



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

**GRANITE SHOALS CITY COUNCIL
REGULAR CITY COUNCIL MEETING AGENDA
CITY HALL – COUNCIL CHAMBERS, 2ND FLOOR
2221 N. PHILLIPS RANCH ROAD
TUESDAY, JULY 26, 2016, 6:00 PM**

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. **Presentations, Recognitions and Reports:** *p. 4*

- a.) **Quarterly Report from Granite Shoals Municipal Court:** Judge Frank Reilly *p. 5-7*
- b.) **Update/Report from the Airport Advisory Committee:** Chair Neil Haverlah
- c.) **Geographic Information Services (GIS) software demonstration:** Assistant City Manager Peggy Smith

5. **Public comment and announcements and Items of Interest** *p. 8*

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.

- *p. 9-11* Nomination Period for the 2017 John Rinehart Memorial Award for Outstanding Community Service, June 30th through September 30th, applications available at City Hall and on the city website at <http://www.graniteshoals.org/DocumentCenter/View/687>
- *p. 12* Traffic Count requested from Texas Department of Transportation for Prairie Creek and RR 1431. (*Mayor Brugger*)

6. **MANAGEMENT REPORTS** *p. 13*

a.) **City Manager**

- USDA Funding/Grant/Street Project status
- Marble Falls ISD memorandum of agreement for soccer fields
- Outdoor Recreation Grant Application for October 2016 / Quarry Park
- Budget Meetings
- Volunteer Service – Church Youth project

b.) Assistant City Manager

- Paving Project

c.) City Secretary

- Upcoming City Council Training update
- Election Update
- August 16, 2016 City meetings

7. CONSENT AGENDA ITEMS p. 14

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.

- Approve City Council minutes from July 12, 2016; Regular Meeting. p. 15-29
- Accept the Certified tax appraisal rolls

8. REGULAR AGENDA ITEMS

- Discuss, consider and possibly take action related to the appointment of members to Boards and Committees. (City Secretary Simpson) p. 30
- Discuss, and consider a recommendation received from the Planning and Zoning Commission regarding proposed modifications to Granite Shoals Zoning Ordinance (City Code, Chapter 40) related to fencing in residential zoning districts. (City Manager Ken Nickel) p. 31-40

9. WORKSHOP:

Arterial road improvements (Mayor Carl Brugger, City Manager Nickel) which may include discussion of any of the following topics or other issues related to a city Arterial Road Infrastructure Improvement Project, as discussed at July 12, 2016 Regular City Council meeting.

- Bond rates p. 41-53
- Construction costs
- Continuation of discussion of Mayor Brugger's list of 'Options' for Road Arterial Project, as discussed at previous two City Council meetings and the June 30, 2016 *Meet With Mayor* event.
- Elm Creek Drainage – in general and as relates to proposed improvements to Prairie Creek Drive.
- Financing Options.
- Alternative projects related to arterial road improvements
- Engineer update from Greg Haley
- Election issues related to bond project

10. **EXEC. SESSIONS:**

Executive session pursuant to sections 551.074 of the Texas Open Meetings Act (Personnel Matters): Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the following public employees: City Manager Ken Nickel, City Secretary Elaine Simpson and Fire Chief Austin Stanphill.

Any action(s) resulting from Executive Session(s). *p. 54*

11. **Written Reports** *p. 55*

- a. Code *p. 56*
- b. Fire *p. 57-58*
- c. Streets / Parks *p. 59, 65*
- d. Police *p. 60-64*

12. **Future Meetings and Agenda Items** *p. 66*
p. 67-71

- o Review Agenda Calendar
- o Identification of future agenda items

13. **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 the six panel Park Information and City Notice Outdoor Bulletin Board cases which are accessible to the public at all times, and the city website at www.graniteshoals.org on Friday, July 22, 2016 on or before 8:00 p.m. and shall remain there continuously from such time until after this meeting is adjourned on Tuesday, July 26, 2016. City Hall is wheelchair accessible and accessible parking spaces are available. 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



**City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016**

Agenda Item: Item 4 Presentations and Recognitions
Prepared by: Elaine Simpson, City Secretary
Department: Administration
Submitted by: Elaine Simpson, City Secretary

BACKGROUND

4. Presentations, Recognitions and Reports:

- a.) **Quarterly Report from Granite Shoals Municipal Court:** Judge Frank Reilly
- b.) **Update/Report from the Airport Advisory Committee:** Chair Neil Haverlah
- c.) **Geographic Information Services (GIS) software demonstration:** Assistant City Manager Peggy Smith

MUNICIPAL COURT QUARTERLY REPORT
April - June 2016

Open Cases at beginning of Quarter: **600**

New Cases Filed (opened):

Traffic	105	
State Law	17	
City Ordinance	<u>24</u>	
Total	146	

Disposition of cases closed:

Uncontested at Window	87	56%
Dismissed by Prosecutor	18	12%
Bench Trial / Jury Trial	1	1%
Community Service / Jail Credit	22	14%
Driver Safety Course	9	6%
Compliance	<u>18</u>	12%
Total	155	

TOTAL OPEN CASES: 7/1/2016 **591**

AJ	Deferred Disposition	9
AP	Appealed	17
AW	Arrest Warrant	249
CD	Driving Safety Due	12
CP	Capias Pro Fine	113
CS	Community Service	1
EA	Code Arraignment	9
ED	Extension Default	9
EX	30-Day Extension	12
FL	Follow Up	9
IA	Initial Arraignment	51
LN	Late Notice	19
PP	Payment Plan	41
PT	Pre-Trial	13
SC	Show Cause	27
		591

PENDING COMPLETION OF PAYMENT PLAN: 10

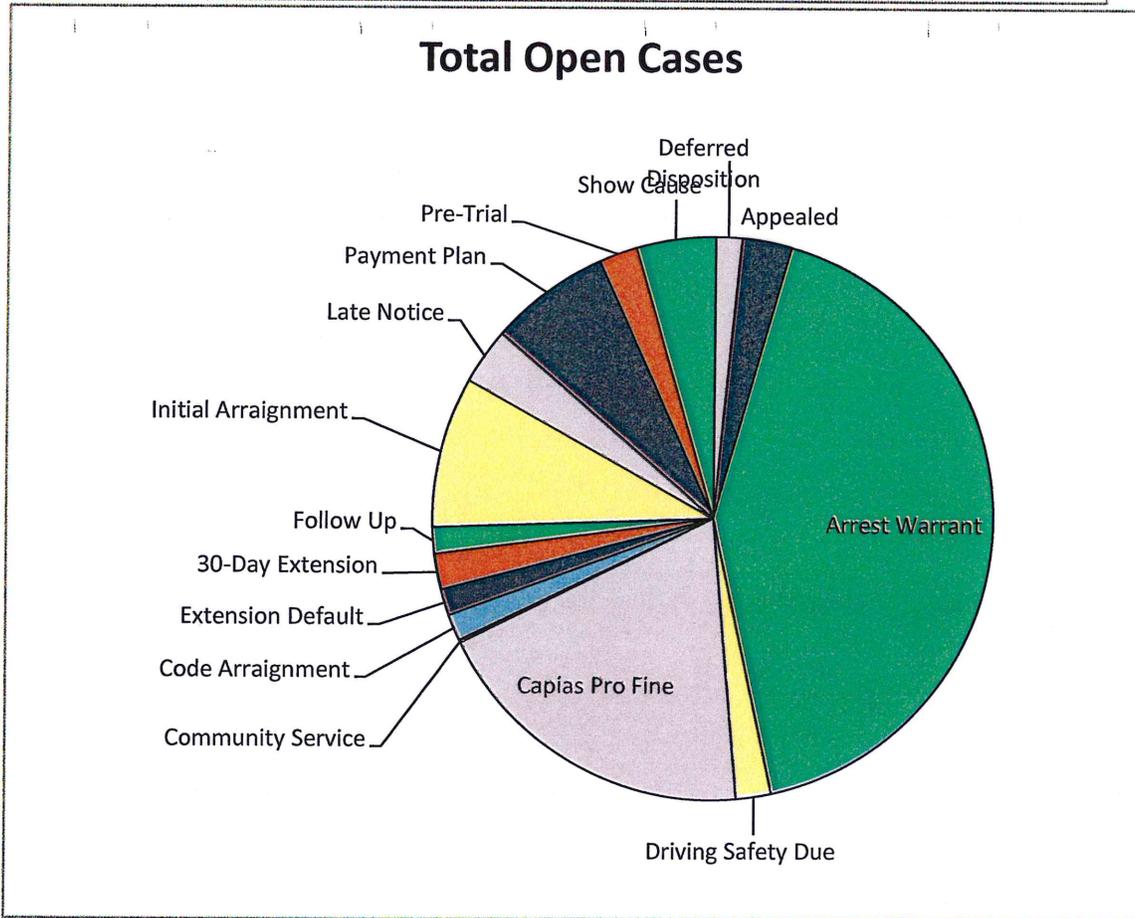
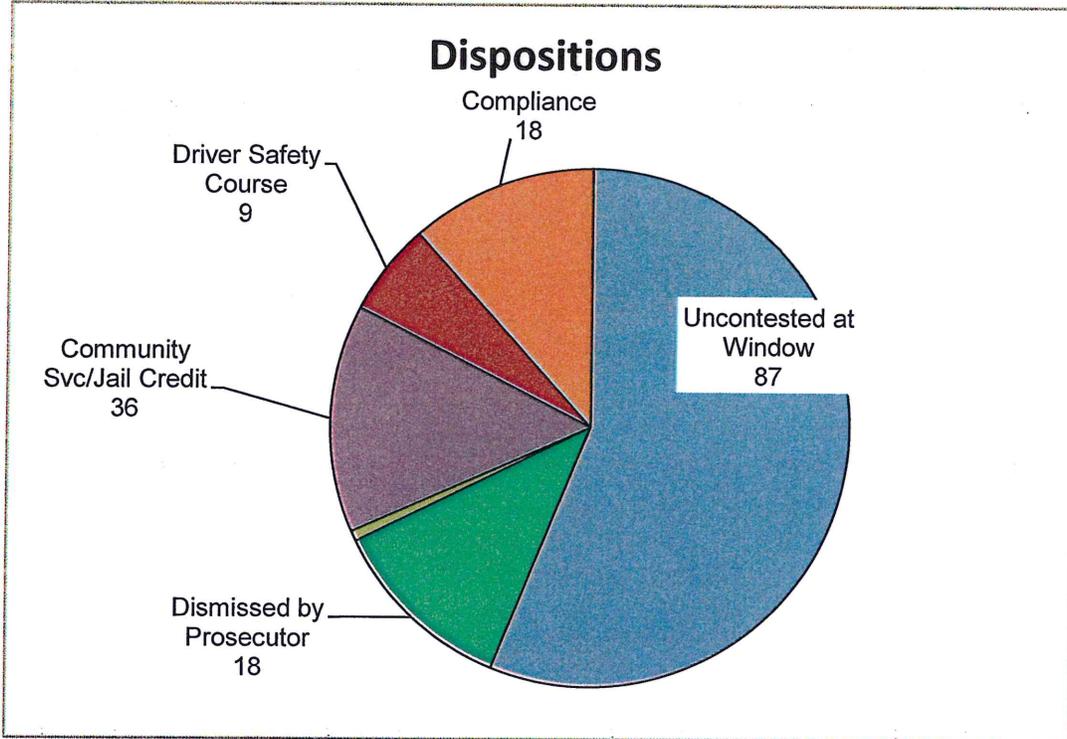
WARRANTS:

