. N 27°00'56" E, a distance of 20.00 feet, to a calculated point, inundated by waters in creek, for the northeast corner hereof, lying in the north line of said Lot 23 and the being the common rear corner of Lots 780 and 782 of said Greenacres Section, for an outside corner hereof;
4. line of said Lot 23 and the being the common rear corner of Lots 780 and 782 of said Greenacres Section, for an outside corner hereof;

ENCE S 62°59'04" E [S 62°00' E], continuing with the north line of said Lot 23 and a south line of said Greencastle Section, a distance of 750.00 feet, to a 1/2-inch iron rod found, the northeast corner of said Lot 23, the southeast corner of Lot 796 of said Greencastle Section and lying in a west line of said Redhill Drive, for the northeast corner hereof;

THENCE, with northeast lines of said Lot 23 and southwest lines of said Greencastle Section, the following four (4) calls:

2. S 27°00'36" W [S 28°00' W], a distance of 139.57 feet [140'] to a 2-3/8-inch pipe fence post found, for an inside corner hereof,
S 63°01'41" E [S 62°00' E], a distance of 49.69 feet [50'] to a 2-3/8-inch pipe fence post found, being the common front corner of said Lot 23, with
Lot 948 of said Greenacre Section, for an outside corner hereof.

2. S 26°04'24" W [S 28°00' W], a distance of 100.02 feet [100'] to a 2-3/8-inch pipe fence post found, being the common rear corner of said Lots 23 and 840, for an inside corner hereof; and

HENCE, with the southeast lines of said Lot 23 and the west lines of said Circle, the following two (2) colli-

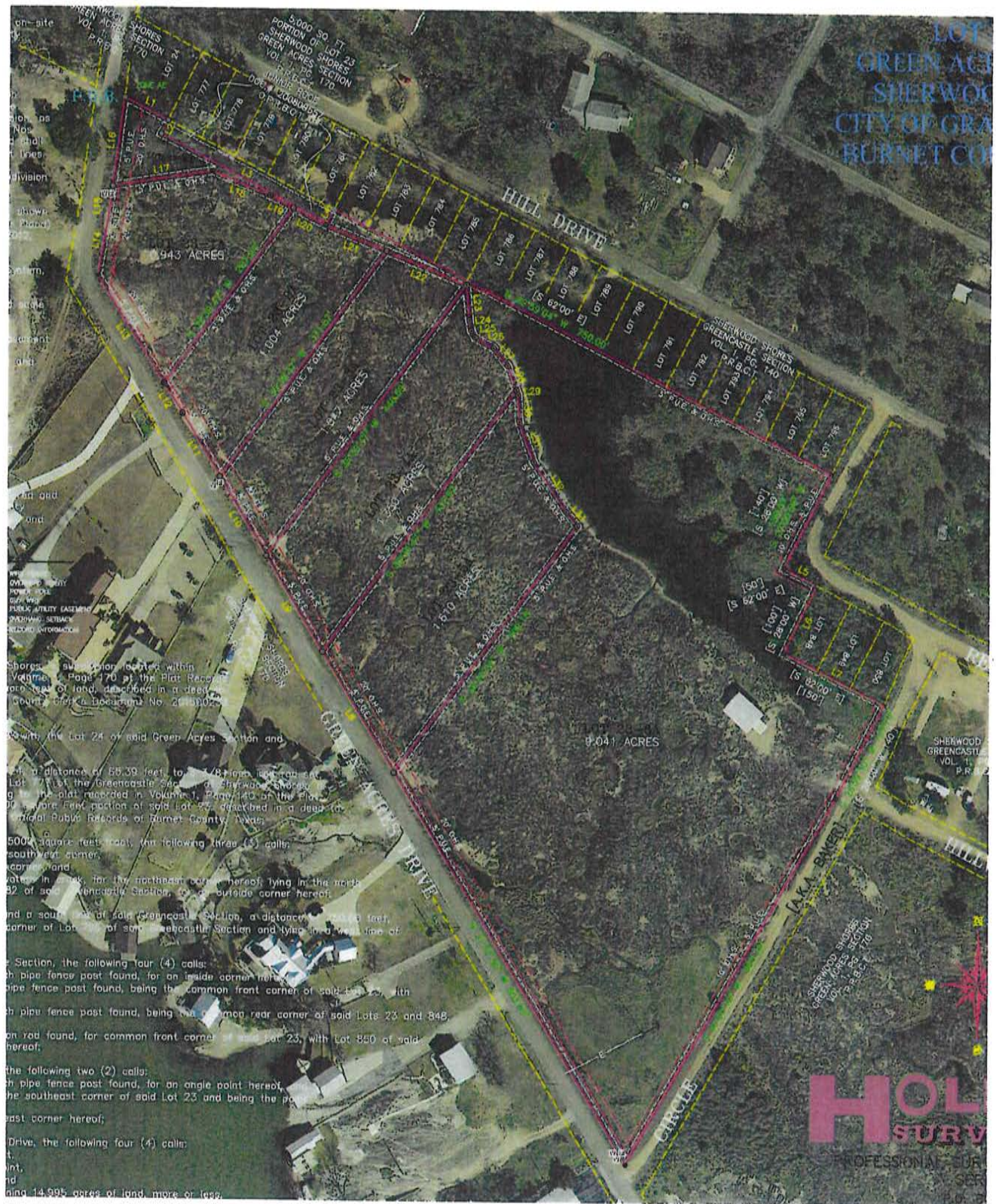
2. S 26°39'30" W [S 28°00' W], a distance of 139.73 feet [140'] to a 2-3/8-inch pipe fence post found, for an angle point hereof, and
3. S 30°00'42" W, a distance of 563.33 feet, to a 1/2-inch iron rod found, for the southeast corner of said Lot 23 and being the point of intersection of the west

5. line of said Circle with the north line of said Green Acres Drive, for the southeast corner hereof;

HENCE, with the west lines of said Lot 23 and the east lines of said Green Acres Drive, the following four (4) calls:

7. N 32°24'09" W, a distance of 213.59 feet, to a PK nail found, for an angle point,

18" E, a distance of 90.38 feet, to PK nail set, for an angle point, and
19. 11" E, a distance of 144.14 feet, to the point of beginning and containing



Shores, a subdivision located within
Volume 1, Page 170 of the Plat Records
of said County, described in a deed
recording book No. 26, 1902.

South, the Lot 24 of said Green Acres Section and
a distance of 55.39 feet, to the 1/4 corner of said
Lot 24 of the Green Acres Section of Sherwood, Texas,
as the plat recorded in Volume 1, Page 170 of the Plat
Records of said County, described in a deed in
Official Public Records of Burnet County, Texas.

5000 square feet, more or less, following (4) calls:
southwest corner,
corner of road,
water in creek for the northeast corner hereof, lying in the north
32 of said Green Acres Section, to a outside corner hereof
and a south line of said Green Acres Section, a distance of 100 feet,
corner of Lot 24 of said Green Acres Section and lying in a line of
said Section, the following four (4) calls:
th pipe fence post found, for an inside corner hereof,
pipe fence post found, being the common front corner of said Lot 23, with
th pipe fence post found, being the common rear corner of said Lots 23 and 24,
on road found, for common front corner of said Lot 23, with Lot 24 of said
hereof;

the following two (2) calls:
th pipe fence post found, for an angle point hereof,
the southeast corner of said Lot 23 and being the po
ast corner hereof;

Drive, the following four (4) calls:
t,
int,
nd
ing 14.995 acres of land, more or less.



**A REPLAT OF
LOT NO. 23,
GREEN ACRES SECTION,
SHERWOOD SHORES,
CITY OF GRANITE SHOALS,
BURNET COUNTY, TEXAS**



HOLLAND
SURVEYING
PROFESSIONAL SURVEYING AND MAPPING
SERVICES
P.O. BOX 1647
MARBLE FALLS, TEXAS 78654
830-798-8850

STATE OF TEXAS:
COUNTY OF BEVARD:
KNOW ALL MEN BY THESE PRESENTS: That I, Christopher J. Weber, Trustee of the Arden Morningside Trust, being the owner of the remaining portion of Lot 23 of Green Acres Section, Sherwood Shores, a Burnet County subdivision according to the plat recorded in Volume 1, Page 170 of the Public Records of Burnet County, Texas, and being conveyed by deed in Burnet County Clerk's Official Public Records, Volume 1, Page 170 of the Public Records of Burnet County, Texas, and does hereby dedicate the attached plat as shown hereon and does hereby adopt it to be known as "A REPLAT OF LOT 23, GREEN ACRES SECTION, SHERWOOD SHORES" as the official plat of same.

WITNESS, my hand, this the _____ day of _____, 2021.

Christopher J. Weber, Trustee

STATE OF TEXAS:
COUNTY OF BEVARD:
Before me, the undersigned Notary Public in and for said County and State, on this day personally appeared Christopher J. Weber, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF GRANITE SHOALS:
I, Shannon Wilson, Chairman of the Planning and Zoning Commission for the City of Granite Shoals, do hereby certify that the map and plat contained hereon of "A REPLAT OF LOT 23, GREEN ACRES SECTION, SHERWOOD SHORES", being within the City of Granite Shoals, does comply with the Laws and Statutes of the State of Texas and the ordinances of the City of Granite Shoals and do hereby approve replat.

Approved for recordation this _____ day of _____, 2021.

Shannon Wilson, Chairman Planning and Zoning Commission, City of Granite Shoals

STATE OF TEXAS:
COUNTY OF BURNET:
CITY OF GRANITE SHOALS:
I, Will Steiner, Mayor for the City of Granite Shoals, do hereby certify that the map and plat contained hereon of "A REPLAT OF LOT 23, GREEN ACRES SECTION, SHERWOOD SHORES", being within the City of Granite Shoals, does comply with the Laws and Statutes of the State of Texas and the ordinances of the City of Granite Shoals and do hereby approve replat.

Approved for recordation this _____ day of _____, 2021.

Will Steiner, Mayor, City of Granite Shoals

ATTEST:

City Secretary, City of Granite Shoals

STATE OF TEXAS:
COUNTY OF BURNET:
I, Todd Holland, the undersigned Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 2021.

Todd Holland, R.P.L.S. No. 5421, State of Texas

- NOTES:
- Each dwelling constructed or placed on this subdivision shall be connected to an on-site sewage facility meeting the permit specification of the Lower Colorado River Authority (LCRA).
 - The property shown hereon is currently zoned R-1 (Single Family Residential).
 - This plat was prepared in conformance with the City of Granite Shoals, subdivision regulations, Article II, Section 32-39, and hereby deletes and takes the place of the remaining portion of Lot No. 23 of Green Acres Section of Sherwood Shores, a Burnet County subdivision, as recorded in Volume 1, Page 170 of the Public Records of Burnet County, Texas. Lot Nos. 23-1A, 23-2A, 23-3A, 23-4A, 23-5A and 23-6A are created by this Re-Plat and shall be subject to a 5' Public Utility Easement around the entire front, side and rear lot lines.
 - The property shown hereon is subject to all current land use ordinances and subdivision regulations for the City of Granite Shoals, Texas.
 - A portion of the Property shown hereon lies within the 100-year Flood, Zone AE, shown hereon, the remainder of Property is located in Zone X (areas outside the 100-Year Flood) as shown on the Flood Insurance Rate Map No. 4805300500F, effective March 15, 2012, Burnet County, Texas. As graphically scaled and shown hereon.
 - Basin of Bearings are to the North American Datum of 1983, Texas Coordinate System, Central Zone. Established with the Geonet-A, RTK Network.
 - The distances shown hereon are grid values. For surface values apply a combined scale factor of 1.00013.
 - According to the City of Granite Shoals Zoning, current Overhang Setback and Easement requirements are:
Public Utility Easements: 5 FT. around the entire lot, measured from the front, side and rear lot lines.
Front Overhang Setback: 20 FT. from front lot line/s.
Corner Lot Overhang Setback: 10 FT. from side street lot line/s.
Side Overhang Setback: 5 FT. from side lot line/s.
Rear Overhang Setback: 5 FT. from rear lot line/s.
Water Frontage Setback: 10 FT. from water's edge/shoreline.
*These values are subject to change depending on 911 addressing. Confirm Overhang Setbacks with the city prior to any construction on this property.
 - Granite Shoals can/may provide water service to the aforementioned area and will continue to have adequate easement to sell through the remaining utility easements. Property owner will provide water to the property at the owner's expense and city's specifications as per city code of ordinances.



**City of Granite Shoals, Texas
Regular Called City Council Meeting
Agenda Item Cover Memo
March 23, 2021**

Agenda Item: **Item 7 Consent Agenda**
Prepared By: **City Secretary**
Department: **Administration**
Submitted By: **City Secretary**

7. Meeting Minutes/Consent Agenda:

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 the meeting minutes from the Regular Called Meeting of City Council Tuesday, March 9, 2021

- a.) Self-explanatory.



City of Granite Shoals
2221 N. Phillips Ranch Road
Granite Shoals, TX 78654
(830) 598-2424 fax (830) 598-6538
www.graniteshoals.org

MEETING MINUTES
FOR A REGULAR CALLED MEETING OF THE
GRANITE SHOALS CITY COUNCIL,
CONDUCTED VIA ZOOM VIDEO INTERNET TELECONFERENCE FROM
GRANITE SHOALS CITY HALL,
2221 N. PHILLIPS RANCH ROAD, GRANITE SHOALS, TX 78654
TUESDAY, MARCH 9, 2021 6:00 PM

The items are listed in the order they appeared on the agenda, and may have been addressed in different order.

City Council:

Mayor Will Skinner

Council Member Ron Munos

Council Member Steve Hougen

Council Member Phil Ort

Council Member Samantha Ortis

Council Member Eddie McCoy (sworn in at beginning of meeting)

Council Members absent:

Council Member Bruce Jones

Mayor Skinner moved and Council Member Munos seconded to excuse the absence of Council Member Jones, which was scheduled in advance, and the Council members notified. Motion carried unanimously by a 5-0 vote.

Staff:

City Manager Jeff Looney

City Attorney Josh Katz (via Zoom teleconference)

Assistant City Manager Peggy Smith (in Council Chambers)

City Secretary Elaine Simpson (Recording Secretary in Chamber)

Police Chief Gary Boshears (Zoom)

Fire Chief Austin Stanphill (Zoom)

Director of Finance Russell Martin (coordinating ZOOM meeting from Council Chamber)

Other participants:

Jennifer Fierro – Picayune News

Nathan Hendrix – Highlander News

Ken and Pat Bradshaw - in person

Jody and Hunter McCoy

AGENDA

1. Call to Order/ Roll Call / Welcome

Mayor Skinner called the meeting to order at 6:00 PM.

2. Invocation

City Manager Jeff Looney gave the invocation.

Moment of Silence in memory of Council Member Shirley A. Martin who passed away February 24, 2021.

3. Pledge of Allegiance to the flag of the United States and to the Texas flag

*Texas Flag: Honor the Texas flag; I pledge allegiance to thee,
Texas, one state under God, one and indivisible.*

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. For those wishing to make a citizens comment from the online meeting, please indicate you wish to be recognized using 'chat' feature, or submitting your comments by email in advance to 'citysecretary@graniteshoals.org'. Those desiring to have their comments read into the record should send the email with their remarks no fewer than two hours before the beginning of this meeting.

City Manager Jeff Looney announced that the last weekend in March (27-28) will be the Men's Chili Cookoff at Quarry Park. On the Saturday, March 27th, the Granite Shoals Farmers Market will hold their first event of the new year.

Mayor Skinner re-arranged the order of items on the agenda, Mr. Eddie McCoy was appointed and sworn in and then Judge Reilly gave his report at 6:08 PM.

5. Presentations, Reports, Proclamations or Recognitions:

a.) Municipal Court Quarterly Report: Presiding Judge Frank Reilly

Judge Reilly reviewed and fielded City Council questions regarding his written report for the quarter ending December 31, 2020. He briefly discussed the accommodations that have been made to safely conduct municipal court via teleconference during the Covid-19 pandemic.

Council Member Ortis requested detailed information regarding number of cases of environmental crimes from Code Compliance. These will be provided on a future agenda.

6. Appointment of new City Council Member/ Oath of Office Ceremony

Due to the passing of Council Member Shirley A. Martin, a vacancy exists in Place #5. City Council will discuss, consider and possibly take action regarding filling the vacancy in Place #5 on City Council. Mr. Eddie McCoy ran for this seat un-opposed for the May 1, 2021 City General Election. He has agreed to take office early if Council so desires.

6:03 PM: Mayor Will Skinner moved, and Council Member Samantha Ortis seconded, to appoint Eddie McCoy to serve the remaining unexpired term of Shirley A. Martin in Place #5 on City Council. Motion carried unanimously by a vote of 5-0.

Mr. McCoy submitted his Statement of Officer (No Bribery Statement) and City Secretary Simpson administered his Oath of Office. He then took his place at the dais.

7. Meeting Minutes/Consent Agenda:

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 the meeting minutes from the Regular Called Meeting of City Council Tuesday, February 23, 2021.

Mayor Pro Tem Munos moved, and Council Member Ort seconded, to approve, as presented, the meeting minutes from the Regular Called Meeting of City Council Tuesday, February 23, 2021. Motion carried unanimously by a vote of 6-0. (Council Member McCoy now voting)

8. Regular Items - items to be considered or upon which action may be taken:

- a) Discuss, consider and possibly take action related to projects, including but not limited to: update on engineering work from TRC, improvements at the water treatment plant, project to install/replace new water lines and fire hydrants, project to construct a new water storage tank at Bluebriar Drive at Phillips Ranch RD, improvements to the groundwater system, and extension of water intake pipe project. (City Manager Jeff Looney/Utility Director/ACM Peggy Smith)

Assistant City Manager Smith introduced the item and provided the staff report/update. There are two other items regarding the water system on the agenda for tonight. There was no formal action taken.

- b) Discuss, consider and possibly take action regarding approval of Engineering Change Order No. 1 from TRC for extension of water main line from Lake street to Water Treatment Plant to supply water for clean-in-place and filter backwash procedures and to place a fire hydrant at location. (Assistant City Manager Peggy Smith)

Assistant City Manager Peggy Smith explained the benefits of having a potable water supply in the plant for 'clean in place'. It will also provide a fire hydrant in the plant which is a needed

safety feature. Staff recommends approval of the Change Order for \$9,627.00, to be paid from the November 2019 Water Bonds. We will not know the amount this project will cost until the bids are received to do the work. This Change Order is solely for the engineering work.

Council Member Ort moved, and Council Member Hougen seconded, to approve Change Order #1 for TRC for \$9,627.00, as described for plans for water line and fire hydrant engineering plans. Motion carried unanimously by a vote of 6-0.