Issued 69
Executed (served) 25

REVENUE:

TO CITY \$ 20,365.41
TO STATE \$ 7,044.52
NON-CASH CREDITS \$ 7,360.30

Jail Time 23 \$ 5,373.10
Community Service 14 \$ 745.10
Waived By Judge 8 \$ 1,242.10
45 \$ 7,360.30





**City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
July 26, 2016**

Agenda Item: Item 5 – 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 must complete a “Comment Card” and submit it to the City Secretary prior to addressing the Council.**

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.*

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

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.

RESOLUTION NO. 469

**A RESOLUTION OF THE CITY OF GRANITE SHOALS,
TEXAS, ESTABLISHING THE JOHN REINHART
MEMORIAL AWARD FOR OUTSTANDING COMMUNITY
SERVICE FOR THE CITY OF GRANITE SHOALS.**

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

WHEREAS, Section 3.06 of the Granite Shoals City Charter provides that the Council shall determine all matters of City policy; and

WHEREAS, the welfare of the citizens is enhanced by citizens who donate service to their community; and

WHEREAS, the City Council wishes to honor the memory of John Rinehart, one of the most active volunteers our city has ever known, by establishing an award to be presented once a year to a citizen who displays a similar spirit of service;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF GRANITE SHOALS, TEXAS, THAT:**

The Council hereby establishes the "John Rinehart Memorial Award for Outstanding Community Service".

Section I

The Name of the Award will be the *John Rinehart Memorial Award for Outstanding Community Service*

Section II

Description of Award: John Rinehart brought special qualities to his service to our community. He was straight-forward, kind and always put forth an earnest effort in his volunteer service. He never 'sought the limelight' and much of his volunteer service was done 'behind the scenes'. This award is recognition of an individual by a peer or peers in the community for outstanding service. This award might be awarded to someone who served in the community in a program that the city did or did not sponsor. This award is designed for recognizing service to our community that is notable because of the *spirit* of the service, in generosity of time, effort, benefit to the community, community pride and humility.

Section III

Physical description of award: Award will be a trophy, a certificate, and a Proclamation from the Mayor. Honorees' names will be engraved on a perpetual plaque in City Hall lobby for maximum visibility. Honorees names will also be posted on the city website on the *John Reinhart Memorial Award for Outstanding Community Service* page.

Section IV.

Number of awards: Council could award no more than one per year. The award could be 'shared' if Council could not determine one recipient.

Section V.

Nomination criteria: Any Council Member, city staff member or member of the Granite Shoals community may nominate another member of the Granite Shoals community. Self-nominating is not allowed. Seated Council Members and members of city staff are not eligible to receive this award.

Section VI.

Process of Nomination: Nomination form composed by city staff will be provided to the public via hardcopy at City Hall and downloadable form for printing from the City Website.

Section VII

Timeline of Nomination: Nomination forms are provided to the public for each year in the spring, and the City Council accepts nominations through September. A vote on the award(s) is held in October, and the award is presented at the November Veterans Celebration which is held annually the Saturday before Veterans Day.

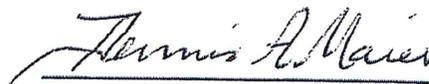
Section VIII.

First Award: The Council hereby resolves that the first recipient of this award shall be John Rinehart. Notwithstanding Section IV, *supra*, John Rinehart's award may be awarded in spring 2015 to launch the nomination season for the 2015 John Rinehart Award.

EFFECTIVE DATE. This RESOLUTION shall be in full force and effect from and after its date of approval.

APPROVED: this 20th day of January, 2015.

APPROVED:



Dennis A. Maier, Mayor

ATTEST:



Elaine Simpson, City Secretary



City of Granite Shoals

Office of the Mayor

2221 North Phillips Ranch Road

Granite Shoals, Texas 78654

(830) 598-2424 Fax: (830) 598-6538

www.graniteshoals.org mayor@graniteshoals.org

Carl Brugger
Mayor

Tom Dillard
Mayor Pro Tem
Council Member
Place 4

Shirley King
Council Member
Place 2

Anita Hisey
Council Member
Place 1

Eric Tanner
Council Member
Place 3

Todd Holland
Council Member
Place 5

Mark Morren
Council Member
Place 6

Ken Nickel
City Manager

Peggy Smith
Assistant City Manager

Cathy Kratz
Area Engineer
Texas Department of Transportation (TXDOT)
3029 E. SH 29
Burnet TX 78611
Cathy.kratz@txdot.gov

Tuesday, July 12, 2016

Dear Ms. Kratz:

As Mayor of the City of Granite Shoals, Texas, I request that a traffic count be conducted at the intersection of Prairie Creek Road and Ranch Road 1431 in Granite Shoals for the purpose of installing a traffic light.

Prairie Creek is one of three arterial roadways in Granite Shoals, and the only arterial without signal control. Traffic counts were conducted by the City last year, albeit very limited in scope. They showed Prairie Creek to have the highest volume of our three arterial roads. At peak times, our residents are cutting through neighborhood streets to avoid the traffic backlog caused by cars attempting to enter Ranch Road 1431. This situation may be exacerbated if the City goes through with plans to upgrade the three arterial roads.

I was told that this request should come to you, as the Area Engineer for TXDOT.

Thank you for your attention and anticipated assistance with this request. Please do not hesitate to contact me if you have any questions related to this letter, or you may contact our City Manager; Ken Nickel.

Sincerely,

Carl Brugger
Mayor



**City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016**

Agenda Item: 6. Management Reports
Prepared By: City Secretary
Department: Administration
Submitted By: City Secretary

AGENDA CAPTION

6. MANAGEMENT REPORTS

a.) City Manager

- USDA Funding/Grant/Street Project status
- Marble Falls ISD memorandum of agreement for soccer fields
- Outdoor Recreation Grant Application for October 2016 / Quarry Park
- Budget Meetings
- Volunteer Service – Church Youth project

b.) Assistant City Manager

- Paving Project

c.) City Secretary

- Upcoming City Council Training update: Council determined at the last meeting that we will rent a vehicle and not book rooms for the TML Annual Conference in October. Council Members who wish to attend the event can get registered at the 'Early Bird' price for online registration until August 30th; this is \$295 for Wed-Friday, or \$161.00 for a one-day registration. Please inform staff of your training plans if you have not already.
- Election Update:
 - Election Contract is already available for the City Council to adopt for the Burnet County Election Administrator to conduct elections in the 2016-2017 fiscal year. This contract will cover both Nov. 2016 and May 2017.
 - If a Referendum petition is received related to Ordinance 680 No Feeding of Deer, there is a possibility that a November Election will be required. As of today, the petition circulators have until August 25th to submit a petition. (The publication of the Ordinance caption in the Highlander is scheduled for July 22nd and July 26th. July 26th + 30 days = August 25th.) If a petition is received timely, there is a 21 day period for city staff to verify the petition, then two regular City Council meetings for the City Council to take action to call an election.
 - Last day to call a bond election, or a referendum election, is Monday, August 22, 2016 for November 8, 2016.
- August 16, 2016 City meetings: The Planning and Zoning Commission recently moved their regularly scheduled meetings to the third Tuesday of each month. In August, there is a conflict between the P&Z Regular Meeting, and the City Council Budget Workshop. Council may, or may not, hold their August 16th Budget Workshop. There is nothing that must be done, statutorily, on this date. Council may wish to move Budget Workshop to Monday, August 15th. Or, Council may request that P&Z move their meeting. City Council is asked to give directions to staff regarding this matter during Future Agenda items.