- c) Discuss, consider and possibly take action related to proposed quote from Industrial Instance for the upgrade of the Granite Shoals Water Treatment Plant HMI (human machine interface) systems (also known as SCADA system) as part of the Water Bonds 2019 projects. (*Assistant City Manager Peggy Smith*).

Assistant City Manager Smith introduced and provided the staff report for this item a project that is a part of the renovations for the water treatment plant to update the operations of the SCADA and HMI systems. The operation systems of the plant are on obsolete versions and require software and some hardware updates. Currently the system is being backed up to an external hard drive that is just a 1 TB drive. This will update the backup processes and provide added security.

Mayor Pro Tem Munos moved, and Council Member Ort seconded, to accept and approve the proposed quote, as presented, for \$36,679.67, for Industrial Instance, for upgrades to the SCADA system to be paid from the Water Bonds approved in 2019. Motion carried unanimously by a vote of 6-0.

- d) Discuss, consider and possibly take action to adopt proposed Resolution #664 to authorize the submission of an application for a Community Development Block Grant for the 21-22 Funding cycle, for improvements to the water utility system. (*Assistant City Manager Peggy Smith*).

This is another item related to the grant application that the staff is currently working on for the funding years 2021-2022 for the Community Development Block Grant. So far, the Council has approved Langford and Associates to be the grant administrators should the City be awarded this grant. Council has also approved TRC as the engineering firm to provide the engineering for the grant application. Tonight, this item is a standard Resolution, as is passed each time the city applies for a CDBG grant. It authorizes city staff to submit the grant application. Again, the deadline for this grant is May 1, 2021.

Although the plans for the project have not been finalized, they are tentatively going to involve system wide improvements, as well as improvements to the water storage tower on Valley View Lane. There is currently no way to isolate this water tower to just take it 'off line' for repairs. This grant will tentatively include measures to allow this to be done so that work could be done on the Valley View water tower and not affect the rest of the elements of the system.

Mayor Will Skinner moved, and Council member Ort, and Mayor Pro Tem Munos seconded, to approve, as presented, proposed to authorize the submission of an application for a

Community Development Block Grant for the 21-22 Funding cycle, for improvements to the water utility system.

Mayor Skinner read the Resolution caption into the record:

RESOLUTION NO. 664

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRANITE SHOALS, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE. OFFICE OF RURAL AFFAIRS FOR THE COMMUNITY DEVELOPMENT FUND; AND AUTHORIZING THE MAYOR AND/OR THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

Motion carried by a unanimous vote of 6-0.

- e) Discuss, consider and possibly take action related to proposed Resolution #665 to extend the Covid-19 safety protocols for City Hall. *(City Council Member Steve Hougen, M.D., City Manager Jeff Looney, City Attorney Josh Katz).*

Council Member Hougen introduced the item and provided a brief report. Our County is one of the most vulnerable in the state with an infection rate of 10.2 percent. The Medical Association recommends the continuation of mask wearing and social distancing.

City Manager Jeff Looney explained that local business and civic leaders recently met with Dr. Madrigal, the Burnet County Health Officer. She recommends continuing to wear the masks, even though she, like everyone, is tired of wearing masks.

City Attorney Katz explained that the Council can require mask wearing only in city owned facilities, not in private businesses in the city. Each business owner will determine the safety protocols for their business. This proposed Resolution #665, will slightly amend the disaster declaration (Res. 662) that is in effect now (and that the Council has adopted through December 21.) to specify that mask wearing is for city owned establishments. This resolution will also remove occupancy restrictions, to comply with the Governor's recent order.

Council Member Hougen moved, and Council Member Ortis seconded, to approve and adopt, as presented, proposed Resolution #665.

Dr. Hougen read the Resolution and caption into the record:

RESOLUTION NO. 665

"Resolution Modifying Resolution No. 662 Extending COVID-19 Disaster Declaration Through December 31, 2021"

A RESOLUTION OF THE CITY OF GRANITE SHOALS, TEXAS TO MODIFY RESOLUTION NO. 662 EXTENDING THE MARCH 17, 2020 DISASTER DECLARATION OF THE CITY OF GRANITE SHOALS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; A

**SAVING CLAUSE; SEVERABILITY; REPEALER; EFFECTIVE DATE;
AND PROPER NOTICE.**

Motion carried unanimously by a 6-0 vote.

9. Management Reports

City Manager

- a) Update regarding annual City Manager's report to be presented March 23, 2021
- b) Discuss Street Lien progress, options for strategies for recovery of assessments.
- c) TML Legislative Update reports (*with City Attorney Josh Katz*)
 - i) TML Legislative Update 2/26/2021
<https://img1.wsimg.com/blobby/go/68205445-3fa6-4df6-82c6-098fefcdce30/downloads/LU2021-07%20Leg%20Update%20%2026%202021.pdf?ver=1614982614064>
 - ii) TML Legislative Update 3-5-2021
 - (a) https://img1.wsimg.com/blobby/go/68205445-3fa6-4df6-82c6-098fefcdce30/downloads/LU2021-08_202103041143442522.pdf?ver=1614982614064
- d) Sherwood Shores Trust Fund Letters mailed Monday, March 1, 2021
- e) Granite Pointe Development Public Hearings tentatively scheduled 4/20/21 and 4/27/21
- f) Rezoning of N. Phillips Ranch Road – Proposed Ord. 806 to be heard at Planning commission meeting on March 16th and City Council meeting on March 23, 2021.

Assistant City Manager

- g) Update on the Activities of the Street and Water Advisory Group (SWAG)
- h) Update on the activities of the Parks Advisory Committee
- i) Status report on repairs to the water storage tank on Valley View Lane
- j) Update on progress of construction at Quarry Park / Multi-Sport Complex

City Secretary

- k) Human Resources – 2 job openings Public Works Technician

Reports heard.

Mayor Skinner recessed the open meeting, and called a special Executive Session meeting to order at 7:26 PM, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), to discuss items 9.d. and 9.b..

Mayor Skinner adjourned the Executive Session and reconvened the regular meeting at 8:28 PM.

There was no action taken resulting from the Executive Session.

10. Future Agenda Items

- First Meeting in April – Item for Sherwood Shores Trust Fund and Street Liens, as discussed tonight in Management reports and in Executive Session.
- Social Media/Communications Ordinance – March 23rd?
- Chapter 40 – Zoning Ordinance update – requested by Mayor Pro Tem Munos.
- Budget Season meeting schedule calendar proposed (from City Manager Jeff Looney).
- Electric Generators

11. Adjournment

CERTIFICATION

With no items remaining on the agenda, and no objections from Council, Mayor Skinner adjourned the meeting at 8:38 PM.

Approved by City Council on the 23th of March, 2021.

By: _____
Will Skinner, Mayor

Attest:

Elaine Simpson, City Secretary



**City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
Date: March 23, 2021**

Agenda Item: 8.a.) Host Compliance Software
Presented By: City Manager Jeff Looney
Prepared/Submitted By: Elaine Simpson

AGENDA CAPTION

8.a. Discuss, consider and possibly take action related to for Host Compliance software, a product of Granicus, for administration of short-term rental activities. (*City Manager Jeff Looney*)

BACKGROUND

This item is software customized to allow municipalities to track short term rentals within the city limits in order to monitor any complaints regarding ordinance violations, and also track the amount of Hotel Occupancy Tax that each rental owes to the city.

The cost of this software (estimated) was used by the Short-Term Rentals Advisory Committee when they were considering recommending an amount for the annual permit for an STR. The permit cost was recommended at a level to cover the cost of using this software. The use of the software will assist both personnel in the Police Department and the Finance Department as they process the paperwork, respectively.

Granicus is the software developer for Host Compliance, and also the website designer for the new website which will launch at the end of this month.

Host Compliance

Granite Shoals

Bruce McCaskill
March 2021

THE CITY OF GRANITE SHOALS TEXAS

Cost-effective solutions to Granite Shoals's short-term rental registration, compliance monitoring, fraud, audit and enforcement challenges



September 2020

Company Introduction

Company Overview

- More than 4,500 government agencies have chosen Granicus to modernize their online services, web presence, and communications strategies.
- Granicus offers seamless digital solutions that help government:
 - Improve the customer experience
 - Simplify and automate workflows
 - Enable strategic community development
- Granicus acquired Host Compliance, a leading technology and service provider helping

government address short-term rental

challenges

Short-Term Rental Services

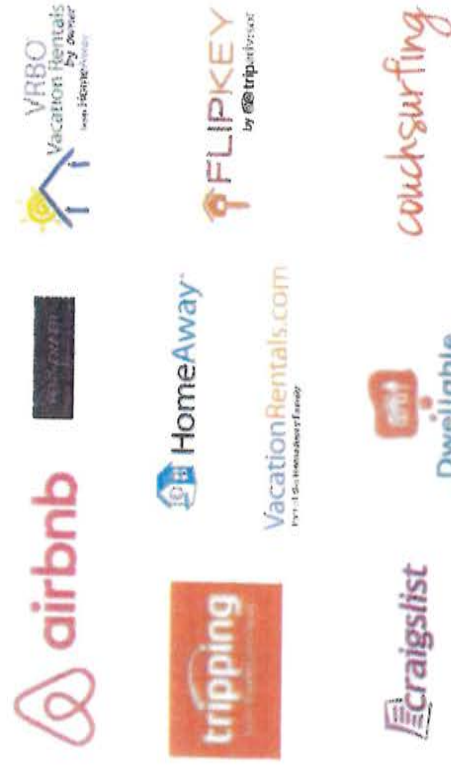
- Compliance and Monitoring Software
- Proprietary and Updated Data
- Consulting and Advising Services

The global short-term rental market has grown 1,530% since 2011 and continues to grow at a breakneck pace

The # of short-term rental listings has grown 15x since 2011



Market is fragmenting

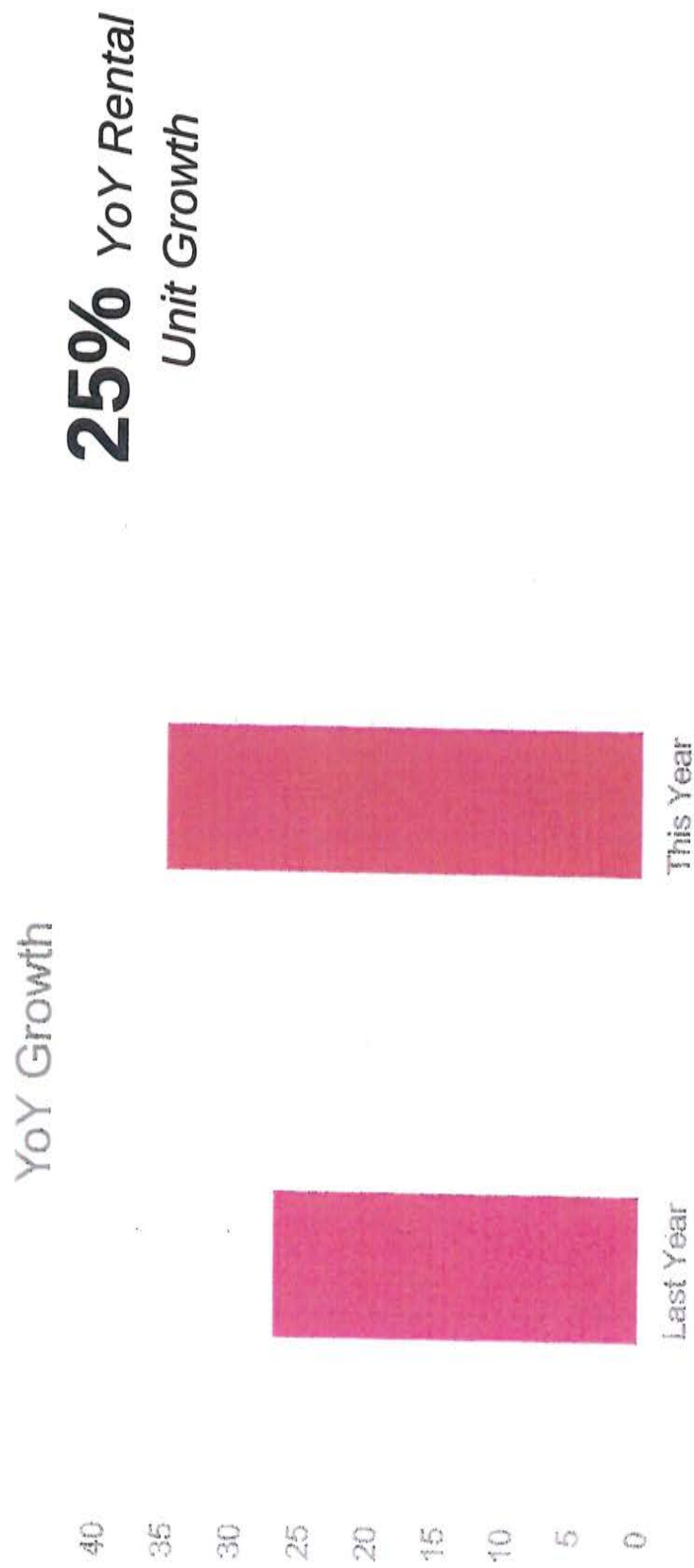


125+ other web platforms

Sources: Airbnb, Expedia, TripAdvisor, Booking.com and Tripping.com

granicus.com

Counting only unique rental units, Granite Shoals has seen 19% growth since last year

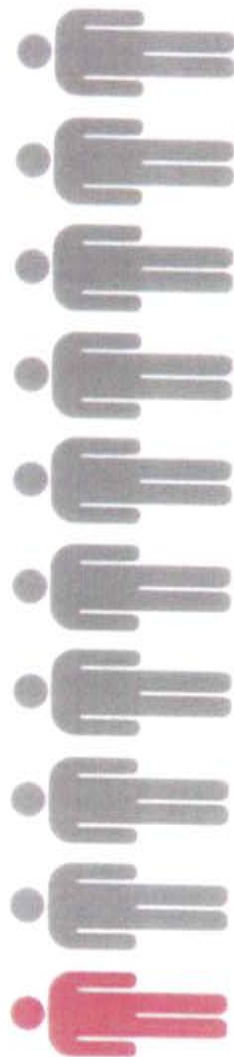


granicus.com

Source: Granicus Host Compliance Proprietary Data

Without proper enforcement, only a fraction of short-term rentals will get registered and pay their fair share of taxes

In General Less Than 10% Of STR Owners Voluntarily
Get Registered And Pay All Of Their Taxes



Large potential for increasing
permit/license/registration fee income and tax
revenues

The Granicus Host Compliance solution can address all Granite Shoals's short-term rental related challenges



Mobile-Enabled Registration and Tax Collection:

Mobile/web forms and back-end systems for streamlining registration and tax collection processes and capturing required documentation, signatures and payments electronically



Address Identification:

Automated monitoring of 50+ STR websites and online dashboard with complete address information and screenshots of all identifiable STRs in Granite Shoals's jurisdiction



Compliance Monitoring:

Ongoing monitoring of STRs for zoning and permit compliance coupled with systematic outreach to illegal short-term rental operators (using Granite Shoals's form letters)



Rental Activity Monitoring and Tax Calculation Support:






Ongoing monitoring of Granite Shoals's STR listings for signs of rental activity. Enables data-informed tax compliance monitoring and other enforcement practices that require knowledge of STR activity level



Dedicated Hotline:

24/7 staffed telephone hotline and online platform for neighbors to report non-emergency STR problems, submit evidence and initiate automatic follow-up activities

Affordable modular pricing tailored to Granite Shoals's needs

	Mobile-Enabled Registration/Tax Collection	\$5,000 Per Year
	Address Identification	\$1,800 Per Year
	Compliance Monitoring	\$810 Per Year
	Rental Activity Monitoring	\$1,080 Per Year
	24/7 Dedicated Hotline	\$432 Per Year

granicus.com

Note: the pricing reflected is direct, list pricing in USD. The exact scope can be adjusted to meet Granite Shoals's exact monitoring needs in terms of geography, listing sites, listing types and other variables.

Mobile-Enabled Registration/Tax Collection

Simplify Granite Shoals's registration/permitting/tax collection process and significantly reduce the administrative costs on the back-end





408 Saint Peter Street, Suite 600
Saint Paul, MN 55102
United States

THIS IS NOT AN INVOICE

Order Form
Prepared for
Granite Shoals, TX

Granicus Proposal for Granite Shoals, TX

ORDER DETAILS

Prepared By:	Bruce McCaskill
Phone:	(415) 707-0568
Email:	bruce.mccaskill@granicus.com
Order #:	Q-118656
Prepared On:	03/19/2021
Expires On:	03/31/2021

ORDER TERMS

Currency:	USD
Payment Terms:	Net 30 (Payments for subscriptions are due at the beginning of the period of performance.)
Period of Performance:	The term of the Agreement will commence on the date this document is signed and will continue for 12 months.

PRICING SUMMARY

The pricing and terms within this Proposal are specific to the products and volumes contained within this Proposal.

One-Time Fees			
Solution	Billing Frequency	Quantity/Unit	One-Time Fee
Address Identification - Setup and Configuration	Up Front	1 Each	\$0.00
Address Identification - Online Training	Up Front	1 Each	\$0.00
Mobile Permitting & Registration - Setup and Configuration	Up Front	1 Each	\$0.00
Mobile Permitting & Registration - Online Training	Up Front	1 Each	\$0.00
24/7 Hotline - Setup and Configuration	Up Front	1 Each	\$0.00
24/7 Hotline - Online Training	Up Front	1 Each	\$0.00
Compliance Monitoring - Setup and Configuration	Up Front	1 Each	\$0.00
Compliance Monitoring - Online Training	Up Front	1 Each	\$0.00
Rental Activity Monitoring - Setup and Configuration	Up Front	1 Each	\$0.00
Rental Activity Monitoring - Online Training	Up Front	1 Each	\$0.00
Tax Collection - Setup and Configuration	Up Front	1 Each	\$0.00
Tax Collection - Online Training	Up Front	1 Each	\$0.00
SUBTOTAL:			\$0.00

New Subscription Fees			
Solution	Billing Frequency	Quantity/Unit	Annual Fee
Address Identification	Annual	38 Rental Listings	\$1,710.00
Mobile Permitting & Registration	Annual	1 Each	\$5,000.00
24/7 Hotline	Annual	34 Rental Units	\$408.00
Compliance Monitoring	Annual	34 Rental Units	\$765.00
Rental Activity Monitoring	Annual	34 Rental Units	\$1,020.00
Tax Collection	Annual	1 Each	\$0.00
SUBTOTAL:			\$8,903.00

PRODUCT DESCRIPTIONS

Solution	Description
Address Identification	Service to systematically identify the addresses and owner's contact information for short-term rentals located in a specific local government's jurisdiction. Data provided in the form of a online software platform which makes it easy to access the complete property and owner address information and screenshots for all identifiable short-term rental units.
Address Identification - Setup and Configuration	Setup and configuration of the platform to facilitate the systematic identification of the addresses and owner's contact information for short-term rentals located in a specific local government's jurisdiction.
Address Identification - Online Training	Virtual training session with a Granicus professional services trainer.
Mobile Permitting & Registration	Mobile-enabled online forms and back-end systems for streamlining the registration/licensing/permitting of individual short-term rental hosts and capturing and processing the associated signatures, payments and required documentation
24/7 Hotline	<p>Mobile-enabled online platform for neighbors to report, prove and get instant resolution to non-emergency short-term rental related problems.</p> <p><i>Rental listings are defined as advertisements on short term rental sites (Airbnb, VRBO, etc.)</i></p> <p><i>Rental units and Rental listing quantities reflect a monthly average from the previous 10-12 months based on the availability of data.</i></p>
Compliance Monitoring	Ongoing monitoring of a specific jurisdiction's short-term rentals for compliance with the relevant registration/licensing/permitting requirements. In practice this involves the matching and cross-referencing of Host Compliance's always up-to-date database of actively listed short-term rentals, with the jurisdiction's database of properly registered/licensed/permited short-term rentals.
Rental Activity Monitoring	Ongoing monitoring of Short-term Rental listings for signs of rental activity. Makes it easy to identify highly utilized properties, high-grossing short-term rental properties and other high value tax audit candidates
Mobile Permitting & Registration - Setup and Configuration	Setup and configuration of mobile-enabled online forms and back-end systems for streamlining the registration/licensing/permitting of individual short-term rental hosts and capturing and processing the associated signatures, payments and required documentation

Solution	Description
Mobile Permitting & Registration - Online Training	Virtual training session with a Granicus professional services trainer.
Tax Collection	Tax collection and tracking solution for short-term rentals.
24/7 Hotline - Setup and Configuration	Setup and configuration of the online platform to enable neighbors to report, prove and get instant resolution to non-emergency short-term rental related problems.
24/7 Hotline - Online Training	Virtual training session with a Granicus professional services trainer.
Compliance Monitoring - Setup and Configuration	Setup and configuration of the system to enable ongoing monitoring of a specific jurisdiction's short-term rentals for compliance with the relevant registration/licensing/permitting requirements.
Compliance Monitoring - Online Training	Virtual training session with a Granicus professional services trainer.
Rental Activity Monitoring - Setup and Configuration	Setup and configuration of ongoing monitoring of Short-term Rental listings for signs of rental activity.
Rental Activity Monitoring - Online Training	Virtual training session with a Granicus professional services trainer.
Tax Collection - Setup and Configuration	Setup and configuration of mobile-enabled online forms and back-end systems for streamlining the monthly/quarterly collection of taxes from individual short-term rental hosts and capturing and processing the associated signatures, payments and required documentation
Tax Collection - Online Training	Virtual training session with a Granicus professional services trainer.

TERMS & CONDITIONS

- Link to Terms: [https://granicus.com/pdfs/Master Subscription Agreement.pdf](https://granicus.com/pdfs/Master_Subscription_Agreement.pdf)
- This quote is exclusive of applicable state, local, and federal taxes, which, if any, will be included in the invoice. It is the responsibility of Granite Shoals, TX to provide applicable exemption certificate(s).
- Granicus certifies that it will not sell, retain, use, or disclose any personal information provided by Client for any purpose other than the specific purpose of performing the services outlined within this Agreement.
- If submitting a Purchase Order, please include the following language: The pricing, terms and conditions of quote Q-118656 dated 03-19-2021 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.
- Notwithstanding anything to the contrary, Granicus reserves the right to adjust pricing at any renewal in which the volume has changed from the prior term without regard to the prior term's per-unit pricing.

BILLING INFORMATION

Billing Contact:		Purchase Order Required?	<input type="checkbox"/> - No <input type="checkbox"/> - Yes
Billing Phone:		PO Number: <i>If PO required</i>	
Billing Email:			

If submitting a Purchase Order, please include the following language:

The pricing, terms, and conditions of quote Q-118656 dated 03/19/2021 are incorporated into this Purchase Order by reference and shall take precedence over any terms and conditions included in this Purchase Order.

AGREEMENT AND ACCEPTANCE

By signing this document, the undersigned certifies they have authority to enter the agreement. The undersigned also understands the services and terms.

Granite Shoals, TX	
Signature:	
Name:	
Title:	
Date:	



**City of Granite Shoals, Texas
City Council Regular Called Meeting
Agenda Item Cover Memo**

Date: March 23, 2021

Agenda Item: 8.b.) Water Bonds and Water Infrastructure Projects update(s)

Prepared/Submitted By: *Elaine Simpson for City Manager Jeff Looney*

AGENDA CAPTION

Regular Items - items to be considered or upon which action may be taken:

8.b.) Discuss, consider and possibly take action related to projects, including but not limited to: update on engineering work from TRC, improvements at the water treatment plant, project to install/replace new water lines and fire hydrants, project to construct a new water storage tank at Bluebriar Drive at Phillips Ranch RD, improvements to the groundwater system, and extension of water intake pipe project. *(City Manager Jeff Looney/Utility Director/ACM Peggy Smith)*

BACKGROUND

This is a standing item, requested by the City Council, to discuss and receive updates on the Water Infrastructure Bonds approved November 2019 and all related improvements which are planned as part of the Bond Projects.



City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
Date: March 23, 2021

Agenda Item: # 8.c Ordinance 809 to Amend Part II, Chapter 10 and adopt New Article VI, Mining Activities.

Prepared/Submitted By: Jeff Looney, City Manager

Department: Administration

AGENDA CAPTION

Ordinance 809 to Amend Part II, Chapter 10 and adopt New Article VI, Mining Activities.

BACKGROUND

In 2008 a Mining ordinance was proposed but never adopted, due to new developments and a comprehensive plan being developed the need for a mining ordinance is required to ensure the needs of the community are met. Additionally, the City does consider the current mining operations in the City and wants to allow the operations to continue.

OPTIONS

Council usually has several:

- 1.) Adopt/Approve/Authorize agenda item, as requested or presented.*
- 2.) Adopt/Approve/Authorize agenda item, with modifications.*
- 3.) Deny approval of agenda item.*
- 4.) Table the item.*
- 5.) Other, as Council desires.*

RECOMMENDATION

City Manager recommends approval of ordinance

ATTACHMENT(S): (IF APPROPRIATE)

List of the items behind this cover sheet:

- Proposed Ord. in rough draft format (no red-line) the official ordinance will be provided Tuesday evening.*

8c.)

Draft Only

ORDINANCE NO. 809

"Mining activities ordinance"

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, TO AMEND PART II, CHAPTER 10 (BUSINESSES AND BUSINESS REGULATIONS) AND ADOPT NEW ARTICLE VI (MINING ACTIVITIES) GENERALLY PROHIBITING MINING ACTIVITIES WITHIN THE CITY LIMITS; PROVIDING FOR FINDINGS OF FACT; SAVINGS; SEVERABILITY; REPEALER; AN EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Granite Shoals ("City") seeks to provide for the health, safety, and welfare of its citizens; and

WHEREAS, the City Council has found and determined that land surface mining operations involving the excavation of the surface of land for the exploration and/or production and removal of granite, granite gravel, coal, uranium, lignite, minerals, soils, sand, and stones should be prohibited because the attendant noise and dust associated with such mining or excavation operations have a detrimental effect on the health and welfare of persons living or working nearby and constitute a public nuisance, and such mining and excavation operations create an attractive nuisance to children and constitute a danger thereto, and such mining and excavation operations are detrimental to the property values of nearby property; and

WHEREAS, the Council has the authority to enact the provisions of this ordinance pursuant to its police power and Section 2.04 of the City Charter;

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 10 (Businesses and Business Regulations), is hereby amended as follows:

"ARTICLE VI. MINING ACTIVITIES

Sec. 10-110 Definitions. The following words, terms, and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this section except where the context clearly indicates meaning:

Continuous operation means a time in which surface or subsurface excavation, stockpiling, quarry, and mine improvements, sales of material, shipping of material, processing and/or reclamation has occurred within the past one (1) year by the owner or operator of a mine

Excavation means the removal of earthen material, rock, minerals, or soil to create a depression below the original topography in a commercially significant quantity.

Mine means a pit or excavation in the earth used for resource extraction, including, but not limited to, mining, excavating, or any use that is obnoxious or offensive by reason of odor, dust, smoke, gas, or noise.

Variance means a permit to engage in an act contrary to a usual rule, for example, the prohibitions against mining contained in this article.

Sec. 10-111. Mining Prohibited.

- (a) Mining Prohibited. Mining and excavation is generally prohibited in the municipal limits. Except as otherwise provided herein, the city prohibits mining operations, including any and all production and excavation operations within the city's municipal limits.
- (b) Continuous operations. The prohibitions of this ordinance do not apply to a mining operation that is in continuous operation as of the effective date of this Ordinance; provided, however, that the prohibitions of this Ordinance shall apply to a mining operation that ceases to remain in continuous operation upon the occurrence of one or more of the following:
 - a. The expansion of a mining operation in a manner that increases the size, capacity, operation, and/or output of the mine in an amount that exceeds ten percent (10%) of the capacity that existed on the effective date of this ordinance; or
 - b. The failure of the mining operation to remain in continuous operation for a period of over ninety (90) days.
 - c. The property upon which the mining or excavation site is located is conveyed to another person, either by sale, lease, or other grant of real property rights.
- (c) Excavation sites, and mining operations that lose their exemption as noted herein above, shall within ninety (90) days of losing the exemption, either be brought into compliance with this Code, or take action to obtain a variance to operate as an expanded excavation site, or mining operation.

Sec. 10-112. Variances.

Variances for excavation and surface mining operations may be issued by the City Council upon approval of a petition for a variance to conduct an excavation or surface mining operation(s) within the city limits. All petitions for variances must be in writing, addressed to the City Council and include, at a minimum, the following information: Name, address, and phone number of petitioner; physical address for which the variance is being requested; petitioner's relationship to the property; detailed description of the operation to be conducted; period of time for which the variance is sought; and any other information deemed pertinent by either the City Manager or the petitioner. The City Council shall evaluate all information pertinent to the variance request. The decision of the City Council is final and not subject to appeal.

SECTION III. SAVINGS

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

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

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

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 _____, 2021.

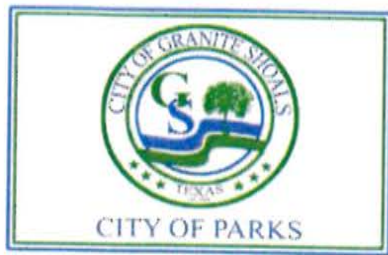
Will Skinner, Mayor

ATTEST:

Elaine Simpson,
City Secretary

APPROVED AS TO FORM:

Josh Katz,
City Attorney



City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
Date: March 23, 2021

Agenda Item: 8 d. Rate Increase for PUC
Presented By: # CPI Adjustment to Telecommunications ROW Rates
Prepared/Submitted By: Jeff Looney, City Manager

AGENDA CAPTION

8.d. Review, Discuss and Possibly consider accepting the 2021 Consumer Price Index (CPI) Adjustment to Municipal Telecommunications Right-of-Way Access Line Rates as pursuant to Chapter 283 of the Local Government Code (House Bill 1777) which reflects an increase of .4820% the 2020 rates.

BACKGROUND

The Public Utility Commission of Texas has increased the City's 2021 maximum access line rates by .4820 % due to inflation as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

According the records of the Public Utility Commission, when similar CPI adjustments were made in 2020, Granite Shoals chose the MAXIMUM allowable CPI-adjusted rates. Therefore your 2021 rates will reflect an increase of .0482% from your 2020 rates.

Effective Increase in Rates

	<i>Residential</i>	<i>Non-Residential</i>	<i>Point to Point</i>
2020	\$0.58	\$1.23	\$1.81
2021	\$0.59	\$1.24	\$1.72

OPTIONS

Council usually has several:

- 1.) Approve agenda item, as requested.*
- 2.) Deny approval of agenda item and refuse the increase*
- 4.) Other, as Council desires.*

RECOMMENDATION

City Manager's recommends approval of the 2020 Consumer Price Index Adjustment to Municipal Telecommunications Right-of-Way Access Line rates

ATTACHMENT(S): (IF APPROPRIATE)

- *Notice from Public Utility Commission on CPI Adjustment*



Public Utility Commission of Texas

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

2021 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES

March 9, 2021

PURPOSE

This letter is to notify you that your city's 2021 maximum access line rates have increased by 0.4820% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

DEFAULT RATES FOR 2021: INCREASE

Based on the choices made by your city in April 2021, your city's 2021 rate will either be adjusted for inflation, or will remain the same as your 2020 rate. According to our records, when similar CPI adjustments were made in April 2020, your city chose the MAXIMUM allowable CPI-adjusted rates. Therefore, your 2021 rates will reflect an increase of 0.4820% from your 2020 rates. You have the option to decline this increase in rates by taking the action explained below.

ACTION BY CITY: TO REFUSE THE INCREASE

(1) You do not have to respond to accept the increased access line rates. (2) Respond ONLY if you want to DECLINE the increase in access line rates. (3) To decline, notify the PUC using page 2 of this letter no later than April 30, 2021. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2021?

If a city does not respond by April 30, 2021, the rates for your city will increase from 2020 levels to the newly established 2021 levels. The next opportunity to adjust your rates will be September 1, 2021.

WHAT HAPPENS NEXT?

The PUC will notify telephone companies of your desired rates and you will be compensated accordingly no later than July 1, 2021.

FUTURE REVISIONS TO CPI

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2021, you will receive a similar letter in March 2022.

See over...

City of Granite Shoals

SECTION 1: Your 2020 city preferred rates are as follows:

Residential: \$0.58 Non-Residential: \$1.23 Point-to-Point: \$1.81

SECTION 2: Your default rates for 2021 are as follows. Note: These are higher than the 2020 rates (above) due to the CPI inflation adjustment.

Residential: \$0.59 Non-Residential: \$1.24 Point-to-Point: \$1.82

To decline your default increase in rates, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I _____, Title _____, am an authorized representative for the City/Town/Village of _____. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential _____; Non-Residential _____; Point-to-Point _____.

Date: _____ Signature: _____

Other Comments:

HOW TO RESPOND

Mail: Stephen Mendoza
Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

INQUIRIES

Inquiries only. NOT for sending your response.
HB1777@puc.texas.gov
Phone No: 512-936-7394

Or FAX to Stephen Mendoza at: 512-936-7428

CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (830) 598-2424

Phone No. 2:

Fax No: (830) 598-6538

Email: citymanager@graniteshoals.org

Address

JEFF LOONEY CITY MANAGER
or current city official responsible for right-of-way issues
CITY OF GRANITE SHOALS
2221 N PHILLIPS RANCH ROAD
GRANITE SHOALS TX 78654



City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
Date: March 23,2021

Agenda Item: # 8e *Discuss and possibly take action on lease agreement with Steve Zbranek.*

Prepared/Submitted By: Will Skinner, Mayor

Department: Administration

AGENDA CAPTION

8e Discuss and possibly take action on lease agreement with Steve Zbranek.

BACKGROUND

Mr. Zbranek wanted to rent an empty office for new business until a store front could be located. City Hall had an office available for rent.

OPTIONS

Council usually has several:

- 1.) Adopt/Approve/Authorize agenda item, as requested or presented.*
- 2.) Adopt/Approve/Authorize agenda item, with modifications.*
- 3.) Deny approval of agenda item.*
- 4.) Table the item.*
- 5.) Other, as Council desires.*

RECOMMENDATION

ATTACHMENT(S): (IF APPROPRIATE)

List of the items behind this cover sheet:

- Proposed Agreement*

OFFICE LEASE

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BURNET §

This Agreement of Lease, made and entered into, this _____ day of ____, 2021, by and between **STEVE ZBRANEK**, hereinafter referred to as "Lessee," and **THE CITY OF GRANITE SHOALS, TEXAS** (hereinafter referred to as "Lessor"):

WITNESSETH:

1. **Description of Leased Premises.** Lessor hereby leases to Lessee and Lessee hereby leases from Lessor approximately _____ square feet of office space being located at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, Burnet County, Granite Shoals, Texas 78654:

The office location is numbered and known as Office Suite _____, which is hereinafter referred to as the "leased office."

2. Term.

2.01. The term of this lease is from January ____, 2021 to January ____, 2022.

2.02. The term of the lease may be renewed annually. Thirty days before the expiration of the term of the lease, Lessee shall notify Lessor whether Lessee wishes to renew the leased term for another year. Lessor retains the sole option to renew the lease term for an additional year, at a monthly rent that is agreeable to both parties, if the leased office is not needed for other municipal purposes.

3. Consideration for Lease.

3.01. Lessee shall pay to Lessor monthly rent of \$350.00 for the leased office.

3.02. Lessee shall pay rent to Lessor at 2221 N. Phillips Ranch Road, Granite Shoals, Texas 78654, upon execution of the lease, on the first of each month.

4. Use and Occupancy.

4.01. Lessee shall use and occupy the leased office for general small business purposes. Lessee shall use and occupy the leased office during regular business hours of Granite Shoals City Hall, and shall not be provided a key for after-hours access.

4.02. No animals are allowed in and on the premises.

4.03 No smoking is allowed on the premises or on the adjacent sidewalks.

4.04. Except for cold drinks and coffee, Lessee and their employees and agents shall confine consumption of food to the premises or outdoor areas. No food producing an odor shall be allowed within the air conditioned space of the building.

4.05 Air conditioning shall not be provided on weekends or between 6:00 PM and 8:00 AM on Monday through Friday unless special arrangements are made for additional compensation for use of full electric service.

4.06. Cleaning services will be provided upon request at a time agreed upon when a representative of the Lessee is present.

4.07 Lessee shall keep the leased office secure during the Lessee's times of use.

5. **Care and Repair of Premises.**

5.01. Lessee shall commit no act of waste and shall take good care of the leased office and the fixtures and appurtenances therein, and shall, in the use and occupancy of the leased office, conform to all laws, orders, and regulations of the federal, state, and municipal governments or any of their departments. Lessor shall make all necessary repairs to the leased office, except where the repair has been made necessary by misuse or neglect by Lessee or Lessee's agents, servants, visitors or licensees. All improvements to the leased office shall remain the sole property of the Lessor.