**City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016**

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

7. CONSENT AGENDA ITEMS

The items listed are considered to be routine and non-controversial by the City Council and will be approved by one motion, There will be no separate discussion of these items unless a Councilmember so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence of the regular agenda.

- a. Approve City Council minutes from July 12, 2016; Regular Meeting.
- b. Accept the Certified tax appraisal rolls

a.) self-explanatory

b.) Stan Hemphill, Burnet County Chief Appraiser at the Central Appraisal Office, will provide the city's certified property tax appraisal rolls by end of business on Monday, July 25, 2016. City staff will make copies for Council to review at the dais on meeting night, if the rolls are not submitted by the time this agenda goes to print on Friday, July 22, 2016.



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
CITY OF GRANITE SHOALS, TX
REGULAR CALLED CITY COUNCIL MEETING
CITY HALL, 2ND FLOOR COUNCIL CHAMBER, GRANITE SHOALS, TX
TUESDAY, JULY 12, 2016
6:00 PM

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

1. Mayor Brugger called the regular meeting of the City Council of the City Of Granite Shoals to order at 6:01 PM, Granite Shoals City Hall, Council Chamber, 2221 N. Phillips Ranch Road, Granite Shoals, Texas.

Present:

Carl Brugger, Mayor
Anita Hisey, Council Member, Plc. 1
Shirley King, Council Member, Plc. 2
Eric Tanner, Council Member, Plc. 3
Tom Dillard, Mayor Pro Tem
Todd Holland, Council Member, Plc. 5
Mark Morren, Council Member, Plc 6

Absent:

City Staff Present:

Ken Nickel, City Manager
Peggy Smith, Assistant City Manager
Brad Young, City Attorney
Elaine Simpson, City Secretary
Wendy Gholson, Finance Director
Interim Chief of Police Gary Boshears
Police Sergeant Chris Decker

2. Ray Keesler of the Abundant Heart Ministries Church and the Granite Shoals Faith Alliance, gave the invocation.

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

4. **Review of Res. 362 and Council Meeting Decorum** Policy – Mayor Brugger reviewed key portions of the Resolution addressing Council Meeting rules of procedure and decorum.
5. **Public comment and announcements and Items of Interest**
 - Nomination Period for the 2017 John Rinehart Memorial Award for Outstanding Community Service, June 30th through September 30th, applications available at City Hall and on the city website at www.graniteshoals.org.
 - City Council Budget Season calendar –Budget and Tax Rate meeting August 9th.

Mayor Brugger announced that Mr. David Tripp sent a Thank You card to the City Council and City Manager for being allowed use of a section of City Hall campus to conduct a *Youth Archery Safety Lesson*.

Sandra Campbell, 118 W. Maple Drive, GS: Spoke about her concerns related to the fees which are included in the 'No Feeding The Deer' Ordinance #680, which is scheduled to be considered in agenda item 8. b.). She suggested that the ban could be declared upon Deer Feeders, such as stand feeders, not the act of feeding by hand. She noted concerns with adding government regulation where it may not be needed. She suggested the Council consider starting the pilot program for deer management without the Feeding Ban, and see if the management program worked alone.

Roy Settlemyre, 1501 Ridge Valley, GS: Spoke regarding the annexation of Green Valley 11 years ago. He explained that his calculations regarding the population density of the area at the time of annexation does not equal enough residents to be annexed. He reminded Council that several times each year he comes to City Council and reminds them that he believes the area was annexed illegally/incorrectly. He asks Council to review the annexation.

Michael Steenbergen, 2208 Belaire Dr., GS: *I thank you for the opportunity to speak today. I will be very brief and very direct. After several weeks of citizen input, the City Council and City Government added Valley View Lane to the \$5 million dollar road project that originally only included the West side of Granite Shoals. Also the city manager has said he would look at the drainage issues on the East side as a bond proposal is developed. Include the right projects, and restore confidence in city government, and a larger bond package than previously envisioned might be proposed. Instead of 2.5 to 3 million dollars it would be better to propose a 4 to 5 million dollar bond so that drainage can be included.*

Last council meeting I presented four citizen action requests for street and drainage repairs in specific areas. When I traveled to the four locations yesterday I was pleased to see major progress at one of the locations. The other three areas show no progress at all but the problems are serious and the city needs some time to assess the damage and come up with a solution. Our Granite Shoals Citizens Advisory Group will continue to monitor progress and deliver a full report at the next council meeting.

A fifth Citizens' Action Request is presented by Lynn Craig Tannehill. She has asked me several times to present her concerns to the council. Ms. Tannehill would like information about the

paving schedule for unimproved roads like the president streets. If someone in the city government or council could prepare a response she would be greatly appreciative and we will again, check back next meeting to see if we can get some information on paving. I, Michael Steenbergen, as a taxpaying resident and voter, also am asking for information on the paving schedule.

Finally, last meeting I advised the council they had an image problem and the deer feeding ban might not be a good move, and was most likely not supported by the public. I listened to the citizens speak and saw them ridiculed and silenced by council members. I clearly perceived there is not agreement about this ban even from the citizens and committee that developed it. So during the last two weeks I polled the public 5 different times. Placed in front of more than 2000 local residents, around 500 clicked the poll questions and around 150 answered them. The citizens of Granite Shoals, by an overwhelming majority, do not support banning the feeding of deer. Between 70 and 90% of respondents oppose the ban, depending on which poll. They do support the deer reduction ordinance or at least have no major opposition to reduction programs. However, the citizens do not agree with banning feeding. I suggest someone pull this ordinance from the "consent agenda" and that the council revisit the issue of what the public actually wants and supports. If you do pull the ordinance from the consent agenda, I have no more prepared remarks but I am available for questions about what I have found to be the public sentiment and how it was determined.

I thank you for your diligent work. I have watched the energy and effort this council puts into doing its job. It is tremendous. Now take all that hard work that you do, and pause, just, pause and take time to listen to the people that you serve. You are custodians of our public trust. You are not proprietors, and the citizens are trying to communicate their wishes to you.

Thank you very much." (taken from prepared remarks provided to the recording secretary)

6. EXECUTIVE SESSION – (City Attorney Brad Young)

Executive (Closed) meeting as authorized by Texas Government Code. Executive session pursuant to section 551.071 of the Texas Open Meetings Act (Consultation with Attorney) to seek and receive legal advice from the city's legal counsel relating to appeals of zoning decisions and related matters.

Mayor Brugger recessed the regular City Council public meeting and the Council convened in Closed Session at 6:18 PM. Mayor Brugger adjourned the Executive Session and reconvened the Open Meeting at 6:31 PM.

No Action was taken.

7. MANAGEMENT REPORTS

a.) City Manager

- USDA Funding/Grant/Street Project status – The USDA currently has a conceptual plan for the arterial road infrastructure project. We are currently waiting for the engineering and environmental reports to come out on this project. We are working with Engineer Greg Haley on this.
- Marble Falls ISD memorandum of agreement for soccer fields: This agreement letter is going to be on the agenda for the School Board meeting for July. If approved, we will begin to schedule meetings to implement this project.
- NRA Foundation grant for GSPD for helmets: Our Police Department and Horseshoe Bay Police Department received these grants from the NRA Foundation.
- Quarry Park amenities: Engineers with Peal group are working up conceptual plans for covered playing courts for the second outbuilding, just to the North of the adult tennis courts. Staff will bring some information on this to the Council at the next meeting. We still project that we will be able to make an application for this Parks and Recreation Department Outdoor Recreation grant before the October deadline.

b.) Assistant City Manager

- CDBG grant 2015 report: Department of Agriculture sent a representative on 6/30/16 to do an on-site visit here in the City. They were reviewing the components which were included in our unsuccessful grant application for a CDBG 2015 grant. We did not receive that grant, for system-wide water improvements, because the program ran out of money before our project could be addressed. There is a chance we will get funded now. There is money available which was not granted as planned. We hope to get funded for safety items for the water system.

c.) City Secretary

- Volunteer Appreciation Reception report: There are pictures from this event located on the city's Facebook page. The Highlander News also printed some pictures from this event.
- Open Meetings Training report – Eleven people attended for the Open Meetings Training and some stayed for the 'Meet With Mayor' event that was held after the class. City Attorney Young's office has provided the certificates for those who attended the class and these are being distributed this week.
- Upcoming Council Training – Texas Municipal League- TML Annual Conference will be held in Austin in October. Council adopted a procedure of approving Council travel in advance. City staff asks for guidance regarding arrangements so that we may make plans timely and economically.

8. CONSENT AGENDA ITEMS

- Approve City Council minutes from June 28, 2016; Regular Meeting.
- Adopt Ordinance #680 'No Deer Feeding Ordinance' in final form, as discussed at the June 28, 2016 Regular City Council meeting.

Council Member Morren pulled item a.) for individual consideration.

Council Member Hisey pulled item b.) for individual consideration.

Council Member Morren clarified that an Ordinance that passed at the 6-28-2016 meeting, Ord. 691 Non-Conforming Ordinance, had been corrected to indicate that structures, or portions thereof, may not encroach on setbacks. City Secretary Simpson explained that the typographical error was found and corrected before Mayor Brugger signed the Ord. #691. It is correct and is posted on the city's website at this time.