5.02. Not later than the last day of the term Lessee shall, at Lessee's expense, remove all of Lessee's personal property and those improvements made by Lessee which have not become the property of Lessor, repair all injury done by or in connection with the use of the office space, and surrender the premises in as good condition as they were at the beginning of the term, excepting reasonable wear, and damage by fire, the elements, casualty, or other cause not due to the misuse or neglect by Lessee or Lessee's agents, servants, visitors or licensees. All property of Lessee remaining on the premises after the last day of the term of this lease shall be conclusively deemed abandoned and may be removed by Lessor, and Lessee shall reimburse Lessor for the cost of such removal. Lessor may have any such property stored at Lessee's risk and expense.

6. **No Warranty.** Lessee agree to accept possession of the demised leased office in its present condition, as is, where is, and with no warranty of habitability or fitness for any particular use or purpose, subject to the terms contained in this paragraph, and to allow for changes in such condition which may occur by reasonable deterioration between the date hereof, and the termination date of the lease.

7. **Alterations, Additions or Improvements.** Lessee shall not, without first obtaining the prior written consent of Lessor, make any alterations, additions, or improvements in, to, or about the leased office or premises.

8. **Signs.** Lessee shall not place, paint, or otherwise affix any signs at, on or about the exterior or interior of the building or premises, or any part thereof, except as and where first approved in writing by Lessor; and Lessor shall have the right to remove any sign or signs in order to paint the building or premises or make any other repairs or alterations, but nothing herein shall be construed to require or obligate Lessor, at any time or in any manner to paint the building or premises or make any other repairs or alterations.

9. **Accumulation of Waste or Refuse Matter.** Lessee shall not permit the accumulation of waste or refuse matter on the leased office or premises or anywhere in or near the building.

10. **Maintenance and Insurance.**

10.01. It is understood and agreed that Lessor does not have any insurance coverage on Lessee's personal property or other contents of the leased office. Lessee is advised to obtain full insurance coverage on contents and is advised to obtain general liability insurance.

10.02. All property of every kind which may be on said demised leased office during the term hereof, shall be at the sole risk of Lessee or those claiming under them and the Lessor shall not be liable to Lessee, or to any other person whatsoever, for any injury, loss, or damage to any person or property upon said demised leased office, or upon the sidewalks continuous thereto. To the extent allowed by the laws and Constitution of the State of Texas, Lessee hereby covenant and agree to assume all liability for or on account of any injury, loss, or damage above described, and to save Lessor harmless therefrom. Furthermore, Lessor shall not be liable to Lessee or to Lessee's patrons, employees, licensees, permittees, or visitors, for any damage to person or property caused by the act or negligence of any other tenant of said demised premises, or due to the building on said premises or any appurtenances thereof being improperly constructed, or being or becoming out of repair, nor for any damages from any defects of want of repair of any part of the building of which the demised premises form a part, but Lessee accept said premises as wholly suitable for the purposes for which same are leased and accepts the buildings and each and every appurtenance thereof and waive defects therein, and further agrees to hold Lessor harmless from all claims for any such damage.

11. **Attorney's Fees.** Lessee especially covenants and agrees to pay and discharge all reasonable costs, attorney's fees, and expenses that may be incurred by Lessor in enforcing the covenants, agreements, conditions and terms hereof, and all of the same shall be payable to Lessor in Granite Shoals, Burnet County, Texas.

12. **Rights and Remedies Cumulative.** The rights and remedies provided by this lease agreement are cumulative, and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other remedies. These rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise.

13. **Assignment and Sublease.** Lessee shall not, without first obtaining the prior written consent of the Lessor, assign, mortgage, pledge, or encumber this lease, in whole or in part, or sublet the premises or any part thereof. This covenant shall be binding upon the legal representatives of Lessee, and upon every person to whom Lessee's interest under this lease passes by operation of law, but shall not apply to an assignment or subletting to the parent or subsidiary of a corporate Lessee or to a transfer of the leasehold interest occasioned by a consolidation or merger involving such Lessee.

14. **Utilities.** Lessor shall pay for all water, gas, heat, light, power and internet.

15. **Taxes.**

15.01 Lessee shall be liable for all taxes levied or assessed against personal property, furniture, or fixtures placed by Lessees in or on the premises.

16. **Damage or Destruction.** Lessee shall, in case of fire or other casualty, give immediate notice in writing to Lessor, who shall thereupon cause the damage to be repaired forthwith, provided materials, supplies and labor are reasonably available; if any portion of the premises is rendered unfit for occupancy, the rent shall be apportioned for the period of time required to make the repairs, according to the part of the premises, if any, which remains usable by Lessee. If the entire building shall be destroyed, then within thirty (30) days after the fire or other casualty, either Lessor or Lessee may cancel this lease by notice in writing to the other, effective as of the date of the mailing of the written notice, except that the rent shall be apportioned as of the date of the fire or other casualty.

17. **Lessor's Remedies on Default.** If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any rent, or additional rent, default within three (3) days, or other default within twenty (20) days, after the giving of such notice, then Lessor may terminate this lease on not less than eleven (11) days' notice to Lessee. On the date specified in said notice, the term of this lease shall terminate and Lessee shall then quit and surrender the premises to Lessor, but Lessee shall remain liable as herein provided. If this lease shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects.

18. **Parties Bound.** The agreements, conditions, covenants, and terms herein contained, shall in every case, apply to, be binding upon and inure to the benefit of the respective parties hereto, their heirs, executors, administrators, successors and assigns, with the same force and effect, as if specifically mentioned in each instance where a party hereto is named, provided, however, that no assignment or under-letting by Lessee in violation of the provisions of this lease, shall vest in any such assignee or under-tenant any right or title in or to the leasehold estate hereby created.

19. **Time of Essence.** Whenever any payment is to be made under this lease, at or within a time stated, and whenever any act is to be done under this lease, by either party, at, or within a stated time, time shall be of the essence of this agreement.

20. **Waiver.** The failure of either party to insist on strict performance of any covenant or condition hereof, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, condition, or option in any other instance. This lease cannot be changed or terminated orally.

21. **Holding Over.** It is distinctly understood and agreed by and between the Lessor and the Lessee that any holding over by Lessee of the herein demised leased office after the expiration of this Lease shall operate and be construed only as a tenancy from month to month, terminable at the will of Lessor, at a monthly rental as stated above, and under all other terms and conditions.

22. **Default.** In the event Lessee shall make default in the performance of any of the agreements, conditions, covenants or terms herein contained, Lessor, immediately, or at any time thereafter (no obligation, however, being imposed upon Lessor, to do so) may perform the same for the account of Lessee, and any amount paid or any expense or liability incurred by Lessor in the performance of the same, shall be deemed to be additional rent payable by Lessee for the demised premises; and Lessor shall have the right to enter the said demised premises for the

purpose of correcting or remedying said default and to remain therein until the same shall have been corrected or remedied.

23. **Landlord's Lien.**

23.01. Lessor shall have a statutory landlord's lien and in addition, it hereby is given an express landlord's lien as security for the fixed rent herein reserved, as well as any of the other charges or expenses elsewhere hereinabove or hereinafter designated as "additional rent" upon all of the goods, wares, chattels, implements, fixtures, furniture, tools and other personal property which Lessee now or at any time hereafter places in or upon the demised premises, all exemptions of said property or any part of it, being hereby waived.

23.02. Lessor shall have a lien on all improvements placed on the demised premises by Lessee, on all rents from sublessees of such buildings and improvements, and on all fixtures, furniture, and personal effects kept or used on the premises, whether such property is exempt from execution or not, to secure payment of all sums becoming due to Lessor under the provisions of this lease, and to secure performance of all other obligations of Lessee hereunder. Such lien shall be a first lien and superior to any encumbrance created by Lessee on the property or interests covered by this provision.

24. **Fixtures and Personal Property.** It is especially understood and agreed that all fixtures and all personal property placed on the leased office by the Lessee may be removed by Lessee at the termination of this lease, provided Lessee shall not then be in default of the performance of any of its agreements, conditions, covenants, or terms hereof, and provided further, that the building shall be left by Lessee, substantially as well equipped as it is at the beginning of the term, and provided further, that no such property shall be removed by Lessee if such removal should permanently injure or dismantle said building, and provided further that the removal of any such property shall be effected within five (5) days after the expiration of the said term, and all damages caused to said premises by such removal shall be repaired by Lessee at its own cost and expense.

25. **Notices.**

25.01. Any notice by either party to the other shall be in writing and shall be deemed to have been duly given only if delivered personally or sent by registered or certified mail in an addressed postpaid envelope. Notice shall be deemed to have been duly given, if delivered personally, if mailed, upon the **10th** day after the mailing thereof.

25.02. Lessor and Lessee shall give the other party hereto, at least thirty (30) days prior to the expiration of this agreement, notice of their desire for the renewal or termination of this agreement.

26. **Inspection by Lessor.** At all times during the term of this lease, Lessor shall have the right, by itself, its agents and employees, to enter upon the demised leased office during reasonable business hours for the purpose of examining and inspecting the same and determining whether Lessee shall have complied with all of their obligations hereunder in respect to the care and maintenance of the premises, the repair and rebuilding of the improvements thereon when necessary, and all other terms and conditions hereof.

27. **Inspection by Lessee.** Lessee agrees that in taking this lease, they are governed by their own inspection of the leased office and their own judgment of its desirability for their

purposes, and has not been governed or influenced by any representation of Lessor as to the condition and character of the premises, that no agreements, stipulations, reservations, exceptions, or conditions whatsoever have been made or entered into in regard to said premises or this lease, which will in any way vary, contradict or impair the validity of this lease or of any of its terms and conditions, and that no modification of this lease shall be binding unless it be in writing and executed and acknowledged in due form for recording by all of the parties thereto. Furthermore, Lessee take this lease and the demised premises subject to all recorded easements and restrictions affecting the occupation and use thereof, if any, and subject to all statutes, ordinances and regulations of competent governmental authority affecting the occupancy and use thereof, the construction and maintenance of improvements thereon, and the businesses and occupations to be engaged in by Lessee, in force now and subsequently during the term of this lease.

28. **Ordinances and Regulations.** Lessee agrees that they promptly will execute and fulfill all ordinances and regulations of the state, city and other governmental agencies applicable to said demised premises for the correction, prevention, and abatement of nuisances in or upon or connected with said demised premises during the term of this lease, at Lessee's sole expense and cost.

29. **Peaceful Enjoyment.** Lessor hereby covenants and agrees that Lessee shall and will, upon payment of all of the rents and all other sums of money herein provided to be paid by Lessee, upon fully observing and performing the covenants and agreements herein provided to be observed and performed by Lessee, quietly and peaceably possess and enjoy said above demised leased office, unless said lease be sooner terminated under and in accordance with any of the provisions herein elsewhere contained providing for such termination.

30. **Indemnify.** To the extent allowed by the laws and Constitution of the State of Texas, Lessee agrees to indemnify and hold Lessor harmless against any and all claims, demands, damages, costs, and expenses for the defense of such claims and demand arising from the conduct or management of Lessee's business on the leased office or its use of the leased office, or from any breach on the part of Lessee of any conditions of this lease, or from any act or negligence of Lessee, their officers, agents, contractors, employees, subtenants, or invitees in or about the leased office. In case of any action or proceeding brought against Lessor by reason of any such claim, Lessee, upon notice from Lessor, agrees to defend the action or proceeding by counsel acceptable to Lessor.

31. **Amendment.** No amendment, modification, or alteration of the terms of this agreement shall be binding unless the same is in writing, dated subsequent to the date of this agreement, and duly executed by the parties to this agreement.

32. **Legal Construction.** Any word, group of words, phrase, sentence, paragraph or provision herein prohibited by law, or decision by a court of final jurisdiction shall be ineffective to the extent of such prohibition without invalidating the remaining provisions hereof.

33. **Texas Law to Apply.** This agreement shall be construed under, and in accordance with, the laws of the State of Texas, and all obligations of the parties created by this agreement are performable in Burnet County, Texas.

34. **State Law Addendum. This Lease is amended and modified by the State Law Addendum –Agreements attached to this Lease.**

IN TESTIMONY WHEREOF, the Parties to this Agreement have hereunto set their hands to duplicate originals, the day and year first above written.

LESSEE:
STEVE ZBRANEK

Steve Zbranek

Address

Phone

email

LESSOR:

THE CITY OF GRANITE SHOALS, TEXAS

By:

Its: _____

2221 N. Phillips Ranch Road
Granite Shoals, Texas 78654



**City of Granite Shoals, Texas
City Council Regular Called Meeting
Agenda Item Cover Memo
March 23, 2021**

Agenda Item:	9. Management Reports
Prepared By:	City Secretary for City Manager
Department:	Administration
Submitted By:	City Secretary

AGENDA CAPTION

9 Management Reports

City Manager

- a) Economic Development
- b) Letter from TCEQ dated March 10, 2021
- c) LCRA Electrical Distribution System upgrades
- d) TML Legislative Update reports (*with City Attorney Josh Katz*)
- e) Granite Pointe Development Public Hearings tentatively scheduled 4/20/21 and 4/27/21

Assistant City Manager

- f) Status report on repairs to the water storage tank on Valley View Lane
- g) Bid Opening April 1, 2021 via ZOOM regarding Engineering proposals.
- h) Update on progress of construction at Quarry Park / Multi-Sport Complex

City Secretary

- i) Human Resources - Job openings at the City
- j) City Website

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 10, 2021

Mr. Jeff Looney, City Manager
City of Granite Shoals
2221 N Phillips Ranch Road
Granite Shoals, Tx 78654-2019

Re: Reconnaissance Investigation at:
City of Granite Shoals Public Water System, Burnet County
RN:101214815, PWS ID No.:0270049, TCEQ Investigation No.:1704165

Dear Mr. Looney:

On February 24, 2021, Devon Thomas of the Texas Commission on Environmental Quality (TCEQ) Austin Region Office conducted an investigation of the above-referenced public water system (PWS) to evaluate compliance with applicable requirements for Public Water Supply. No violations are being alleged as a result of the investigation.

The TCEQ appreciates your assistance in this matter and your compliance efforts to ensure protection of the State's environment. If you or members of your staff have any questions regarding these matters, please feel free to contact Mr. Thomas in the Austin Region Office at 512-339-2929.

Sincerely,

Chad Ahlgren

Chad Ahlgren
Water Work Leader
Austin Region Office

CA/dt

cc: Peggy Allen-Smith, Public Works Director, 2221 N Phillips Ranch Road, Granite Shoals, Texas, 78654-2019



**City of Granite Shoals, Texas
City Council Regular Called Meeting
Agenda Item Cover Memo
March 23, 2021**

Agenda Item: 10. Written Departmental Reports
Prepared By: City Secretary
Department: Administration

AGENDA CAPTION

10. Written Department Reports

- a. Animal Control report
- b. Code Compliance with Map
- c. Finance
 - Monthly Finance Investment Report
 - Expenditures and Revenue Report
 - Check Register
 - Sales Tax report
- d. Fire
- e. Police

CITY OF GRANITE SHOALS – ANIMAL CONTROL

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Summary

We are committed to several programs designed to reduce the number of animals being transported to the Hill Country Humane Society while maintaining the same level of service our citizens expect from our Animal Control Division. Below you will find Animal Control statistics for the month as well as monthly breakdowns of our animals that have been transported to the Hill Country Humane Society.

We continue to effectively utilize social media to reunite animals with their owners. We were particularly effective in efforts this month to reunite animals with their owners rather than transporting them to the humane society. Further we are continuing to explore avenues for increasing public education and awareness of animal control issues. As with all our staff, we continue to explore professional development opportunities for animal control that will benefit and enhance our service to our citizens.

Animal Control Statistics

Animal Control Statistics

Calls for Service	129
Carcasses Removed	7
Animals Impounded by ACO	11
Animals Reclaimed by Owner	4
Animals Transported to HCHS	8
Fiscal Year to Date Transported to HCHS	22
HCHS Not to Exceed Contract Animals	100
HCHS Contract Animals Remaining	78



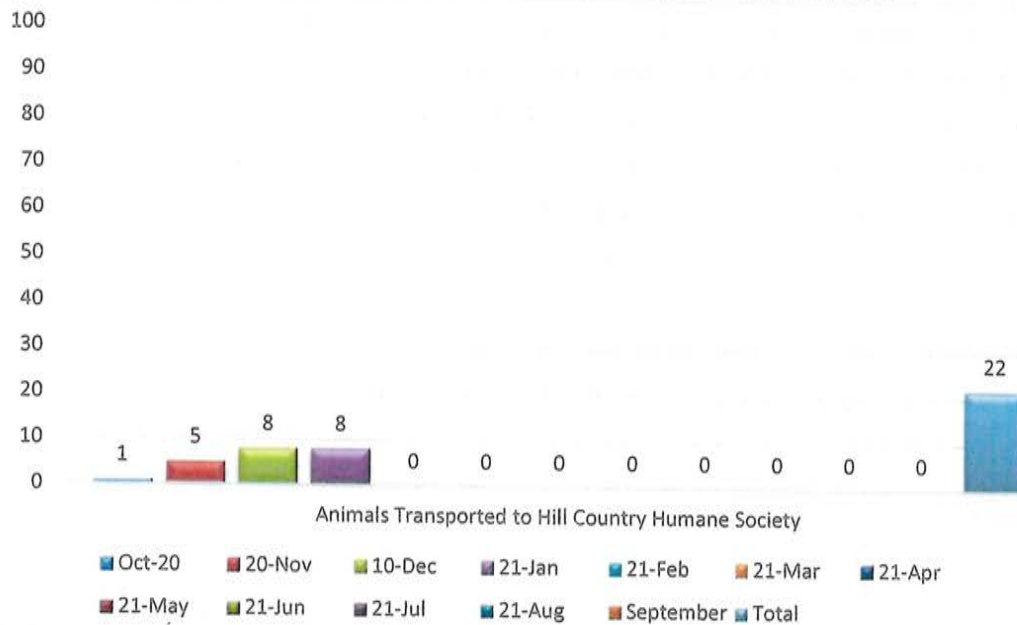
CITY OF GRANITE SHOALS – ANIMAL CONTROL

MONTHLY PROGRESS REPORT – JANUARY 2021

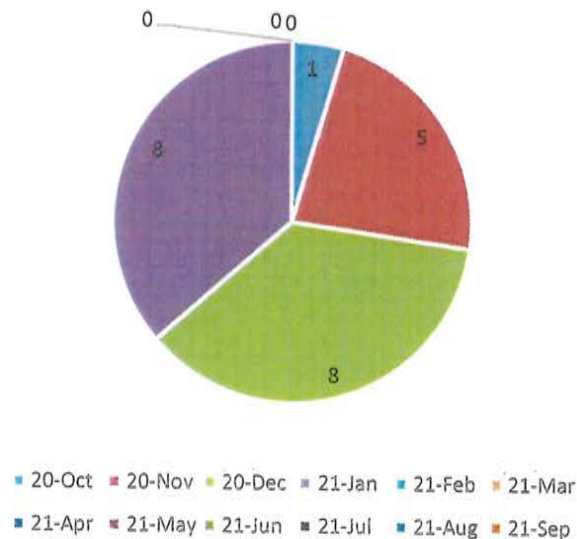
GARY A. BOSHEARS, CHIEF OF POLICE



Animals Transported to Hill Country Humane Society by Month



YTD Animals Transported to Hill Country Humane Society



CITY OF GRANITE SHOALS – ANIMAL CONTROL

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Respectfully submitted,

Gary A. Boshears, M. P. A., LCC
Chief of Police



CITY OF GRANITE SHOALS – CODE COMPLIANCE

MONTHLY PROGRESS REPORT – FEBRUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Summary

The goals of our Code Compliance department is to improve the quality of life for our citizens and the overall appearance of the city through mitigation of ordinance violations and public nuisances. It is our goal to work cooperatively with residents and property owners to address these issues.

Our department has been utilizing social media and other avenues of communication to encourage citizens who receive a Notice of Violation to contact the Code Compliance Department to work with them to resolve those violations. We believe this is the most efficient and effective way of resolving these issues. We believe that this is the most efficient way of resolving Code Compliance issues. We are continuing to explore options for improving processes and efficiency in this department.

Code Compliance Statistics

Violation Types	Ord. #	New Cases	Extended***	Closed *	Court	Total Closed YTD	Active YTD **
<i>Junk Vehicles</i>	605	16	4	3	3	3	23
<i>Property Maintenance</i>	511	16	3	6	4	6	23
<i>House Numbers</i>	409	0	0	0	0	0	0
<i>Unsafe Structure</i>	613	1	0	0	1	0	1
<i>Misc. Zoning Violations</i>	Chap. 40	1	0	1	0	1	0
Totals		34	7	10	8	10	47

* Includes cases from previous months that were Closed or Referred to Court this month.

** Cases that are Active within Code Compliance only. Does not include cases Referred to Court.

*** These cases are ones in which the property owner has contacted Code Compliance and been given additional time to bring the property into compliance.

Attachments:

- Attached is a map of the city divided into section. The map is color coded based on what we believe is the percentage of residences that has mitigated code compliance issues in that section:



CITY OF GRANITE SHOALS – CODE COMPLIANCE

MONTHLY PROGRESS REPORT – FEBRUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



- Red= Less than 25%
- Orange = 25% - 50%
- Yellow = 50% - 75%
- Blue = 75% - 90%
- Green = Above 90%
- The goal of the Code Compliance department is to turn the map green!

Respectfully submitted,

Gary A. Boshears, M. P. A., LCC
Chief of Police



CITY OF GRANITE SHOALS – CODE COMPLIANCE

MONTHLY PROGRESS REPORT – FEBRUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



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CITY OF GRANITE SHOALS – CODE COMPLIANCE

MONTHLY PROGRESS REPORT – FEBRUARY 2021

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Gary A. Boshears, M. P. A., LCC
Chief of Police



Code Compliance
Progress February 2021

Legend

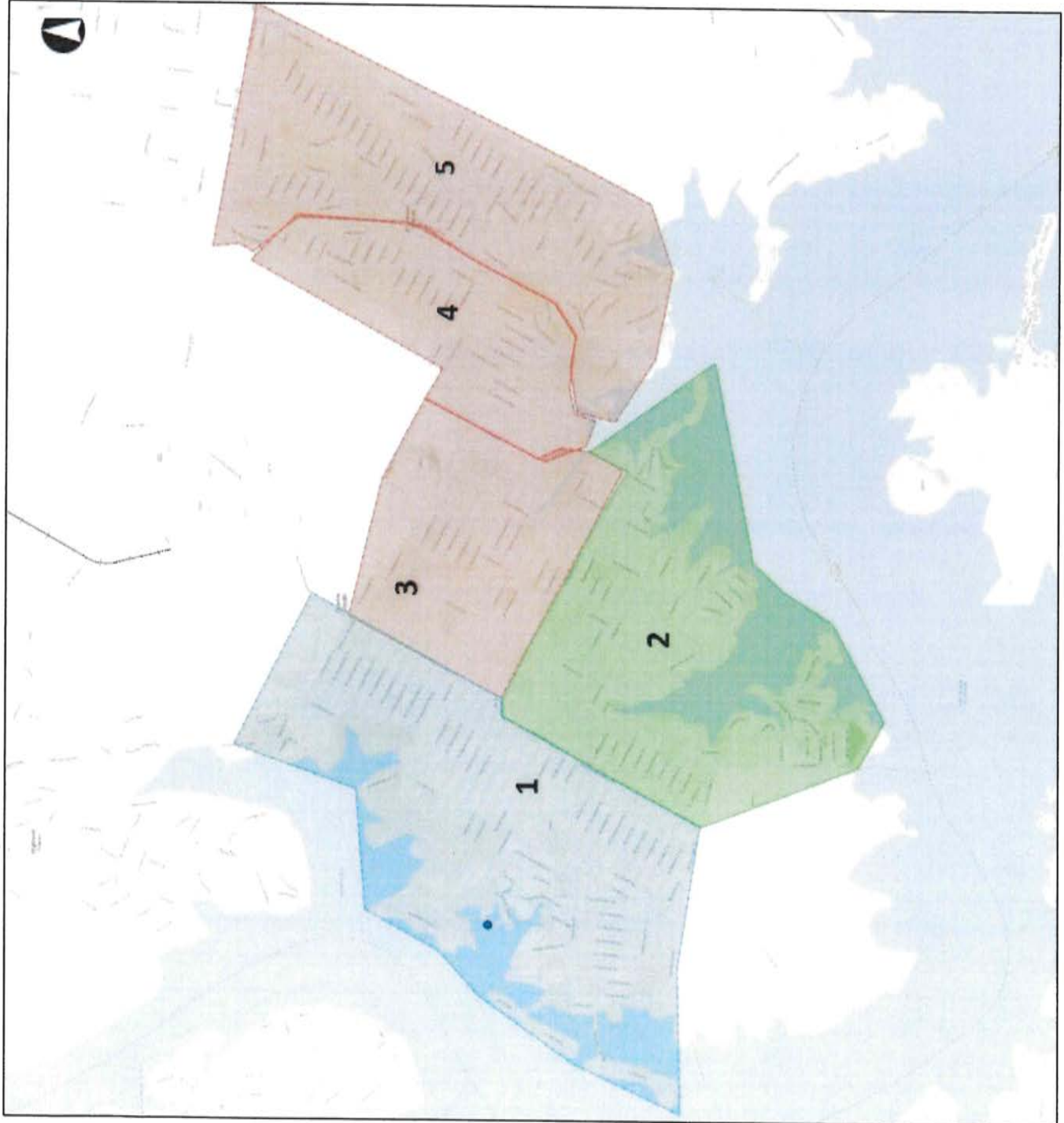
-  Railroad
-  Intake
-  Citations

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere
0 0.46 0.93 Miles
1: 36,112

Copyright/Disclaimer

This map has been prepared for informational purposes only. Jacob & Martin Ltd. accepts no responsibility for erroneous measurements or computations that may be made through use of any information contained in this map

F#2448



CITY OF GRANITE SHOALS FIRE DEPARTMENT MONTHLY PROGRESS REPORT.



FEBRUARY 2021 DEPARTMENT REPORT SUMMARY

BURN BAN HAS BEEN LIFTED

134 Total Calls

Responded to a total of 112 Emergency/Response Calls and 22 Burn Permits Issued.
(Increase of 15 calls from Prior Month)

GSFD had 34 Over-lapping Calls or 25 Percent of Over-lapping calls

GSFD had 2 Fires with Pre-incident value of \$150,000 in which

Approx. \$50,000 was lost due to fire or Smoke damage

GSFD had an average of 4 firefighters responding to each incident.

(Increase of 1 from Prior Month)

GSFD had an average response time of 5 min 30 seconds per call.

(Increase of 42 seconds from previous month)

GSFD logged 12.5 hours of training

(Increase of .5 hours previous month)

GSFD accepted 1 new applications for membership.

(Decrease of 0 Change from Prior Month)

GSFD had 1 Volunteer Member of the Fire Department Resign.

(Increase of 1 from Prior Month)

Response Statistics Summary:

Fire/Extrication /Haz-Materials: 12 (Increase of 2 from Prior month)

EMS/Rescue/Medical Assist: 73 (Increase of 29 calls from Prior Month)

Public Service/Good intent: 49 (Decrease of 16 calls from Prior Month)

Total 134 Responses for Service

(Increase of 15 calls from prior month)

(Note: Service calls include Controlled burn investigations, false alarms and permit issuances)

Areas

Granite Shoals: 85 Emergency Calls and 22 Permits Issues

Total 107 (Increase of 9 Calls from Prior month)

BCESD#3 Area: 18 Emergency Calls and 0 Permits Issued

Total 18 (Increase of 5 Calls from Prior month)

Mutual Aid: 1 (Decrease of 3 from Prior month)

Lake LBJ Responses 0 (No Change from Prior month)

Highland Haven: 9 (Increase of 6 from prior month)

Total: 134 Responses for Service

Green- improvement, Red- negative improvement, Blue-No Change

Staff

Staff Levels: 1 Full Time Paid Chief
1 Full Time Asst Chief (Shift Work)
5 Full Time Paid Firefighters (Shift Work)
13 Part Time Fire Fighters (Call in)
12 Volunteer Fire Fighters.

Training:

Car Fires	3 hrs.
EMS Equipment	1.5 hrs.
Firefighter Phase 1	6 hrs.
Bunker Gear Drills	2 hrs.

Apparatus and Equipment:

Squad 5252 Required repairs due to suspension and alignment issues.
During Ice Storm Brush 5250 was loaned to Water Department due to 4 wheel
drive capability

Grants ,Major Purchases and Projects

GSFD wants to Remind Residents to please have your Chimney and Fireplaced
serviced and cleaned prior to using them. Also this is a good time to Check you
Smoke detector batteries. If you need a Smoke detector or assistance changing
batteries, please give us a call, we can help.

Ice and Snow Event.

GSFD had no fleet accidents or personnel injuries. Staffing Levels Remained at
constant levels.

GSFD obtained several Pallets of Water and MRS's to hand out to residents
affected by the event.

Call numbers during the event were just slightly elevated.

ESD News and Fire Contract News

Burnet County ESD Meeting will be held on the 2 Thursday of the Month at
the Granite Shoals Fire Station at 2:00pm.

Auxiliary

Nothing new to report

Thank you, Sincerely

Austin Stanphill

Austin Stanphill Fire Chief, City of Granite Shoals Fire Department

CITY OF GRANITE SHOALS FIRE DEPARTMENT MONTHLY PROGRESS REPORT.



FEBRUARY 2020 DEPARTMENT REPORT SUMMARY

BURN BAN HAS BEEN LIFTED

119 Total Calls

Responded to a total of 65 Emergency/Response Calls and 54 Burn Permits Issued.
(Decrease of 40 Calls from Prior Month)

GSFD had an average of 3 firefighters responding to each incident.
(No Change from Prior Month)

GSFD had an average response time of 5 min 77 seconds per call.
(Decrease of 50 seconds from previous month)

GSFD logged 33 hours of training
(Increase of 20.5 hours previous month)

GSFD accepted 1 new applications for membership.
(Decrease of 1 From Prior Month)

GSFD had 0 Volunteer Member of the Fire Department Resign.
(No Change from Prior Month)

Response Statistics Summary:

Type

Fire/Extrication /Haz-Materials	4 (Decrease of 3 calls from Prior month)
EMS/Rescue/Medical Assist:	46 (Decrease of 25 from Prior Month)
Public Service/Good intent:	69 (Decrease of 12 calls from Prior Month)
Total	119 Responses for Service (Decreased of 40 Calls from Prior Month)

(Note: Service Calls include Controlling Burn investigations, false alarms and permit issuance)

Areas

Granite Shoals:	43 Emergency Calls and 54 Permits Issues Total 97 (Decrease of 34 Calls from Prior month)
BCESD#3 Area:	12 Emergency Calls and 0 Permits Issued Total 12 (Decrease of 5 Calls from Prior month)
Mutual Aid:	3 (No Change from Prior month)
Lake LBJ Responses	0 (No Change from Prior month)
Highland Haven:	7 (Decrease of 1 call from prior month)
Total:	119 Responses for Service

Green- improvement, Red- negative improvement, Blue-No Change

Staff

Staff Levels: 1 Full Time Paid Chief
1 Full Time Asst Chief (Shift Work)
5 Full Time Paid Firefighters (Shift Work)
8 Part Time Fire Fighters (Call in)
10 Volunteer Fire Fighters.

Training:

NIMS 100,700, 800	6 hrs.
SCBA Training	2 hrs.
CPR First responder	4.5 hrs.
Personal Protective Equipment	4 hrs.
Tuesday Night Fire Training	16.5 hrs.

Apparatus and Equipment:

All Apparatus in Service
Annual Fire Hose Testing was completed this month.

Grants ,Major Purchases and Projects

We Have applied for 14 radios through the AFG Grant Program in conjunction with the Burnet County Firefighters association.

ESD News and Fire Contract News

Burnet County ESD Meeting will be held on the 2 Thursday of the Month at the Granite Shoals Fire Station at 2:00pm.

Auxiliary

2019 Awards Banquet was Held at Meadow Lakes Country Club.
FF. Boyler Received Multiple Awards including Responder of the Year, Rookie of the Year and Trainee of the Year.
FF. Hugging was awarded Firefighter of the Year.
FF. Garner was awarded Paid FF of the Year.
Chief Stanphill was awarded The McQuaide Leadership of the year award.

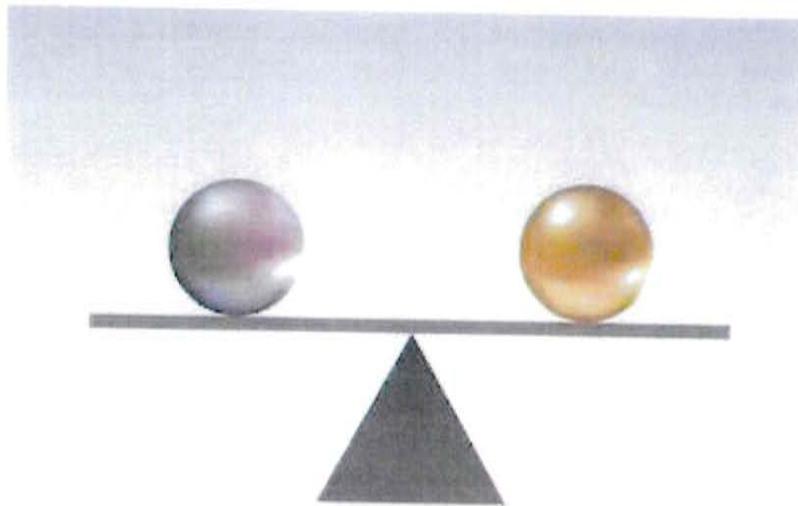
Thank you, Sincerely

Austin Stanphill

Austin Stanphill Fire Chief, City of Granite Shoals Fire Department

Revenue and Expense Report

February 28, 2021



City of Granite Shoals
For Fiscal Year 2020 -2021
February YTD Actuals plus Seven Months Forecast
March 23, 2020 City Council Meeting

Variance is Revenues Over or (Under) Expenses – Forecast vs Budget

100 - General Fund – Unfavorable (\$15,373) (before transfers)

- Revenues – Through February 2021, 95.8% of the Budgeted Property taxes have been collected.
- Expenses are higher than budget by (\$15,373) due to higher salaries primarily from overtime at the Fire Department (\$21.3k) offset by favorable salary variances at Streets and Parks \$12.5k and a prior year invoice for the boat launch fee collection points equipment (\$6.5k).

200/250 - Utility and Solid Waste Funds – Unfavorable (\$86,406) (before transfers)

- Revenues exceed the budget by \$30,541
 - o Higher water sales \$58.7k offset by lower solid waste fees (\$28.2k)
- Expenses are higher than the budget by (\$116,947)
 - o Higher salaries (\$19.4k) mainly due to overtime
 - o Higher Waste Management fees (\$62.4k)
 - o Costs to repair two water wells at Hoover Valley (\$18.7k)
 - o Repair Valley View water tower (\$13.5k)
 - o Replace two 10-inch valves due to freeze (\$3k)

300 Restricted Funds – Favorable to the budget by \$137,800 (before transfers)

- Revenues are higher than the budget by \$285,731
 - o This is from collecting \$276k from Tx Parks for Quarry Park and increased Street Maintenance Sales tax receipts \$9.7k
- Expenses are higher than the budget by (\$147,931)
 - o Unbudgeted Quarry Park expenditures (\$140.9k) and (\$7k) for court security

400 Debt Fund – Unfavorable (\$28,261) due to audit adjustment moving the payment made in FY 2019 – 2020 to FY 2020 – 2021 for BB&T final note payment.