Council Member Morren motioned, and Council Member King seconded, to approve Consent Agenda item a.), as presented. Motion carried with a unanimous vote of 7-0.

b. Adopt Ordinance #680 'No Deer Feeding Ordinance' in final form, as discussed at the June 28, 2016 Regular City Council meeting.

Mayor Brugger recognized the following speakers:

Slayton Marks: Was a member of City Council and instigated this deer management effort. Thanked the Council and Wildlife Advisory Committee for excellent work. Expressed support for proposed Ord. #680. Expressed her concerns regarding the overpopulation of the urban deer herd in the city limits, including the hazard the deer pose to motorists.

Laura Campbell: Thanked City Manager Nickel and Wildlife Advisory Committee Chair Brady for speaking with her by phone to address some of her concerns with the proposed Ordinance. Explained her concerns related to the proposed Ordinance, specifically, that enforcement be conducted in a fair manner. She suggested that the requirement that a photo be taken of each alleged infraction of the Ordinance be added, so that there is no confusion related to intent of the property owner. She also suggested that not only the date of the violation be recorded, but also the time.

Council Member Hisey suggested that Council consider making this Ordinance temporary, and include an expiration date.

Council Member Holland, as Wildlife Advisory Committee Council Advisor, explained that the *No Feeding the Deer Ordinance* is part of the overall deer management program. If the Feeding Ban is enforced only during the October – January time frame when the 'Pilot Program' is in effect, then after the pilot program is over, feeding/feeders could easily attract deer to migrate into the city from outside the city limits, eliminating any progress made with the pilot program regarding reducing the size of the deer herd.

There was a brief conversation that this step (establishing this No Feeding Ordinance) is exactly what the Texas Parks and Wildlife guidelines recommend for areas establishing deer management programs.

Mayor Brugger read briefly from the results of the 2015 Citizen Survey regarding the Deer, where 70% of the respondents were in favor of a Feeding Ban, as a component of the larger Deer Management effort.

There was also a brief discussion of the more recent concern, brought to the attention of those at the recent Town Hall meeting. Dr. Erin Wehland informed the group that the deer in Granite

Shoals probably have parasites. These parasites are very easily transmitted among deer eating at a feeder or close grouping.

There was a brief discussion that this No Feeding the Deer Ordinance was originally proposed last year, however, Council was not ready to pass the Feeding Ban without the rest of the Deer Management program. Since the passage of Ord. 685, the Pilot Program for Deer Management (February 2016) passed, this Feeding Ban is appropriate to support that Pilot Program.

It was noted that at the last meeting, the modifications requested by Council were to make the penalties 'graduated' and also to add a 'Statement of Purpose' to explain that this Ordinance is part of the education of the citizens regarding Deer Management best practices. It is not intended to be punitive and criminal penalties are actually intended only as a 'last resort'. It is a piece of the comprehensive program, and is being recommended by the experts at Texas Parks and Wildlife.

There was a discussion related to the ability of City Council to repeal this Ordinance if the Deer overpopulation issue changes in the future.

Mayor Brugger motioned, and Council Member Tanner seconded, to approve, as presented, proposed Ordinance #680, No Deer Feeding Ordinance.

Mayor Brugger read the Ordinance caption:

**ORDINANCE NO 680
"No Deer Feeding Ordinance"**

AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CHAPTER 4 (ANIMALS) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES TO CREATE ANEW SECTION 4-15 (), ET SEQ. RELATING TO THE PROHIBITION AGAINST FEEDING DEER IN THE CITY LIMITS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

Motion carried unanimously with a 7-0 vote.

9. REGULAR AGENDA ITEMS

- a. Discuss, consider and possibly take action related to the appointment of members to Boards and Committees. *(City Secretary Simpson)*

The following Boards and Committees have vacancies:

	Board of Adjustment 2 vacancies
--	---------------------------------

1	Stephen Carter - VICE CHAIR
2	Don Bryant
3	Bill Farr
4	
5	Larry Crochet
6	Ted Gulden - CHAIR
7	
	At Least Five Members and No more than Seven
	Beautification Advisory Group - up to 9 vacancies
1	Donna Maier-Chair
2	Carol Carter
3	Rick Mills
4	Merilyn Nations
5	Julie A. Brugger
6	Kitty Ann Gunn
7	
...	
15	
	No fewer than 3 nor more than 15 members
	3 members, or 1/3 of the appointed membership is quorum, whichever is greater

At this time, there are only two Boards and Committees with vacancies.

Beautification Advisory Group (BAG) has several openings, because the structure of the Group allows up to 15 members and they currently have six members. No applications have been received for BAG at this time.

The Board of Adjustments has had one vacancy for several months. City staff was notified 6-21-2016 that Mr. Jon Campbell, who was a member of the Board, passed away in December 2015. There are now two vacancies.

Mr. Michael Steenbergen submitted an application for BOA via fax on June 20th.

Mr. Arturo Rubio has expressed interest in being considered for the BOA as well. He submitted an application for BOA at the same time he submitted his application for SWAG, and he was appointed to SWAG. He recently expressed to the Assistant City Manager that he is still interested in being appointed to BOA.

On Friday, July 8, 2016, city staff received an application for BOA from Ms. Dona L. Minor. She is a Realtor who has lived in the city for the last 12 years.

Council Member Tanner motioned, and MPT Dillard seconded, to appoint Arturo Rubio to the Board of Adjustments. Motion carried by a 5-2 vote. Ayes: Brugger, Tanner, Dillard, Holland and Morren. Nays: Hisey and King.

Council Member Morren motioned, and Council Member King seconded, to appoint Ms. Dona Lynn Minor to the Board of Adjustments. Motion carried unanimously by a 7-0 vote.

- b. Discuss, consider and possibly take action related proposed Resolution #508, related to establishing policy and procedures for processing Public Information Requests for Body Camera Data from the Police Department. (*Interim Chief of Police Gary Boshears*)

Chief Boshears and Sergeant Chris Decker from the Granite Shoals Police Department explained that due to new State Law, there are now very proscribed new regulations for releasing Police Body Worn Camera Data requested under the Public Information Act. This policy was originally brought before council on March 8, 2016 at which time council requested some modifications to the policy. City Manager Nickel, City Secretary Simpson, Chief Boshears, and Sergeant Decker (Police Department PIO) met to address how to handle these modifications while still having a policy that conforms to state law, best practices, and is accessible to our citizens. The new policy as presented is a result of this collaborative work. The changes made address the concerns of council and maintain a policy that is compliant with new laws governing release of body camera data.

The draft as proposed tonight in Resolution #508, is based on the 'gold-standard' policy/procedures as designed by the City of Las Vegas, Nevada, customized to be compliant with Texas state law (SB #158). We believe that this Resolution will allow the release-able data to be viewed, while preventing the release of protected data; protecting the privacy of others, including possibly juveniles or victims, who might be captured on the videos on these cameras.

Mayor Brugger motioned, and MPT Dillard seconded, to approve proposed Resolution #508, with two minor modifications: That the Resolution have a title added, and that the word 'Municipal' be added on page one before the term Public Information Officer. Motion carried unanimously by a 7-0 vote.

- c. Discuss, consider and possibly take action related to proposed Ordinance #694 'Form Survey Requirement' establishing a policy for building permit applications and related forms. (*City Attorney Brad Young/Council Member Todd Holland*)

During the months of City Council discussions of the Non-Conforming Ordinance revisions (Ord. 691 – adopted June 28, 2016), Council Member Holland recommended that city policy be changed to require a 'Form Survey' be done when a property owner applies for a building permit. This Form Survey requirement should prevent new construction from encroaching on setbacks and easements.

Council Member Morren motioned, and Council Member Holland seconded, to adopt proposed Ord. 694, with one minor modification, the addition of a sentence at the bottom of page one to say the form survey would be required 'to insure compliance with all applicable city regulations, including setbacks'. Motion carried with a unanimous vote of 7-0.

10. WORKSHOP:

- Arterial road improvements (*Mayor Carl Brugger, City Manager Nickel*) which may include discussion of any of the following topics or other issues related to a city Arterial Road Improvement Project.
 - a. Bond rates: There was a brief discussion related to the appropriateness of the rate being predicted for bonds of this nature. Possibly the figure of 4% could be used in the future.
 - b. Construction costs: There was a brief discussion related to the option of adding 'Ribbon Curbing' to some areas of the project. There was a discussion regarding the current figure of '\$161.00 per linear foot' for construction costs for this roadway. This figure may be slightly high.
 - c. Continuation of discussion of Mayor Brugger's list of 'Options' for Road Arterial Project, as discussed at June 28, 2016 Council meeting and June 30, 2016 *Meet With Mayor* event. Mayor Brugger disseminated some handouts with options for planning the Arterial Road Infrastructure project, as well as some financing options regarding tax increases/bonds, and also fees added to water bills. (See Exhibit A to these minutes)
 - d. Elm Creek Drainage – in general and as relates to proposed improvements to Prairie Creek Drive. There was an extended discussion of the issue of improving Prairie Creek Drive in such a way as there are not drainage issues created for those living along Elm Creek nearby. There is general agreement that the storm water drainage from Prairie Creek be routed to Lake LBJ directly.
 - e. Financing Options. Mayor Brugger disseminated photocopies of a recent article from the newspaper regarding the City of Cedar Park planning to finance drainage improvement projects with fees on the water bills.
 - f. Alternative projects related to arterial road improvements.

City Council requested that City Attorney Young provide guidance related to securing required easements for road improvements as discussed.