500 Capital – Unfavorable to the budget by \$(42,535) (before transfers)

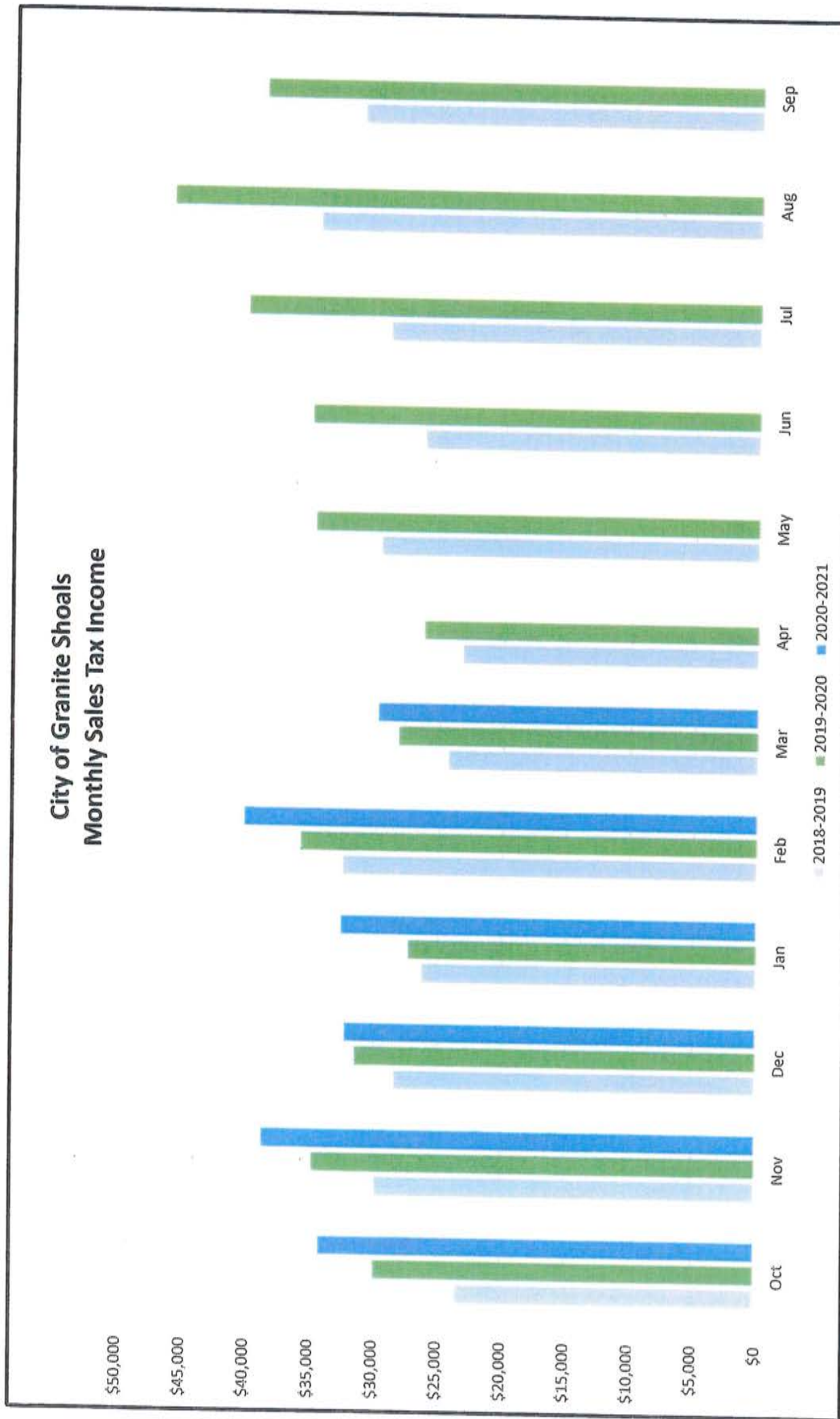
- Revenues are on budget
- Expenses are higher than the budget by (\$42,535)
 - o Water Improvement project engineering costs (\$42.5k) unbudgeted

(Before Transfers)

Expenditure Summary

Utility and Solid Waste 200/250Reserve Funds - 300's110/137[illegible]

	Total Year Budget	Total Year Forecast	Fav / (Unfav) Forecast Budget		Actual 2020 Oct	Actual 2020 Nov	Actual 2020 Dec	Actual 2021 Jan	Actual 2021 Feb	Fcst 2021 Mar	Fcst 2021 Apr	Fcst 2021 May	Fcst 2021 Jun	Fcst 2021 Jul	Fcst 2021 Aug	Fcst 2021 Sep
Debt - 400																
Personnel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prof & Contract Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supplies and Operating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditures	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Services	1,567,443	1,595,704	(28,261)		0	0	28,262	247,056	0	0	0	0	0	1,320,386	0	0
Other	0	0	0		0	0	0	0	0	0	0	0	0	0	0	0
Sub - Total	1,567,443	1,595,704	(28,261)		0	0	28,262	247,056	0	0	0	0	0	1,320,386	0	0
Capital Project Funds - 500's																
Personnel	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prof & Contract Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Supplies and Operating	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capital Expenditures	0	42,535	(42,535)		20,711	23,049	(11,045)	9,820	0	0	0	0	0	0	0	0
Debt Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sub - Total	0	42,535	(42,535)		20,711	23,049	(11,045)	9,820	0	0	0	0	0	0	0	0
Total Expenses																
Personnel	3,200,183	3,230,606	(30,422)		271,202	247,349	371,179	242,604	235,075	248,406	248,269	248,287	249,906	370,554	249,369	248,406
Prof & Contract Services	1,415,761	1,476,017	(60,256)		148,938	162,634	130,042	116,821	78,252	119,994	117,395	116,517	120,233	118,181	131,737	115,275
Supplies and Operating	969,450	1,011,707	(42,256)		57,766	56,279	74,894	73,769	57,702	107,536	97,617	95,288	96,488	96,683	99,991	97,697
Capital Expenditures	362,602	552,650	(190,048)		101,825	29,034	27,164	57,341	1,824	50,125	38,055	69,829	88,334	30,000	23,285	35,834
Debt Services	1,724,543	1,752,780	(28,237)		(24)	0	28,262	247,056	0	0	74,600	0	0	1,352,886	50,000	0
Other	53,000	52,827	173		(173)	0	13,884	0	0	1,116	0	0	7,500	25,000	0	5,500
Total Expenses	7,725,539	8,076,586	(351,047)		579,534	495,296	645,425	737,591	372,853	527,176	575,935	529,920	562,460	1,993,303	554,381	502,711
Revenues Over / (Under) Expenses	245,997	211,222	(34,775)		100,568	256,757	1,334,180	884,880	301,462	(169,955)	(231,666)	(199,637)	(190,156)	(1,638,964)	(77,211)	(159,036)
Revenues Over / (Under) Expenses - By Fund (Before Transfers)																
General Fund - 100	(793,972)	(809,345)	(15,373)		(237,630)	204	654,095	587,197	26,455	(220,594)	(216,025)	(239,616)	(241,221)	(368,821)	(263,978)	(289,412)
Utility /Solid Waste - 200/250	1,014,009	977,603	(86,406)		113,610	93,818	70,016	91,437	103,560	44,440	(7,246)	70,555	93,641	52,319	84,722	116,732
Reserve - 300's	(100,566)	37,234	137,800		221,959	6,004	(28,142)	(19,156)	21,622	(21,504)	(20,565)	(40,592)	(52,592)	(12,092)	(15,471)	(2,239)
Debt - 400	15,450	(12,811)	(28,261)		6,286	177,282	639,149	232,709	147,309	25,187	9,653	7,500	7,500	(1,312,886)	40,000	7,500
Capital - 500's	111,076	68,541	(42,535)		(3,657)	(20,551)	(938)	(7,307)	2,516	2,516	2,516	2,516	2,516	2,516	77,516	8,382
Total	245,997	211,222	(34,775)		100,568	256,757	1,334,180	884,880	301,462	(169,955)	(231,666)	(199,637)	(190,156)	(1,638,964)	(77,211)	(159,036)



Finance Investment Report

February 28, 2021



City of Granite Shoals
Monthly Cash Summary
FEBRUARY 28, 2021

Account Description	Beginning Balance	Monthly Activity		Interest		Ending Balance	WAM*
		Deposits	Withdrawals	Earned	Rate		
Tex Pool							
Pooled Investments	\$10,029,600.49			\$331.36	0.0396%	\$10,029,931.85	38
Bancorp South							
Series 18 GO Bonds	\$7,279.61	\$1,086.83		\$2.85	0.4723%	\$8,369.29	1
Operating Account	\$3,307,808.97	\$1,043,716.48	\$437,952.02	\$1,421.46	0.4723%	\$3,914,994.89	1
Anthem Bank & Trust							
Public Funds Money Market	\$0.00				0.0000%	\$0.00	1
12 Month Certificate of Deposit (Matures 12/5/2021)	\$105,135.99				0.5000%	\$105,135.99	1
Operating Cash							
Accountant	\$500.00	\$0.00	\$0.00	\$0.00	n/a	\$500.00	1
Municipal Courts	\$500.00	\$0.00	\$0.00	\$0.00	n/a	\$500.00	1
Utility Billing	\$500.00	\$0.00	\$0.00	\$0.00	n/a	\$500.00	1
Change Drawer	\$500.00	\$0.00	\$0.00	\$0.00	n/a	\$500.00	1
Totals	\$13,451,825.06	\$1,044,803.31	\$437,952.02	\$1,755.67		\$14,060,432.02	

Note: Per the City of Granite Shoals Investment policy, the City funds are commingled.

* WAM is the Weight Average Maturity of the invested funds. (In Days)

Quarter End Approval by Investment Officers:

Jeff Looney:

City Manager

Peggy Smith:

Assistant City Manager

Russell Martin:

Finance Director

The investment portfolio is in compliance with the investment strategy expressed in the agency or local governments investment policy and the relevant provision of the chapter 2256 of the local government code (PFIA).

Check Report

February 28, 2021



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	ATTORNEY GENERAL OF TEXAS BAY BRIDGE ADMINISTRATORS, LLC TEXAS MUNICIPAL RETIREMENT SYSTEM UNITED STATES TREASURY BICKERSTAFF, HEATH, DELAGADO	TX CHILD SUPPORT PMTS	883.86
			TX CHILD SUPPORT PMTS	883.86
			FEB 2021 EMP SUPPLEMENT	335.55
			TMRS PAYROLL CONTRIBUTION	3,803.43
			TMRS PAYROLL CONTRIBUTION	3,927.69
			FEDERAL WITHHOLDINGS	6,706.99
			FEDERAL WITHHOLDINGS	7,263.60
			FICA WITHHOLDINGS	4,731.18
			FICA WITHHOLDINGS	4,938.53
			MEDICARE WITHHOLDINGS	1,106.49
			MEDICARE WITHHOLDINGS	1,155.02
			SERVICE THRU 8/15/2020	17,920.00
			TOTAL:	53,656.20
NON-DEPARTMENTAL	GENERAL FUND	HEB STORE & PHARMACY SCHINDLER ELEVATOR CORPORTION PITNEY BOWES - POSTAGE ALL CORNERS CLEANING SERVICES FRONTIER COMMUNICATIONS HILL COUNTRY IT SMART SIGN FEDEX QUILL CORPORATION WELLS FARGO FINANCIAL LEASING WALMART COMMUNITY	SN- BOTTLED WATER	10.00
			INSTALL MONITORING LINE	1,000.00
			REFILL POSTAGE MACHINE	600.00
			FEB 2021 SERVICES	1,191.00
			830-598-1125 1/22-2/21	254.98
			JAN 2021 SERVICES	2,719.00
			BOAT LAUNCH PERMITS 2021	801.50
			FIN- OVERNIGHT BOND PYMT	72.42
			SN- OFFICE SUPPLIES	73.34
			SN - BUILDING SUPPLIES	503.34
			FEB-MAR 21 COPIER LEASE	374.66
			SN - BAGGIES FOR MASKS	7.36
			TOTAL:	7,607.60
FIRE	GENERAL FUND	LONESTAR FIRE SPECIALTIES ACE HOME IMPROVEMENT INC ULINE US BANK VOYAGER FLEET SYSTEM FIRE STORE.COM TAT SERVICES NEXTIVA BUSINESS COMMUNICATIONS FORD & CREW HOME & HARDWARE OFFICE DEPOT - MAX TEXAS MUNICIPAL RETIREMENT SYSTEM UNITED STATES TREASURY VERIZON WIRELESS WAGONER TIRES MISCELLANEOUS V AS - COMBOLINK ED'S AUTO CLASSIC UPHOLSTERY GALLS, LLC B & S SEPTIC TANK CORPORATION FASTENAL COMPANY	PUMP TEST - ANNUAL	1,125.00
			AS - TAIL PIPE SECTIONS	5.53
			AS - TUVE, STRAINER, PLUGS	4.24
			AS - SHELF BIN ORGANIZER	441.53
			FUEL - JAN 2021	628.70
			AS - PAC ADJMENT KIT	211.67
			AS - TORQUE CONVERTOR SEAL	116.51
			JL- JAN 2021 PHONE SERVICE	209.58
			AS - STATION CLEANING SUPP	66.53
			AS - OFFICE SUPPLIES	114.37
			TMRS PAYROLL CONTRIBUTION	758.03
			TMRS PAYROLL CONTRIBUTION	688.47
			FICA WITHHOLDINGS	1,226.49
			FICA WITHHOLDINGS	1,313.40
			MEDICARE WITHHOLDINGS	286.84
			MEDICARE WITHHOLDINGS	307.16
			DEC 24 - JAN 23 CELLPHONES	154.21
			AS - ALIGNMENT	79.00
			AS - REPAIRS TO F550	726.87
			AS - TRACK BAR	100.00
			AS - COMBOLINK :	95.80
			AS- REPLACE SPRINGS, RECOV	350.00
			AS - UNOIFORMS SUPPLIES	287.34
			AS - UNIFORM SUPPLIES	100.63
			PUMP OUT 750 2C TANK &	400.00
			AS - CALIBRATION GAS	299.57
			TOTAL:	10,097.47