City Manager Nickel suggested prioritizing the segments of this project, in order that if the project runs out of money, the most important segments of roadway will be addressed first. He suggested that Phillips Ranch Road (South) from Bluebriar to Live Oak could be postponed if needed.

Mr. Nickel discussed the importance of communicating with the USDA office of Rural Affairs related to the grant application we are planning to submit for this project. He stressed that this project could last as long as 4 years for bond elections, grant awards, bid contracts and construction.

Mr. Nickel briefly mentioned a recent meeting with Blair Smith, to discuss having a survey done to see the number of utility poles in the easements/ROW on the arterials.

There were brief discussions of the need to have the road length information, the need for better estimates of the overall cost of the project, and concerns regarding the time USDA will require before city staff is told how much grant assistance we may qualify for.

There was also discussion of need to compose a draft Ordinance to call a Special November Election for 2016 to vote on these Road Improvement Bonds. It was determined that Bond Counsel was most appropriate for composing ballot language such as needed in an Ordinance to call an Election of this sort.

Council requested that city staff invite Engineer Greg Haley to the next meeting for further workshop discussion of this project including the size of a contingency fund, what if any consideration should be made to preparing for wastewater infrastructure as part of future development with this project. Assistant City Manager Peggy Smith briefly discussed the concept of not putting in wastewater pipe in advance, but rather 'sleeve' to accommodate pipe which may be put in the ground many years after this project is done.

There was no formal action taken on this workshop item.

11. EXEC. SESSIONS:

a.) *Executive session pursuant to sections 551.074 of the Texas Open Meetings Act (Personnel Matters): Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the following public employees: City Manager Ken Nickel, City Secretary Elaine Simpson, City Attorney Brad Young, Municipal Judge Frank Reilly.*

b.) *Executive (Closed) meeting as authorized by Texas Government Code. Executive session pursuant to section 551.071 of the Texas Open Meetings Act (Consultation with Attorney) to seek and receive legal advice from the city's legal counsel relating to SOAH DOCKET NO. 407-16-4527.F5, JP Wilson v. Granite Shoals Police Department, in the State Office of Administrative Hearings.*

Mayor Brugger recessed the Open Meeting at 8:22 PM and called the Exec. Session to order at 8:35 PM.

Mayor Brugger adjourned the Exec. Session at 9:25 PM and called the Open Session back to order.

Any action resulting from Executive Session(s).

Mayor Brugger motioned, and Council Member Tanner seconded, to approve a new engagement letter to retain the services of Brad Young as City Attorney. Motion carried unanimously by a 7-0 vote.

12. Future Meetings and Agenda Items

- Review Agenda Calendar
- Identification of future agenda items

City Council members requested an update on the AMR (Smart Meters) project, for next meeting or for August 9th.

13. Adjournment

With no further business, and no objections from Council, Mayor Brugger adjourned the meeting at 9:32 PM.

Approved by City Council on the 26th of July, 2016

By: _____
Carl Brugger, Mayor

Attest:

Elaine Simpson, City Secretary

City Council Meeting Minutes July 12, 2016 Exhibit 'A'

ROAD	CURRENT PROPOSAL			ALTERNATIVE PROPOSAL #1			ALL SECTIONS COST & FT. PAVED
	SECTION 1	SECTION 2	SECTION 3	SECTION 1	SECTION 2	SECTION 3	
PHILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	
LENGTH	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET
COST \$(W/DITCHES)	\$ 768,000	\$ 472,000	\$ 550,400	\$ 768,000	\$ -	\$ -	\$ 768,000
PRAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		
LENGTH	4,963 FEET	1,954 FEET		4,963 FEET	1,954 FEET		4,963 FEET
COST \$(CURB & GUTTER & STORM SEWER)	\$ 2,038,000	\$ 268,000		\$ 2,038,000	\$ -		\$ 2,038,000
COST \$(W/DITCHES)		\$ 268,000			\$ -		\$ -
VALLEY VEIW	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY		FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY		
LENGTH	3,907 FEET	4,171 FEET		3,907 FEET	4,171 FEET		8,078 FEET
COST \$(W/DITCHES)	\$ -	\$ -		\$ 625,000	\$ 667,500		\$ 1,292,500
PROPOSED ROAD IMPROVEMENT COSTS							\$ 4,098,500
DESIGN CONTINGENCY							\$ 247,900
PRARIE CREEK WATER LINE							\$ 653,600
TOTAL PROJECT COSTS							\$ 5,000,000
FEET PAVED							17,841 FEET
FINANCING							
USDA GRANT							\$ 2,750,000
GRANITE SHOALS BONDS							\$ 2,000,000
GRANITE SHOALS FUNDS							\$ 250,000
TOTAL FINANCING							\$ 5,000,000
FINANCING - TAXPAYER COSTS (Interpolation of First Southwest information)							\$0.0634 /\$100
Estimated based on bonds of \$4.5% for 15 years							\$63.35 / Yr. Estimate
FINANCING - TAXPAYER COSTS (SOURCE - FIRST SOUTHWEST 12-1-2015)							
\$1,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0621 / \$100 evaluation, or \$62.10 for a \$100,000 home							
\$1,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0506 / \$100 evaluation, or \$50.60 for a \$100,000 home							
\$500,000 @ 4% for 10 Years, I&S rate increase of \$0.0956 / \$100 evaluation, or \$95.60 for a \$100,000 home							
\$500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0761 / \$100 evaluation, or \$76.10 for a \$100,000 home							

Costs & road measurements from KC Engineering, Inc., Greg Haley, P.E.
Mayor - Carl Bruggger

ROAD	CURRENT PROPOSAL			ALTERNATIVE PROPOSAL #2		
	SECTION 1	SECTION 2	SECTION 3	SECTION 1	SECTION 2	SECTION 3
PHILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK
LENGTH	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET	2,950 FEET	3,440 FEET
COST \$ (W/DITCHES)	\$ 768,000	\$ 472,000	\$ 550,400	\$ 768,000	\$ 472,000	\$ -
PRAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		FM 1431 TO FORREST HILLS	FORREST HILLS EAST 100 YARDS	
LENGTH	4,963 FEET	1,954 FEET	6,917 FEET	4,963 FEET	300 FEET	5,263 FEET
COST \$ (CURB & GUTTER & STORM SEWER)	\$ 2,038,000	\$ 268,000	\$ 2,038,000	\$ 2,038,000	\$ 48,600	\$ 2,038,000
COST \$ (W/DITCHES)			\$ 268,000			\$ 48,600
VALLEY VEIV	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY		FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY	
LENGTH	3,907 FEET	4,171 FEET		3,907 FEET	4,171 FEET	8,078 FEET
COST \$ (W/DITCHES)	\$ -	\$ -	\$ -	\$ 633,000	\$ 676,000	\$ 1,309,000
PROPOSED ROAD IMPROVEMENT COSTS			\$ 4,096,400			\$ 4,635,600
DESIGN CONTINGENCY			\$ 250,000			\$ 250,000
PRARIE CREEK WATER LINE			\$ 653,600			\$ 653,600
TOTAL PROJECT COSTS			\$ 5,000,000			\$ 5,539,200
FEET PAVED			18,107 FEET			21,091 FEET
FINANCING			\$ 2,750,000			\$ 3,046,560
USDA GRANT			\$ 2,000,000			\$ 2,242,640
GRANITE SHOALS BONDS			\$ 250,000			\$ 250,000
GRANITE SHOALS FUNDS			\$ 5,000,000			\$ 5,539,200
TOTAL FINANCING			\$ 5,000,000			\$ 5,539,200
FINANCING - TAXPAYER COSTS (Interpolation of First Southwest information)			\$0.0634 /\$100			\$0.07104 /\$100
Estimated based on bonds of 4.5% for 15 years			\$63.35 / Yr. Estimate			\$71.04 / Yr. Estimate

FINANCING - TAXPAYER COSTS (SOURCE - FIRST SOUTHWEST 12-1-2015)
 \$1,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0621 / \$100 evaluation, or \$62.10 for a \$100,000 home
 \$1,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0506 / \$100 evaluation, or \$50.60 for a \$100,000 home
 500,000 @ 4% for 10 Years, I&S rate increase of \$0.0956 / \$100 evaluation, or \$95.60 for a \$100,000 home
 500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0761 / \$100 evaluation, or \$76.10 for a \$100,000 home



ROAD	CURRENT PROPOSAL			ALTERNATIVE PROPOSAL #3		
	SECTION 1	SECTION 2	SECTION 3	SECTION 1	SECTION 2	SECTION 3
PHILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK
LENGTH	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET	2,950 FEET	3,440 FEET
COST \$ (W/DITCHES)	\$ 768,000	\$ 472,000	\$ 550,400	\$ 768,000	\$ 472,000	\$ 550,400
PRAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST		FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST	
LENGTH	4,963 FEET	1,954 FEET		4,963 FEET	1,954 FEET	
COST \$ (CURB & GUTTER & STORM SEWER)	\$ 2,038,000	\$ 268,000		\$ 2,038,000	\$ 268,000	
VALLEY VIEW	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY		FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY	
LENGTH	3,907 FEET	4,171 FEET		3,907 FEET	4,171 FEET	
COST \$ (W/DITCHES)	\$ -	\$ -		\$ 633,000	\$ 676,000	
PROPOSED ROAD IMPROVEMENT COSTS						
DESIGN CONTINGENCY						
PRARIE CREEK WATER LINE						
TOTAL PROJECT COSTS						
FEET PAVED						
FINANCING						
USDA GRANT						
GRANITE SHOALS BONDS						
GRANITE SHOALS FUNDS						
TOTAL FINANCING						
FINANCING - TAXPAYER COSTS (Interpolation of First Southwest information)						
Estimated based on bonds of 4.5% for 15 years						
FINANCING - TAXPAYER COSTS (SOURCE - FIRST SOUTHWEST 12-1-2015)						
\$1,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0621 / \$100 evaluation, or \$62.10 for a \$100,000 home						
\$1,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0506 / \$100 evaluation, or \$50.60 for a \$100,000 home						
\$1,000,000 @ 4% for 10 Years, I&S rate increase of \$0.0956 / \$100 evaluation, or \$95.60 for a \$100,000 home						
\$1,000,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0761 / \$100 evaluation, or \$76.10 for a \$100,000 home						