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
ADMINISTRATION	GENERAL FUND	MIKE LIGHT	JAN 22 TO FEB 5 SERVICES	3,360.00
			FEB 8-19 SERVICES	660.00
			SN- R MARTIN, C HALL - CAR	48.70
		VISTA PRINT	ES - PRO DC - JAN 2021	16.23
			ES - PRO DC FOR FEB 2021	16.23
			JL - JAN SUBSCRIPTIONS	71.41
		ADOBE SYSTEMS, INC	JAN 2021 SERVICES	600.00
			ES - JAN 2021 MEETINGS	49.98
			JL- JAN 2021 PHONE SERVICE	209.58
		ATS ENGINEERS, INSPECTORS	C HALL COPIES JAN 2021	516.66
			RUSSELL - LUNCH MEETING	31.71
			ES - GRADUATION FEE	20.00
		ZOOM.US	TMRS PAYROLL CONTRIBUTION	665.21
			TMRS PAYROLL CONTRIBUTION	685.37
			FICA WITHHOLDINGS	892.07
		NEXTIVA BUSINESS COMMUNICATIONS	FICA WITHHOLDINGS	923.57
			MEDICARE WITHHOLDINGS	208.63
			MEDICARE WITHHOLDINGS	216.00
		HILL COUNTRY OFFICE SOLUTIONS	DEC 24 - JAN 23 CELLPHONES	80.48
			JL - PREMIUM PLAN :	350.73
			TOTAL:	9,622.56
		PETTY CASH		
		TEXAS MUNICIPAL COURTS ASSOCIATION		
		TEXAS MUNICIPAL RETIREMENT SYSTEM		
		UNITED STATES TREASURY		
		VERIZON WIRELESS		
		MISCELLANEOUS V JL - PREMIUN PLAN		
POLICE	GENERAL FUND	NAPA KINGSLAND-MARBLE FALLS	10/20 PLUGS, SLIDE TERMIN	29.93
			10/20 BRAKE PADS	313.46
			10/20 BLSTR MINIATURES	5.29
			10/20 VEHICLE CLEANING SUP	142.57
		HAPPY BAYS CAR WASH	JAN 2021 SERVICES	298.00
			INMATE HOUSING - DEC 2020	300.00
			INMATE HOUSING - JAN 2021	300.00
		BURNET COUNTY	GB - MINI CLIPBOARDS	20.98
			GB - COLOR RIBBONS SOFTWARE	92.89
			GB - BLUETOOTH SPEAKER SYS	44.99
		AMAZON.COM	GB - WIRELESS KIT	211.72
			GB - LOCKING LID CANS	80.10
			GB - CURVED MONITOR	218.30
		LODGING - EMPLOYEE TRAVEL	GB - SECURITY SURVEILLANCE	154.72
			GB - ENTRANCE MATS, DIMABL	231.94
			CD - MOTELS - PICKUP TRK I	441.31
		MEALS - EMPLOYEES	GB - HOLIDAY INN DALLAS -	216.63
			GB - CANES CHICKEN- TRAINI	15.74
			GB - FREEBIRDS - TRAINING	39.96
		US BANK VOYAGER FLEET SYSTEM	GB - OLIVE GARDEN - TRAINI	74.95
			GB - TX ROADHOUSE - TRAINI	64.05
			GB - BRAUM'S - TRAINING	23.78
		INTERSTATE BATTERY SYSTEMS	CD - PIKUP TRK IN VA	278.65
			FUEL - JAN 2021	3,074.94
			EQUIPMENT BATTERIES	234.36
		HARBOR FEIGHT	CD - COUPLERS, TOOL SETS,	160.04
			CD - TOOLS FOR TRK IN VA	208.30
			CD - FUEL - PICKUP TRK IN	147.69
		FUEL - EMPLOYEES	JAN 2021 COPIER/COPIES	220.97
			JL- JAN 2021 PHONE SERVICE	209.58
			GB - TEAM MEMBERSHIP 2021	200.00
		BENCHMARK BUSINESS SOLUTIONS	12/23 EPOXY FLOOR SUPPLIE	1,000.00
			1/22 ANNUAL SUBSCRIPTION	1,168.00
			CD - YEAR 202 FEE	150.00
		NEXTIVA BUSINESS COMMUNICATIONS		
		TTPOA - TEXAS TACTICAL		
		CEDENO DECORATE CONCRETE		
		GUARDIAN TRACKING, LLC		
		TRUST ID SYSTEM		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GT DISTRIBUTORS INC	FLEX RS COVERT TAC	69.99
			SUPERSHIRT, BADGE	330.25
			CONCEALABLE CARRIER	964.50
		QUILL CORPORATION	GB - PAPER PRODUCTS	97.98
		TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS PAYROLL CONTRIBUTION	1,521.46
			TMRS PAYROLL CONTRIBUTION	1,684.95
		UNITED STATES TREASURY	FICA WITHHOLDINGS	1,876.13
			FICA WITHHOLDINGS	1,880.91
			MEDICARE WITHHOLDINGS	438.76
			MEDICARE WITHHOLDINGS	439.91
		VERIZON WIRELESS	DEC 24 - JAN 23 CELLPHONES	938.76
		MISCELLANEOUS V CD - HOBBS INSPECTOR	CD - HOBBS INSPECTOR :	7.00
			TOTAL:	20,624.44
STREETS	GENERAL FUND	US BANK VOYAGER FLEET SYSTEM	FUEL - JAN 2021	483.72
		4T TIRE & PROPANE	SC- PROPANE	60.00
		US OXO LLC	COMPRESSED OXYGEN	85.33
			DISSOLVED ACETYLENE	174.79
			OXYGEN COMPRESSED 2.2 CYL	36.03
		PETTY CASH	SHORTY- CLASS B LICENSE	25.00
		TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS PAYROLL CONTRIBUTION	231.63
			TMRS PAYROLL CONTRIBUTION	231.63
		TRACTOR SUPPLY CREDIT PLAN	SC - LIQUID KI 5 GAL PAIL	69.98
		UNITED STATES TREASURY	FICA WITHHOLDINGS	312.88
			FICA WITHHOLDINGS	312.88
			MEDICARE WITHHOLDINGS	73.18
			MEDICARE WITHHOLDINGS	73.18
		VERIZON WIRELESS	DEC 24 - JAN 23 CELLPHONES	120.72
		CARQUEST AUTO PARTS	VEHICLE BATTERY, HYDR FLUI	255.10
			XTREME BLUE DETERGENT	10.36
			TOTAL:	2,556.41
PARKS	GENERAL FUND	US BANK VOYAGER FLEET SYSTEM	FUEL - JAN 2021	46.96
		PETTY CASH	S DRAKE - BIRD SEED	31.95
			S DRAKE - BIRD SEED	27.58
		TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS PAYROLL CONTRIBUTION	244.48
			TMRS PAYROLL CONTRIBUTION	244.48
		UNITED STATES TREASURY	FICA WITHHOLDINGS	330.24
			FICA WITHHOLDINGS	414.40
			MEDICARE WITHHOLDINGS	77.24
			MEDICARE WITHHOLDINGS	96.93
			TOTAL:	1,514.26
MUNICIPAL COURT	GENERAL FUND	EDDIE ARREDONDO	JANUARY 2021 SERVICES	1,500.00
		FRANK REILLY or US TREASURY	JANUARY 2021 SERVICES	1,500.00
		TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS PAYROLL CONTRIBUTION	70.69
			TMRS PAYROLL CONTRIBUTION	70.69
		UNITED STATES TREASURY	FICA WITHHOLDINGS	93.37
			FICA WITHHOLDINGS	93.37
			MEDICARE WITHHOLDINGS	21.84
			MEDICARE WITHHOLDINGS	21.84
			TOTAL:	3,371.80
NON-DEPARTMENTAL	UTILITY FUND	GRANITE SHOALS POA	JAN 2021 DONATIONS	922.00
		BAY BRIDGE ADMINISTRATORS,LLC	FEB 2021 EMP SUPPLEMENT	76.28
		GRANITE SHOALS VFD	JAN 2021 DONATIONS	922.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS PAYROLL CONTRIBUTION	734.97
			TMRS PAYROLL CONTRIBUTION	720.61
		UNITED STATES TREASURY	FEDERAL WITHHOLDINGS	1,246.81
			FEDERAL WITHHOLDINGS	1,323.95
			FICA WITHHOLDINGS	941.62
			FICA WITHHOLDINGS	975.48
			MEDICARE WITHHOLDINGS	220.22
			MEDICARE WITHHOLDINGS	228.15
		MISCELLANEOUS V SAYLOR, SHANE	01-0059-01	33.57
		SANCHEZ, ROSARIO	01-1408-00	157.94
		RUBIO, GUALBERTO	01-1409-00	133.21
		IVEY, LAURA	01-7384-10	91.36
		LEMONS, STARLA & MAR	01-7797-04	84.79
		GOLD, GERALD	01-8529-04	113.33
		CADDEL, TIA/WYATT	01-8597-06	42.36
		KENT, MITCHELL	02-0223-00	200.00
		MCRAE, ANN	02-0517-00	75.32
		MUSSMAN, LINSEY & KY	02-0745-08	59.77
		TORRES JR., UBALDO	02-0798-02	158.83
		KENT, MITCHELL	02-1219-00	200.00
		KENT, MITCHELL	02-1221-00	134.05
		SCHULZE, SOPHIA	02-5101-00	12.52
		JORDAN GIBSON, ROBIN	02-8474-09	52.14
		HUDDLESTON, SHARON	03-3851-02	121.89
		WOODRE, DONNA KAY	03-8131-01	74.90
		HOOGUE, DAVID	03-8617-03	62.38
		THOMPSON, RACHEL	03-8642-10	58.27
		ALLAM, YOUSOF, NITYA	04-0072-13	125.77
		EAKER, GWEN & JESSE	04-0988-01	96.78
		BISHOP, BRIAN & MAUR	04-1530-00	38.49
		FERGUSON, KENT	04-4392-00	40.56
		OLAGUEZ, LUZ MARIA	04-4492-06	200.00
		RIMA, LARRY/ANGELA	04-7930-05	38.25
		DICKEN, STEPHANIE	06-0420-01	58.68
		BREWARD, PHILLIP J.	06-3283-03	62.45
		LUZ OLAGUEZ	LUZ OLAGUEZ :	75.00
		LUZ OLAGUEZ	LUZ OLAGUEZ :	40.00
		MARBLE FALLS AREA E.M.S., INC.	JAN 2021 DONATIONS	922.00
			TOTAL:	11,876.70
SURFACE WATER	UTILITY FUND	DITCH WITCH OF CENTRAL TEXAS, INC	12/30/20 EMERGENCY REPAIR	2,048.50
		LOWE'S	FLAT WASHERS, GLAV HEX B	66.27
		NAPCO CHEMICAL COMPANY, INC.	ALUMINUM SULFATE SOLUTION	5,015.09
		DOLLAR GENERAL	JH - COFFEE & SUGAR	8.50
		RG3 METER COMPANY	TRUCK MOUNT ANTENNA	242.15
			HOUSING & RINGS, SCREWS	396.41
		LOG ME IN	JH - ACCESS FOR WATER PLAN	373.09
		US BANK VOYAGER FLEET SYSTEM	FUEL - JAN 2021	977.37
		FRONTIER COMMUNICATIONS	830-598-6129 1/25 - 2/24	462.35
		MERCHANT SERVICES	JAN 210 POS CC FEES	1,182.55
			JAN 2021 WEB PYMTS	707.81
			JAN 2021 AUTODRAFTS	616.60
		NEXTIVA BUSINESS COMMUNICATIONS	JL- JAN 2021 PHONE SERVICE	209.87
		HILL COUNTRY OFFICE SOLUTIONS	C HALL COPIES JAN 2021	25.00
		LCRA-LOWER COLORADO RIVER AUTHORITY	E COLI PA TEST SAMPLES	695.00
			MATERIAL AGGREGATION	125.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PETTY CASH	SELENA - POSTAGE DUE	0.62
		TEXAS MUNICIPAL RETIREMENT SYSTEM	TMRS PAYROLL CONTRIBUTION	674.69
			TMRS PAYROLL CONTRIBUTION	661.51
		TYLER TECHNOLOGIES	SELENA - REG BILLING CLASS	300.00
			WEBSITE HOSTING MARCH 2021	180.00
		U.S. POST OFFICE	JH - CERTIFIED LETTER	7.10
			POSTAGE - FEB 2021 UB	900.00
		UNITED STATES TREASURY	FICA WITHHOLDINGS	941.62
			FICA WITHHOLDINGS	975.48
			MEDICARE WITHHOLDINGS	220.22
			MEDICARE WITHHOLDINGS	228.15
		UPS STORE	JH - CERTIFIED SAMPLES	33.76
		VERIZON WIRELESS	DEC 24 - JAN 23 CELLPHONES	393.40
		WAGONER TIRES	9/1/20 FLAT RIRE REPAIR	25.33
			BRAVO H/T 770 TIRE & BAL	157.49
		MISCELLANEOUS V JH- ROADRUNNER CAR WAS	JH- ROADRUNNER CAR WASH :	9.00
		DPC INDUSTRIES, INC.	CHLORINE 150# & 2000# CONT	200.00
		HACH COMPANY	SULFURIC ACID, CHLORINE,	1,259.51
		HOME DEPOT CREDIT SERVICES	JH - MAINT SUPPLIES	277.22
		LOWER COLORADO RIVER AUTHORITY	WATER PURCHASE 12/2 - 1/05	4,566.36
		TECHLINE PIPE, L.P.	1/2" FULL CIRCLE LEAK CLAM	451.40
			PVC ELBOWS	9.90
		WALMART COMMUNITY	JH - DISTILLED WATER	37.42
			TOTAL:	25,661.74
GROUND WATER	UTILITY FUND	ADVANCED WATER WELL TECHNOLOGIES	WELL #3 REPLACE WELL SETIN	10,482.45
		LCRA-LOWER COLORADO RIVER AUTHORITY	E COLI P A TEST SAMPLES	180.00
			E COLI P A TEST SAMPLES	90.00
			MATERIAL AGGREGATION	108.01
		AQUA-TECH LABORATORIES, INC	11/22/20 COLIFORM SUPPL	408.00
			TOTAL:	11,268.46
SOLID WASTE	SOLID WASTE FUND	WASTE MANAGEMENT	RESIDENATL JAN 2021	46,514.16
			COMMERICAL - JAN 2021	7,338.72
			TOTAL:	53,852.88
NON-DEPARTMENTAL	RESTRICTED PARK FU FOXWORTH GALBRAITH LUMBER COMPANY		LINE MASON NYLON	27.96
			TOTAL:	27.96
INVALID DEPARTMENT	WTR IMPROV BOND 20 TRC		ELEVATED STORAGE - 12/20/2	4,579.10
			WTP IMPROV - THRU 12/25/20	2,466.57
			SS III - THRU 12/25/2020	2,774.00
			TOTAL:	9,819.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====			
100	GENERAL FUND		109,050.74
200	UTILITY FUND		48,806.90
250	SOLID WASTE FUND		53,852.88
350	RESTRICTED PARK FUND		27.96
510	WTR IMPROV BOND 2020		9,819.67

	GRAND TOTAL:		221,558.15

TOTAL PAGES: 6

CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Introduction

You will note a very minor decrease in Calls for Service from the month of December. January was an unusually busy month for the department. We responded to a significant number of domestic disturbances and other issues during this month. We have been encouraging our officers to increase checks of residential areas and commercial businesses in our city which we believe will lead to the deterrence of property crimes. Our response time remains consistent and within our expectations.

Department Statistics

Patrol Division Statistics

Calls for Service	1,674
Percent Increase / Decrease from previous Month	0.24% Decrease
Traffic Stops	186
Citations / Warnings	259
Motor Vehicle Collisions	7
Average Response Time	3 minutes, 50 seconds

* Detailed statistics are attached at the end of this report. Note: These statistics represent reported 'Calls for Service' and not verified offenses.

Calls for Service – Days of the Week

Sunday	243
Monday	160
Tuesday	270
Wednesday	208
Thursday	158
Friday	292
Saturday	343

Uniform Crime Reporting (UCR) – Offenses Reported & Cleared

UCR Offenses Reported	9
UCR Offenses Cleared	8*

*Denotes some cases reported in previous months that were closed in January.



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Staff, Equipment, and Major Projects

During the month of January, we terminated the employment of Daniel Castaneda. All other positions in Code Compliance, Animal Control, and the Police Department are filled. Code Compliance Officer Preston Williams has been on sick time due to contracting the COVID-19 virus. He is recovering well and we expect him back at work soon.

During the month of January, we have continued to follow some protocols we implemented to protect our officers from possible COVID-19 exposure. These included handling some calls for service by telephone instead of in-person contact and restricting our office from public access. We have also been taking steps to ensure our officers have an adequate amount personal protective equipment (PPE). During this month, we continued following enhanced protocols to protect our officers from possible COVID-19 exposure. Additional protocols implemented include officers utilizing face masks when in contact with the public among other protocols and conducting “contactless” traffic stops.

Below you will find a list of our current personnel as well as information about certification level, length of time with the department, and total time as a peace officer. You will also find a list of vehicles currently utilized by the department and which officers those vehicles are assigned to. You will also note, we are now including the current mileage on the vehicle as of the end of the month.



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Police Department Personnel

<u>Name</u>	<u>Rank</u>	<u>Peace Officer Commission Date</u>	<u>Certification Level</u>	<u>Length w/City</u>	<u>Total Peace Officer Service Time</u>
Gary Boshears	Chief of Police	02/09/2004	Master	14 years, 11 months.	16 years, 11 months.
Christopher Decker	Captain	10/23/2009	Master	11 years, 3 months.	11 years, 3 months.
John Ortis	Sergeant	10/07/2011	Advanced	9 years, 3 months.	9 years, 3 months.
Christopher Cowan	Patrol Officer	06/10/1999	Master	1 years, 7 months.	17 years, 4 months.
Allen Miley	Patrol Officer	06/25/2014	Advanced	2 years, 6 months.	6 years, 8 months.
Timothy Edwards	Patrol Officer	11/02/2011	Intermediate	4 years, 8 months.	6 years, 1 months.
Manuel Garcia	Patrol Officer	04/22/2016	Intermediate	0 years, 3 months.	4 years, 9 months.
Kirk Jowers	Patrol Officer	08/07/2012	Intermediate	2 years, 0 months.	8 years, 5 months.
Chad Taliaferro	Patrol Officer	08/03/2000	Master	1 years, 4 months.	20 years, 6 months.
Shane Mahoney	Patrol Officer	12/06/2019	Basic	0 years, 1 months.	2 years, 8 months.
Vacant	Patrol Officer	10/30/2020	Basic	0 years, 0 months.	0 years, 0 months.
Reymundo Salinas	Animal Control	Civilian	Civilian	2 years, 3 months.	N / A
Preston Williams	Code Compliance	Civilian	Civilian	11 years, 3 months.	N / A
Bryan Wendt	Code Compliance	Civilian	Civilian	2 years, 4 months.	N/ A

Total Peace Officer Experience of Department: 103 years, 10 months.

Total Service Time to City: 64 years, 8 months.



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



Police Department Vehicles

<u>Unit Number</u>	<u>Year</u>	<u>Mileage</u>	<u>Make / Model</u>	<u>Assigned To</u>
34	2012	116,637	Chevrolet Tahoe	Gary Boshears
36	2013	95,105	Chevrolet Tahoe	John Ortis
37	2013	95,886	Chevrolet Tahoe	Chris Cowan
38	2015	99,973	Chevrolet Tahoe	
39	2015	115,517	Chevrolet Tahoe	Shane Mahoney
40	2009	N/A	Boat Trailer	Lake Patrol
41	2004	N/A	Baystealth Boat	Lake Patrol
42	2016	79,560	Chevrolet Tahoe	Kirk Jowers
43	2016	89,378	Chevrolet Tahoe	Timothy Edwards
18-01	2018	28,374	Ford Interceptor Utility	Allen Miley
18-02	2018	38,451	Ford Interceptor Utility	Manuel Garcia
19-01	2020	11,139	Chevrolet Silverado	Reymundo Salinas
20-01	2020	14,612	Ford Interceptor Utility	Chad Taliaferro
20-02	2020	UNIT IN SHOP	Ford Interceptor Utility	UNIT IN SHOP
SU-1	2004	117,741	Chevrolet Silverado	Bryan Wendt
SU-3	2004	NOT AVAILABLE	Chevrolet Silverado	Preston Williams



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



2020 Strategic Goals

- 1. Develop and strengthen community partnerships and relations.**
 - Published previous monthly report on city web-site.
 - Published Infographic containing summary of monthly report on Police Department social media platforms.
 - Posted public safety information on Police Department social media platforms.
 - Posts on Police Department social media platforms reached approximately 28,000 individuals.
 - Participated in drive-by birthday parades.
- 2. Improve quality of life and provide superior public safety for our residents.**
 - Conducted multiple traffic stops resulting in citations and warnings.
 - Conducted Close Patrols and Security Checks of residential areas and businesses within the City of Granite Shoals.
 - Encouraged officers to proactively seek out criminal activity.
 - 9 Index Crimes reported during the month. Cleared 8 Index Crimes.
 - Code Compliance issued multiple Notices of Violation.
 - Animal Control proactively enforced city animal ordinances.
- 3. Commit to the engagement and development of our team.**
 - Two officers attended a firearm training class.
 - In-house training was conducted on: Fitness & Nutrition, Building Clearing Techniques, and High-Risk Stop Tactics.

Respectfully submitted,

Gary A. Boshears, M. P. A., LCC
Chief of Police

Attachments: Statistical Graphs, January 2021 Total Incident Report



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

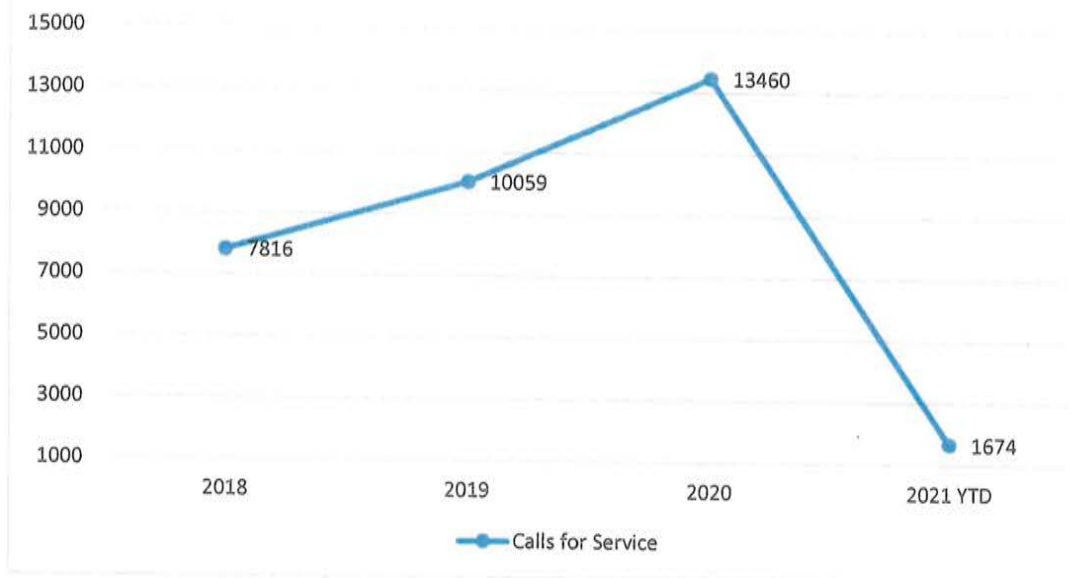
MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE

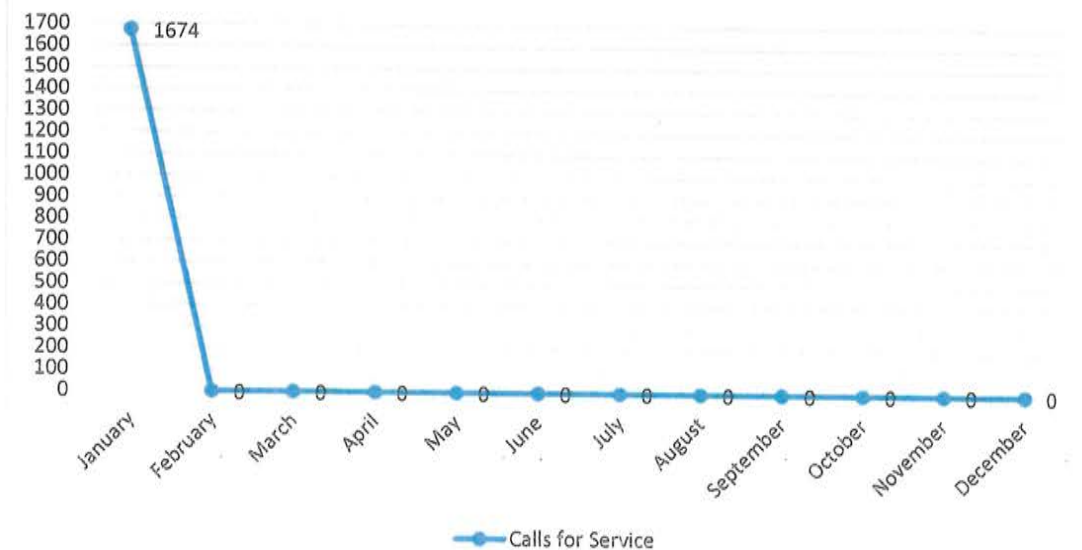


CITY OF GRANITE SHOALS POLICE DEPARTMENT STATISTICS

Calls for Service - Historical & Year-To-Date



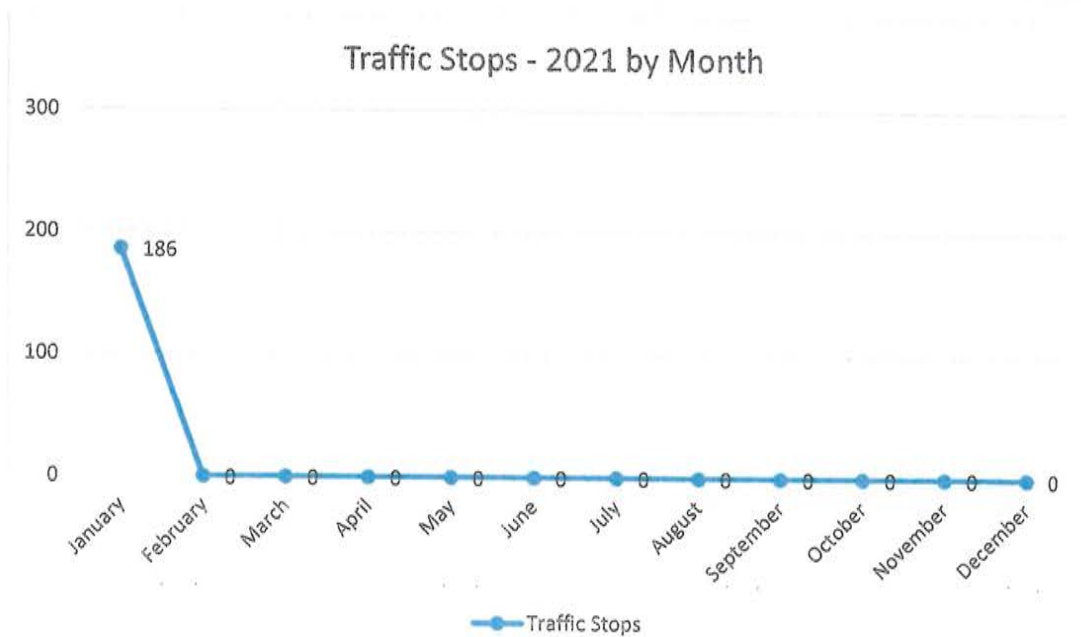
Calls for Service - 2021 by Month



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



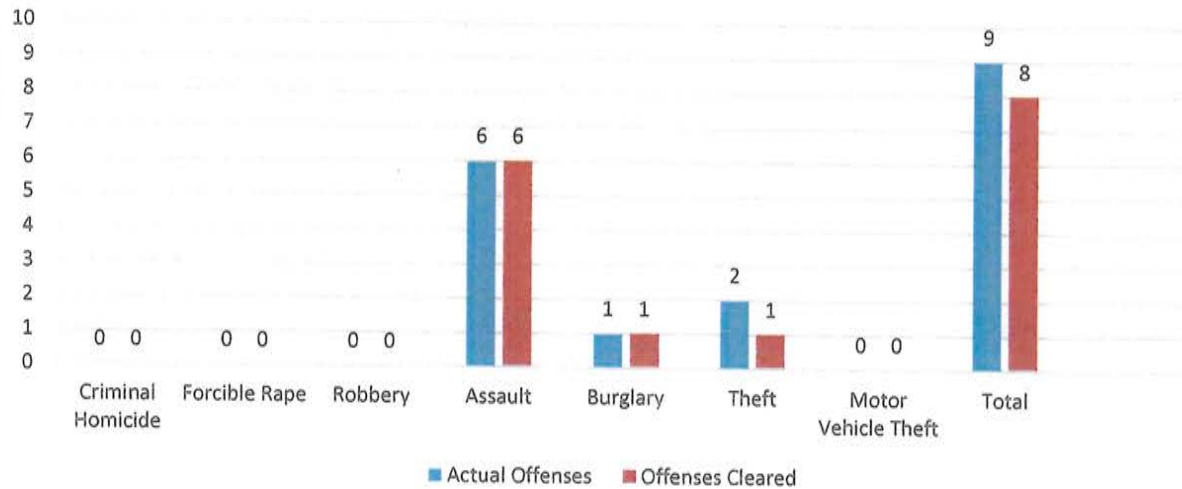
CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

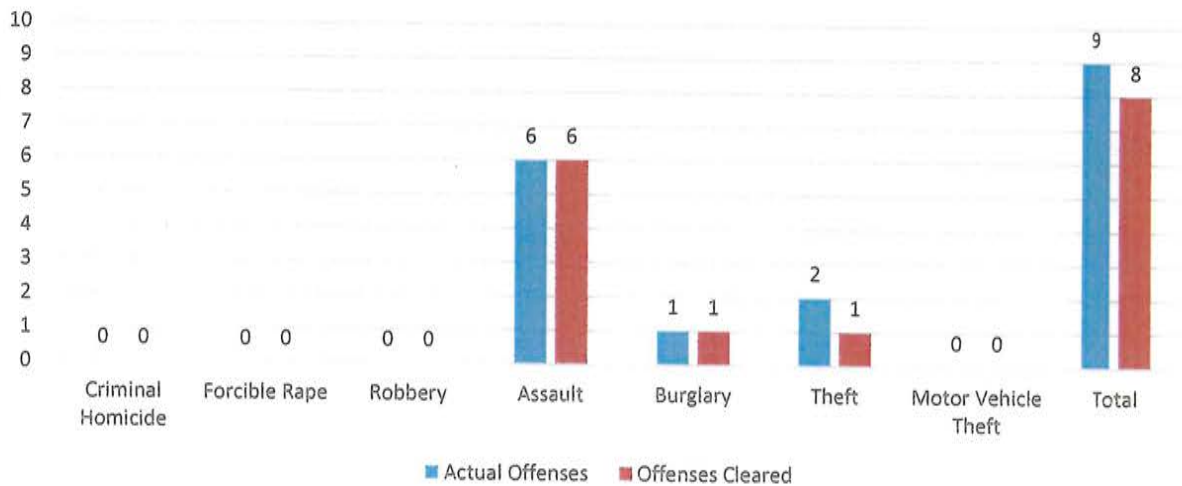
GARY A. BOSHEARS, CHIEF OF POLICE



January UCR Offenses & Clearances



2021 Total UCR Offenses & Clearances



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

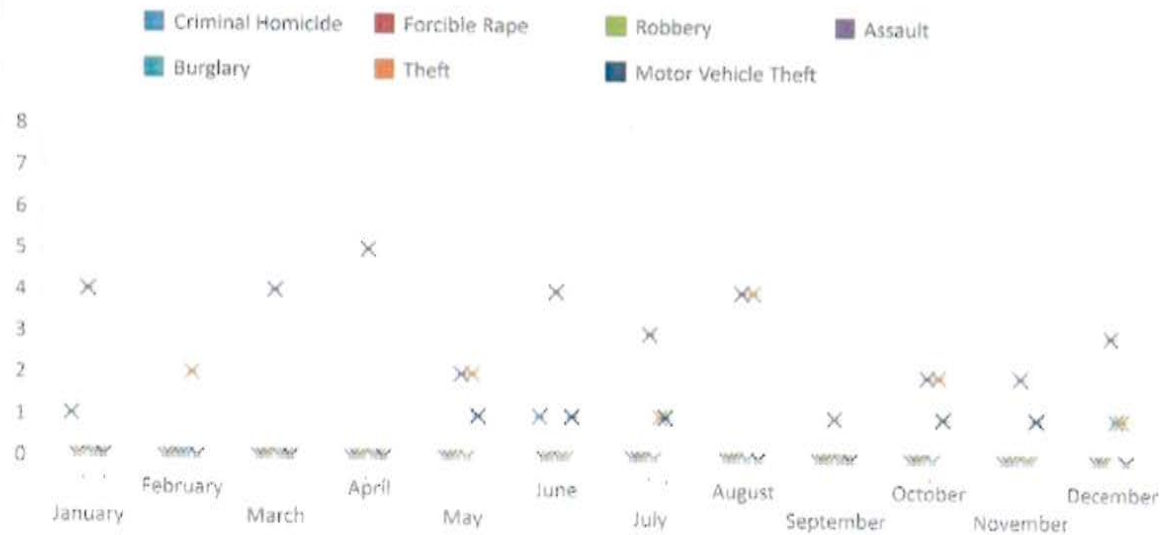
GARY A. BOSHEARS, CHIEF OF POLICE



2021 UCR Offense by Month Reported



2020 UCR Offense by Month Reported



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



JANUARY 2021 TOTAL INCIDENT REPORT BY NATURE OF INCIDENT

911 TRANSFER/INVESTIGATION	1
Abandon Vehicle	1
ANIMAL CONTROL FACILITY MAINT	27
ADMIN(DOC,LOST/FOUND,MSSG,TRAN	82
ALARMS	10
ANIMAL	40
ASSAULT/SEXUAL ASSAULT EPD	4
ASSIST OTHER AGENCY	17
BURG(BREAK ENTER)/HOME INVASN	2
CARCASSES CALLS	10
CHEST PAIN (NON-TRAMUA	1
CITIZEN REQUESTS ASSISTANCE	33
CIVIL PROBLEM	3
CLOSE PATROL	157
MOTOR VEHICLE COLLISION	7
DAMAGE/VANDALISM/MISCHIEF	6
DISTURBANCE / NUISANCE	7
DOMESTIC DISTURBANCE / VIOLENC	10
DRUGS	2
DRIVING UNDER THE INFLUENCE	1
FRAUD DECEPTION	1
HARASSMENT/STALKING/THREAT	1
MUSIC	17
MENTAL DISORDER(BEHAVIORAL)	2
Motorist Assist	5
OUTSIDE FIRE	1
PR EVENTS	7
LOCKIN/LOCKOUT/PEACE/WELFARE	33
Reckless Driver	14
SECURITY CHECK	823
SMOKE INVESTIGATION(OUTSIDE)	2
SPECIAL ASSIGNMENT	1
STRUCTURE FIRE	1
SUPPLEMENTAL	24
SUSPICIOUS/WANTED(PERSON/CIRCU	35
THEFT(LARCENY)	7
Traffic Hazard	6
TRAFFIC STOP	178
TRAUMATIC INJURY(SPECIFIC)	1
TRESPASSING/UNWANTED	10
UNCONSCIOUS/FAINTING(NEAR)	1



CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JANUARY 2021

GARY A. BOSHEARS, CHIEF OF POLICE



UNKNOWN PROBLEM(MAN DOWN)	1
MUD/PARKS/UTILITIES	2
VIOLATION OF CITY ORD	20
VCO ANIMAL OFFENSE	52
VCO BOAT RAMP	1
DIASTER ORDER VIOLATION	1
VCO LIVESTOCK	1
VCO IN CITY PARK	2
WEAPONS/FIREARMS	3
Total Incidents for This Report:	1,674





**City of Granite Shoals, Texas
City Council Regular Called Meeting
Agenda Item Cover Memo
March 23, 2021**

Agenda Item: 11. Future Agenda Items
Prepared By: City Secretary Elaine Simpson
Department: Administration

This agenda item is a standing item. It is a time when the Agenda Calendar is reviewed, and future agenda items are identified.

Agenda Calendar

This is a planning tool only and all information is tentative until listed on an official agenda notice and posted in accordance with Texas Open Meeting law.

Tuesday, March 23, 2021
Regular Called City Council Meeting 6 PM

Action	Subject	Requestor	Staff	Status
	CTO/Welcome			
	Citizens Comments			
Proclamation	April is Child Abuse Prevention Month		Skinner	Annual proclamation
Public Hearing	Ord. 807 - Short Term Rentals Ordinance		Looney	With recommendation from P&Z and STR
Public Hearing	Replat application of Todd Holland for Christopher Weber		Looney	With recommendation from P&Z
Consent	Meeting minutes March 9, 2021		Simpson	
Consider	Water Projects / Water Bonds Update		Looney	Standing Item
Consider	Lease Agreement with Steve Zbranek for office space	Mayor	Mayor	Contract as drafted by City Attorney Katz.
Consider	City Managers Annual Report	Charter	Looney	
Consider	Electric Generators?			Tim Campbell ?
Hear	Report – Council Member Jones regarding Burnet Central Appraisal District Board of Directors meeting(s).	Jones		Update on activities of the Board scheduled 2/23/2021
	Management Reports			
	Written Departmental Reports			
	Future Agenda Items / Adjourn			

Tuesday, April 13, 2021
Regular Called City Council Meeting 6 PM

Action	Subject	Requestor	Staff	Status
	CTO/Welcome			
	Citizens Comments			
Consent	Meeting minutes March 23, 2021		Simpson	
Consider	Water Projects / Water Bonds Update		Looney	Standing Item
	Discussion of Budget 2021-2022 Calendar			
	Management Reports			
Consider	Bid for CDBG – bid opening 4-1-2021		Smith	

Consider	Options for recovery of outstanding accounts in Sherwood Shores Trust Fund and in Street Liens		Looney	As discussed 3-9-2021
Consider	Communications Policy – PIO, Social Media		Looney	To update Res. 478
	Future Agenda Items / Adjourn			

Tuesday, April 27, 2021
Regular Called City Council Meeting 6 PM

Action	Subject	Requestor	Staff	Status
	CTO/Welcome			
	Citizens Comments			
PH	Granite Pointe Planned Development Ordinance		Looney, Katz	If recommendation received from P&Z from 4/20/21
Consent	Meeting minutes April 13, 2021		Simpson	
Consider	Water Projects / Water Bonds Update		Looney	Standing Item
	Management Reports			
	Written Departmental Reports			
	Future Agenda Items / Adjourn			

Tuesday, May 11, 2021
Regular Called City Council Meeting 6 PM

Action	Subject	Requestor	Staff	Status
	CTO/Welcome			
	Citizens Comments			
Hear	Oath of Office Ceremony for Ortis, Skinner, McCoy and Munos from canceled May 1, 2021 Election		Simpson	
Consent	Meeting minutes April 27, 2021		Simpson	
Consider	Water Projects / Water Bonds Update		Looney	Standing Item
	Management Reports			
	Written Departmental Reports			
	Future Agenda Items / Adjourn			

Future Agenda Items Not Scheduled: (for example – items tabled but not to a date certain)

Requestor	Date Requested	Subject	Status
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		Review, Revise and Update Zoning Ordinance	Marvin Townsend, originator , P&Z considering it at their meetings starting October 2013
		Ord. 785 Short Term Rentals	If P&Z has forwarded recommendation
		City Staff requested changes to Personnel Manual – increase in roll-over hours for Vacation, clarification of ADA procedure for accommodations and profession development policy for employees in certain departments.	
	Discuss	Affordable Housing options?	Council member Holland requested this be in June 2018 - Mr. Harrison and Mr. Zbranek
Consider		Adding 'Granite Quarrying' to the list of allowed uses in the I-Industrial Zoning District	As discussed March 26, 2019 by City Council
		Highland Haven Fire Protection Contract	
Discuss		Parks Inventory Survey Report	As requested 4 – 23 – 2019
Discuss		Fishing Piers at Waterfront Parks	Dr. Hougen 1-12-2021 item to be considered first by Parks Cmmte.
Discuss		Joint Meeting with P&Z Commission regarding Chapter 40 – Zoning	

Year-Round Overview Summary

(for example: contacts which must be renewed annually, grant applications which must be made annually, statutory items which are done at a specific time of year, e.g. Election Canvass).

Month	Subject / Item
January	1. Contract with Burnet County to Conduct May General Election – City Sec. 2. Call the City Election – Simpson 3. Quarterly Municipal Court report by Municipal Judge.
February	1. Annual Racial Profiling Prevention Report 2. Audit report of previous budget year
March	1. Proclamation from Mayor naming April as Child Abuse Prevention and Awareness Month. 3. Solid Waste contract (2022)
April	Quarterly Municipal Court of Record Report? Annual Consumer Price Index rate modifications
May	1. Canvass of City General Election 2. Appointment of Mayor Pro Tem. 3. Review of Meeting schedule 4. Council Pictures 5. Calling Runoff Election if needed. 6. Board & Commission Members appointments. 7. Board and Comm. Appreciation Reception
June	1. Proposed Budget Calendar – City Manager.

July	<ol style="list-style-type: none"> 1. Budget Workshop(s)? - City Manager / Finance Director / City Council 2. Personnel evaluation – City Manager, 3. Quarterly Municipal Court report by Municipal Judge. 4. Accept Appraisal Roll from Tax Appraiser. 5.) ESD #3 contract (2023) 6.) MFEMS contract (2021)
August	<ol style="list-style-type: none"> 1. Public Hearings for Tax Rate/Budget – City Manager/ Fin. Dir / City Sec., 2. Budget Workshop(s)- City Manager / Finance Dir. / City Sec. 3. City Managers Annual Review of Personnel Manual – any recommended modifications.
September	<ol style="list-style-type: none"> 1. Adoption of Budget 2. Adoption of Tax Rate
October	<ol style="list-style-type: none"> 1. Official Newspaper of Record Resolution – City Sec. 2. Council Meeting schedule for holiday season 3. Annual Review of Investment Policy, Finance Policy 4.) Juvenile Curfew Ord. (2022) 5.) Quarterly Municipal Court report by Municipal Judge. 6.) Consideration of the nominees for the John Rinehart Award .
November	<ol style="list-style-type: none"> 1. Every 4 years re-authorize sales tax for Streets (2024) prepare for May Election 2. Deer Management – WAC Chairman’s Report Conduct Elections Canvass from Special and General Elections held Nov 3, 2020 Simpson, 3.) 2020 Mayor Pro Tem election – as postponed from July 2020
December	