SECTIONS COST & FT. PAVED

11,190 FEET \$ 1,790,400

3,440 FEET \$ 550,400

2,950 FEET \$ 472,000

4,800 FEET \$ 768,000

6,917 FEET \$ 2,038,000

4,963 FEET \$ 2,038,000

3,907 FEET \$ 633,000

4,171 FEET \$ 676,000

8,078 FEET \$ 1,309,000

\$ 5,405,400

\$ 250,000

\$ 653,600

\$ 6,309,000

26,185 FEET

\$ 3,470,000

\$ 2,589,000

\$ 250,000

\$ 6,309,000

\$0.07881 / \$100

\$78.81 / Yr. Estimate

\$0.0634 / \$100

\$63.35 / Yr. Estimate



CITY OF GRANITE SHOALS - ARTERIAL ROAD REPAYMENT OPTIONS - Rev 1

7/12/2016 BRUGGER

HOME VALUE RANGE	----- DEBT PAYMENT BASED ON TAX RATE INCREASE ONLY, SEE NOTES 1-5 -----				-- USE OF FEE AND TAX RATE INCREASE, NOTES 6-8 --		
	TOTAL APPRAISED VALUE	NUMBER OF PROPERTY OWNERS	% AVERAGE VALUE PER OWNER	TAX @ \$0.07881	EFFECTIVE TAX RATE @ \$0.06210	ADD \$3.50 PER MONTH FEE FOR RANGE	TAX & FEE FOR RANGE
\$0 TO \$25,000	\$ 5,575,785	519	26%	\$ 8	\$7	\$ 49	\$ 25,261
\$25,000 TO \$50,000	\$ 9,463,094	256	13%	\$ 29	\$23	\$65	\$ 16,629
\$50,000 TO \$75,000	\$ 16,015,779	255	13%	\$ 49	\$39	\$81	\$ 20,656
\$75,000 TO \$100,000	\$ 14,977,086	173	9%	\$ 68	\$54	\$96	\$ 16,567
\$100,000 TO \$125,000	\$ 14,135,143	127	6%	\$ 88	\$69	\$111	\$ 14,112
\$125,000 TO \$150,000	\$ 13,153,208	96	5%	\$ 108	\$85	\$127	\$ 12,200
\$150,000 TO \$175,000	\$ 12,554,146	78	4%	\$ 127	\$100	\$142	\$ 11,072
\$175,000 TO \$200,000	\$ 6,773,274	36	2%	\$ 148	\$117	\$159	\$ 5,718
\$200,000 TO \$250,000	\$ 11,274,325	51	3%	\$ 174	\$137	\$179	\$ 9,143
\$250,000 TO \$300,000	\$ 10,170,067	37	2%	\$ 217	\$171	\$213	\$ 7,870
\$300,000 TO \$400,000	\$ 30,235,190	86	4%	\$ 277	\$218	\$260	\$ 22,388
\$400,000 TO \$500,000	\$ 49,418,501	110	5%	\$ 354	\$279	\$321	\$ 35,309
\$500,000 TO \$600,000	\$ 55,969,742	103	5%	\$ 428	\$337	\$379	\$ 39,083
\$600,000 TO \$1,000,000	\$ 65,366,372	90	4%	\$ 572	\$451	\$493	\$ 44,373
GREATER THAN \$1,000,000	\$ 18,218,823	15	1%	\$ 957	\$754	\$796	\$ 11,944
SUB-TOTAL	\$ 333,300,535	2,032	100%	\$ 262,674	100%	\$ 292,324	94%
OV-DP	\$ 95,694,914	453		\$ -		\$ 42	\$ 19,026
TOTALS	\$ 428,995,449	2,485		\$ 172,634		\$ 311,350	100%

NOTES

- 1) 61 PROPERTIES LESS THAN \$2,250 IN APPRAISED VALUE, 140 PROPERTIES LESS THAN \$5,000
- 2) 52% OF PROPERTY OWNERS HAVE A TAXABLE VALUE LESS THAN \$75,000 AND PAY LESS THAN 10% OF THE TAXES
- 3) 24% OF PROPERTY OWNERS HAVE A TAXABLE VALUE OVER \$200,000 AND PAY 72% OF THE TAXES
- 4) OV-DP WILL A TOTAL TAXABLE VALUE OF \$95,694,914 WOULD NOT PAY TOWARD ROAD IMPROVEMENTS WITHOUT A MONTHLY FEE
- 5) ANNUAL I&S FOR \$2,589,000 @ 4.5% & 15 YRS IS \$262,674, AS SHOWN ABOVE
- 6) BY ADDING A \$3.50 MONTHLY FEE, DEBT REPAYMENTS FROM PROPERTTY TAXES ARE REDUCED TO \$1,500,000 @ 4.0% & 10 YRS, WITH \$1,000,000 PAID WITH FEES. (DEBT REPAYMENT RATE ON \$2,500,000 FOR 10 YRS IS EQUIVALENT TO A TAX RATE OF \$0.0956 PER \$100)
- 7) ANNUAL I&S FOR \$2,500,000 @ 4.0% & 10 YRS IS \$318,635, AS COMPARED TO \$311,350, AS SHOWN ABOVE.
- 8) FOR THE 52% OF PROPERTY OWNERS WITH A TAXABLE VALUE LESS THAN \$75,000, WHEN SUBJECT TO A \$3.50 FEE, NOW PAY 20% OF THE ROAD IMPROVEMENTS, UP FROM 10%, AND EXEMPT TAXPAYERS NOW PAY 6%.

29/71




City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016

Agenda Item: 8.a. Board and Committee Member Appointments
Prepared By: City Secretary
Department: Administration
Submitted By: City Secretary

AGENDA CAPTION

Discuss, consider and possibly take action regarding making appointments Boards and Committees, if appropriate. *(City Secretary Elaine Simpson)*

BACKGROUND

The following Boards and Committees have vacancies:

Beautification Advisory Group - up to 9 vacancies	
1	Donna Maier-Chair
2	Carol Carter
3	Rick Mills
4	Merilyn Nations
5	Julie A. Brugger
6	Kitty Ann Gunn
7	
...	
15	
No fewer than 3 nor more than 15 members	
3 members, or 1/3 of the appointed membership is quorum, whichever is greater	

Beautification Advisory Group (BAG) has several openings, because the structure of the Group allows up to 15 members and they currently have six members. No applications have been received for BAG at this time.



City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
Date: July 26, 2016

Agenda Item: **#8.b. Fencing Regulations in the Zoning Ordinance**
Prepared/Submitted By: **Elaine Simpson, for Ken Nickel, City Manager**
Department: **Administration**

AGENDA CAPTION

8. b. Discuss, and consider a recommendation received from the Planning and Zoning Commission regarding proposed modifications to Granite Shoals Zoning Ordinance (City Code, Chapter 40) related to fencing in residential zoning districts. *(City Manager Ken Nickel)*

CORRESPONDING BUDGET YEAR PRIORITY(IES) (IF APPLICABLE)

1. Continue to provide a safe Community
9. Planning and Vision for the future
11. Improve Communications to the citizens of Granite Shoals

BACKGROUND

In March of 2016, the City of Granite Shoals Planning and Zoning Commission began considering possible modifications to the Fencing Section of the Zoning Ordinance, City Code, Chapter 40.6 (p).

At issue, many citizens had signed a petition to request that the Fencing section be modified for single family residential (R-1) District to allow for fencing made out of 'non-milled' cedar (a modification to the allowed materials) as well as that the height restrictions should be modified to allow for a 'Deer Proof' fence at a height of eight feet (8').

The reason for the petition/request was the fact that the property owners at 127 N. Stonecastle, were unable to keep the 'garden fence' that they built around their garden area in their back yard. This 'garden fence' is an enclosure made of natural cedar posts that are eight feet (8') high. Due to the restrictions on materials allowed for construction of fences and the height requirements, the property owners were asked to remove the fence.

The P&Z Commissioners have considered this issue at their last four meetings. Their meeting minutes are posted on the City of Granite Shoals website at this link <http://www.graniteshoals.org/AgendaCenter/Planning--Zoning-Commission-7/>

At their meeting on July 19, 2016, the P&Z Commissioners made motions to recommend to City Council that the Zoning Ordinance be amended regarding these fencing regulations. Before this can be legally processed, the Ordinance must be presented for citizens input at two Public Hearings (one at P&Z and one at City Council) and these Public Hearings must have a notice published in the newspaper of record to inform citizens that they have a right to come and speak.

The Commissioners wished to send the recommendations, in this informal 'draft' format for the City Council members to consider. If Council wishes to proceed with amending the ordinance related to fencing, the city attorney can be directed to compose the necessary ordinance.

The next Planning and Zoning Commission meeting will be the August meeting of August 16th. If Council agrees that an amending ordinance should be considered, a Public Hearing notice can be published in the Highlander News, the city's newspaper of record, in the issue for July 29th. This would provide notice for the Public Hearing at the P&Z meeting on August 16th, as well as the City Council Public Hearing to be held August 23rd.

The recommendations of the Planning and Zoning Commissioners are to increase the allowable height for all fencing up to six feet. Perimeter fencing would be allowed another 12 inches (1') of decorative work or lighting. Solid fencing would be allowed for front yard fences up to six feet in height, if set back no less than 10 feet from the front property line. Fencing on the front property line and side fencing within the first 10 feet setback from the front property line, would still be required to be no more than 50% density. This was a safety consideration.

Regarding the question of 'Garden Enclosures' or 'Garden Fencing', the Commissioners recommended that a new section be added to the Fencing section of the ordinance for residential districts, which would allow for only four types of 'Interior Fencing' (inside the property line): Garden fencing (e.g. an enclosure to protect vegetation), landscape fencing (e.g., decorative), patio fencing (e.g., latticework fencing) and dog runs/dog enclosures. There was an eight foot (8') height restriction placed on these interior fences. There is no list of approved materials for these interior fences.

OPTIONS

Council usually has several:

- 1.) Authorize the City Attorney to draft this recommendation in an Ordinance, in correct format, to be considered by Planning and Zoning at their next meeting (a Public Hearing to be held) and then the City Council (also with a Public Hearing to be held)**
- 2.) Authorize this agenda item to proceed, with modifications.**
- 3.) Deny agenda item proceeding at this time.**
- 4.) Table the item.**
- 5.) Other, as Council desires.**

RECOMMENDATION

The City Manager recommends that City Council consider and provide input on this recommended modification to the Zoning Ordinance – Section 40.6 (p) Fencing. Further, that the City Council direct the City Attorney to compose an Amending Ordinance for the P&Z and Council to hold public hearings on, respectively, at upcoming meetings.

ATTACHMENT(S): (IF APPROPRIATE)

List of the items behind this cover sheet:

- **Existing Zoning Ordinance regulations for Fencing.**
- **P&Z Commissioners recommendations for modifications to the Fencing regulations.**
- **Draft meeting minutes from the Planning and Zoning Meeting of July 19, 2016, related to this item.**
- **Proposed Draft of Legal Notice for required Public Hearings on this issue, should City Council agree to proceed with an amending ordinance.**

(Ord # 663
7-28-15)

Sec. 40-6. - Single-Family Residential District, R-1. ...

...

(p) Fencing. Fences may be located directly on the property/lot lines, i.e. front, side(s) and rear yard lot lines. Front yard fencing must have no more than 50 percent density.

(1) Fence materials. All fences shall be constructed with new and of good quality materials. Allowable materials are milled wood, split-rails, masonry, rock, stone, chain link and/or wrought iron.

- a. Chain link fences are required to have a top rail, bottom guide wire and traditional chain link fence hardware.
- b. Cinder block shall not be considered a masonry product.
- c. Except as provided in subsection (p)(1)d., agriculture fence materials such as pipe, drill stem, T-Post, rolled wire fence, stranded wire, barbed wire, cow panel, corral panel, non-milled cedar posts, and all other types of agriculture fencing shall not be allowed in any residential district.
- d. Sheets of galvanized welded wire panels of 20 feet or less, framed in wood, metal or masonry are allowed.

(2) Fence height.

- a. Front yard lot line maximum height five feet.
- b. Side yard lot lines shall maintain five feet maximum height, 20 feet back from the front yard lot line, and may increase to six feet maximum height to the rear yard lot line.
- c. Rear yard lot line maximum height six feet
- d. All posts, pillars, columns, arches, decorative tops, lights, and gates shall not exceed allowed fence heights by greater than 12 inches (one foot).
- e. For through lots (street to street), each parallel side of the lot facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard.
- f. For corner lots, the side of the lot that faces the street that corresponds to the building's street address shall be considered the front yard, and the side of the lot that faces the intersecting street shall be subject to a maximum fence height of five feet and a minimum setback from the lot line of ten feet. ...



...Proposed Version – from P&Z 7 – 19 – 2016

(p) Fencing. Fences may be located directly on the property/lot lines, i.e. front, side(s) and rear yard lot lines. Front yard fencing must have no more than 50 percent density.

(1) Fence materials. All fences shall be constructed with new and of good quality materials. Allowable materials are milled wood, split-rails, masonry, rock, stone, chain link and/or wrought iron.

- a. Chain link fences are required to have a top rail, bottom guide wire and traditional chain link fence hardware.
- b. Cinder block shall not be considered a masonry product.
- c. Except as provided in subsection (p)(1)d., agriculture fence materials such as pipe, drill stem, T-Post, rolled wire fence, stranded wire, barbed wire, cow panel, corral panel, non-milled cedar posts, and all other types of agriculture fencing shall not be allowed in any residential district.
- d. Sheets of galvanized welded wire panels of 20 feet or less, framed in wood, metal or masonry are allowed.

(2) Fence height.

- a. Front yard lot line maximum height ~~five~~ six feet. Front yard fencing on property line must have no more than 50 percent density. If setback 10' from the front lot line, fence may have greater than 50 percent density (i.e. solid).
- b. Side yard lot lines shall ~~may~~ maintain ~~five~~ six feet maximum height. On each side for, ~~20~~ 10 feet back from the front yard lot line, and may increase to six feet maximum height to the rear yard lot line the fence must be no greater than 50 percent density.
- c. Rear yard lot line maximum height six feet.
- d. All posts, pillars, columns, arches, decorative tops, lights, and gates shall not exceed allowed fence heights by greater than 12 inches (one foot).
- e. For through lots (street to street), each parallel side of the lot facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard.

f. For corner lots, ~~the each side facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard of the lot that faces the street that corresponds to the building's street address shall be considered the front yard, and the side of the lot that faces the intersecting street shall be subject to a maximum fence height of five feet and a minimum setback from the lot line of ten feet. ...~~

3.) Interior Fences: Property owners may build garden fencing, patio fencing, landscape fencing and dog runs within the property lines. These interior fences shall:

Formatted: list1

- a. Be constructed of new and good-quality material.
- b. Be no taller than 8 feet maximum height.

Draft P&Z Mtg. minutes 7-19-16

City Manager Ken Nickel noted that the nomination period for the John Rinehart Memorial Award for Outstanding Community Service 2017 is now open. Nomination forms are available from the reception desk at City Hall, or on the city website <http://www.graniteshoals.org/DocumentCenter/View/687>

There were no public comments.

APPROVAL OF MINUTES

- 1) Review and consider approval of the minutes from the Planning and Zoning Commission Regular Meeting of June 21, 2016.

Commissioner Scott motioned, and Commissioner Dooley seconded, to approve, as presented, the Planning and Zoning Commission Regular Meeting minutes from June 21, 2016. Motion carried unanimously by a 5-0 vote.

REGULAR AGENDA ITEMS:

- 
- 2) Discuss, consider and possibly take action related to forwarding a recommendation to City Council regarding modifications to Granite Shoals zoning ordinance related to fencing in residential zoning districts, as discussed at previous P&Z meetings on March 17, 2016, April 21, 2016, May 17, 2016 and June 21, 2016.

The Commissioners reviewed some of the issues discussed at previous meetings on this topic:

- Desire to not impose 'more government', onerous rules, only common-sense and safety minded regulations where needed.
- Desire to accommodate all residents equally, whether waterfront or inland.
- Desire not to create unnecessary 'non-conforming' issues.
- Desire that regulations adopted be 'enforceable', not too broad and/or subjective.
- Discussion of possible need to issue building permits for fencing, if this ordinance, as modified, cannot be enforced.

The Commissioners returned to the Fence Regulations that are currently enforced. These regulations allow a fence on the property line. Fences of this type are commonly known as 'Perimeter Fencing'.

The Commissioners agreed that the maximum height for a perimeter fence could be raised to six feet, a common height for a privacy fence.

There was a brief discussion of allowed materials, as established in the Ordinance, for (perimeter) fencing. There were no recommended changes.

The solid perimeter fencing at six foot all around posed a safety concern; homeowners pulling out of their driveway. It was determined that there were reasons for the current regulations on fence density. Commissioners agreed that fencing on the front yard property line (and the first ten feet back on each side) should be built with 50% transparency.

(1.)

This should allow motorists to see a child or dog running toward the road from the yard. If the property owner wishes to build a solid privacy fence (or greater than 50% density) all around the property, the fence must have a ten foot setback from the front property line.

On 40.6 letter (p) Fencing. Strike all words after 'property/lot lines' in the first sentence.

In item (1) Fence Materials.

Leave a-d items under Fence Material as it is currently in the ordinance.

(2) Fence Height (again this is referring to Perimeter outside fences), should be modified to read:

- (2) *Fence height.*
 - a. *Front yard lot line maximum height six feet. Front yard fencing on property line must have no more than 50 percent density. If setback 10' from the front lot line, fence may have greater than 50 percent density (i.e. solid).*
 - b. *Side yard lot lines may maintain six feet maximum height. On each side for first 10 feet back from the front yard lot line, the fence must be no greater than 50 percent density.*
 - c. *Rear yard lot line maximum height six feet.*
 - d. *All posts, pillars, columns, arches, decorative tops, lights, and gates shall not exceed allowed fence heights by greater than 12 inches (one foot).*
 - e. *For through lots (street to street), each parallel side of the lot facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard.*
 - f. *For corner lots, each side facing a street shall be subject to the same fence height and setback restrictions that apply to a front yard.*

Commissioner Fletcher motioned, and Commissioner Scott seconded, to approve the modifications for 'Fence Height' section, as read. Motion carried by a vote of 4 Ayes, 0 Nays, and 1 Abstention (Hardy).

The Commissioners then began to discuss the original issue from March; garden enclosure/interior fencing.

The Commissioners determined that instead of changing the perimeter fence to any allowed materials, or changing perimeter fence height to eight feet, they would create a section (3) for this section (section (p) Fencing) to deal with these special enclosure fences.

The Commissioners determined that there would be only four types of interior fences/garden fences allowed: Garden Fences (deer proof), landscape fencing (possibly decorative fencing inside the yard), patio fencing (e.g.: gazebos or lattice-work fencing) or dog runs/dog enclosures. These would be restricted to no taller than eight feet (8') in height. The materials allowed would simply be required to be 'new and of good quality'. This language mirrors the language for perimeter fencing.

2.

City Secretary read the proposed section #3) Interior Fences.

3.) Interior Fences: Property owners may build garden fencing, patio fencing, landscape fencing and dog runs within the property lines. These interior fences shall:

- a. Be constructed of new and good-quality material.*
- b. Be no taller than 8 feet maximum height.*

Commissioner Fletcher motioned, and Commissioner Scott seconded, to approve, as read, the proposed section on Interior Fences be incorporated into the recommended modifications to send forward to City Council related to Chapter 40.6 (p) Fences. Motion carried with a unanimous vote of 5-0.

- 3) Continue to review and discuss the Granite Shoals Zoning Ordinance, as supplemented. *(The P&Z Commissioners have been reviewing the entire Zoning Ordinance, which is Chapter 40 in the City Code. At their meeting on June 18, 2015, the Commissioners reviewed sections 40.8 through 40.11, at their July 16th meeting they reviewed Section 40.12 General Business District GB-1 through Section 40.14 Industrial District item d. #9. At their August 20, 2015 meeting, the Commissioners resumed reviewing Industrial District and reviewed through 40.17 Height and area restrictions, generally. September 17th, the Commissioners discussed regulations of non-conforming structures, Administration, the Board of Adjustments and also driveways. At their meetings October 15th and November 19th, and January 21th, the Commissioners reviewed parking and Drive-ways section again. February 18th the Commission reviewed the Ordinance related to signs, boat docks and Vacation Home Rentals. On March 17, 2016 the Commissioners reviewed requirements for annual inspection of Vacation Home Rentals. In April, May and June, Commissioners did not review the Ordinance due to time constraints. Tonight, the Commission will consider moving forward through the Ordinance, starting with Planned Development Districts (PD)).*

Without objection, the Commissioners decided:

- Planned Development Districts section of the Zoning Chapter did not need any modification. It is a fairly new section (2012), and there are no Planned Development districts in the city currently. Considering the space requirements for most planned developments, it is doubtful the city will be approached for a Planned Development District for some time.
- The Commissioners like the 'Summary Table' of allowed uses that was composed by Brad Young's office and presented to them as a 'Sample'. Several revisions will need to be made to customize this sample to meet the needs of the city.
- Commissioners are ready to see their 2 years of recommended changes incorporated into the Zoning Chapter. City staff requested to provide one red-line copy, one clean copy. If possible, staff asked to provide these next week, to allow sufficient time for review for the August 16th Commission meeting.

3.

PUBLIC NOTICE



The City of Granite Shoals, TX

Public Hearings

Zoning Ordinance Amendment

'Fencing Regulations in Residential Districts'

The Planning and Zoning Commission of the City of Granite Shoals will hold a Public Hearing on Tuesday, August 16, 2016, during their Regular Meeting, which is open to the public, at 6:00 p.m., at Granite Shoals City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654, to consider recommending a proposed 'FENCING REGULATIONS' ORDINANCE AN ORDINANCE OF THE CITY OF GRANITE SHOALS, TEXAS, AMENDING CHAPTER 40 (ZONING), SECTION 40-6 (SINGLE-FAMILY RESIDENTIAL DISTRICT, R-1) OF THE CITY OF GRANITE SHOALS CODE OF ORDINANCES RELATED TO FENCING REGULATIONS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, SAVINGS, SEVERABILITY, REPEALER, EFFECTIVE DATE, AND PROPER NOTICE AND MEETING.

Granite Shoals City Council will hold a Public Hearing on Tuesday, August 23, 2016, during their regular meeting, which is open to the public, at 6:00 p.m., at Granite Shoals City Hall, Council Chambers – 2nd floor, 2221 N. Phillips Ranch Road, Granite Shoals, TX 78654, to consider the proposed Ordinance and the recommendation(s) of the P&Z Commission.

Citizens are encouraged to attend and be heard. Additional information concerning this proposed Ordinance is available by contacting City Hall, 2221 N. Phillips Ranch Road, Granite Shoals, Texas 78654, Office of the City Secretary, (830) 598-2424 x 303, as well as visiting the official city website at www.graniteshoals.org.

Please print 2x in the Highlander, only.
July 29, 2016 and August 2, 2016



**City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016**

Agenda Item: Item 9 Workshop Discussion
Prepared By: City Secretary
Department: Administration

AGENDA CAPTION

9. WORKSHOP:

Arterial road improvements (*Mayor Carl Brugger, City Manager Nickel*) which may include discussion of any of the following topics or other issues related to a city Arterial Road Infrastructure Improvement Project, as discussed at July 12, 2016 Regular City Council meeting.

- a. Bond rates
- b. Construction costs
- c. Continuation of discussion of Mayor Brugger's list of 'Options' for Road Arterial Project, as discussed at previous two City Council meetings and the June 30, 2016 *Meet With Mayor* event.
- d. Elm Creek Drainage – in general and as relates to proposed improvements to Prairie Creek Drive.
- e. Financing Options.
- f. Alternative projects related to arterial road improvements
- g. Engineer update from Greg Haley
- h. Election issues related to bond project

Granite Shoals, Texas

\$2,000,000 Tax Rate Impact Analysis

Schedule 2

A	B	C	D	E	F	G	H	I	J	K
FYE	Assessed Valuation ⁽¹⁾	Estimated AV Growth	Existing Net Tax Supported Debt Service ⁽²⁾	Principal	Interest	Total	Aggregate Net Tax Supported Debt Service	Estimated I&S Tax Rate Increase ⁽⁴⁾	Estimated I&S Tax Rate Change	FYE
2016	\$ 370,163,100		\$ 875,523	\$ 80,000	\$ 40,000	\$ 120,000	\$ 875,523	0.2278		2016
2017	373,864,731	1.00%	877,767	105,000	76,800	181,800	997,767	0.2723	0.0445	2017
2018	377,603,378	1.00%	880,035	110,000	72,600	182,600	1,061,835	0.2869	0.0146	2018
2019	381,379,412	1.00%	880,370	115,000	68,200	183,200	1,062,970	0.2844	0.0000	2019
2020	385,193,206	1.00%	880,728	120,000	63,600	183,600	1,063,928	0.2818	0.0000	2020
2021	389,045,138	1.00%	880,152	125,000	58,800	183,800	1,063,752	0.2790	0.0000	2021
2022	389,045,138	0.00%	878,568	125,000	53,800	178,800	1,062,368	0.2786	0.0000	2022
2023	389,045,138	0.00%	881,050	130,000	48,800	178,800	1,059,850	0.2780	0.0000	2023
2024	389,045,138	0.00%	878,298	140,000	43,600	183,600	1,057,098	0.2773	0.0000	2024
2025	389,045,138	0.00%	879,581	145,000	38,000	183,000	1,063,181	0.2789	0.0016	2025
2026	389,045,138	0.00%	879,597	150,000	32,200	182,200	1,062,597	0.2787	0.0000	2026
2027	389,045,138	0.00%	879,348	155,000	26,200	181,200	1,061,548	0.2784	0.0000	2027
2028	389,045,138	0.00%	462,875	160,000	20,000	180,000	644,075	0.1689	0.0000	2028
2029	389,045,138	0.00%	393,738	165,000	13,600	178,600	573,738	0.1505	0.0000	2029
2030	389,045,138	0.00%	394,175	175,000	7,000	182,000	572,775	0.1502	0.0000	2030
2031	389,045,138	0.00%	393,255	-	-	-	575,255	0.1509	0.0007	2031
2032	389,045,138	0.00%	394,010	-	-	-	394,010	0.1033	0.0000	2032
2033	389,045,138	0.00%	393,375	-	-	-	393,375	0.1032	0.0000	2033
2034	389,045,138	0.00%	393,383	-	-	-	393,383	0.1032	0.0000	2034
				\$ 2,000,000	\$ 663,200	\$ 2,663,200	\$ 16,039,024			
				\$ 13,375,824	\$ 663,200	\$ 2,663,200	\$ 16,039,024			

- Maximum Tax Rate - \$ 0.2869

Notes:

(1) Fiscal Year 2015 assessed valuation provided from the City's Budget FY 2015-2016.

(2) Includes Series 2014, 2010 and 2008. Assumes 6.00% interest rate for Series 2010.

(3) Assumes 4.000% interest rate.

(4) Tax collection rate of 98%. Actual I&S tax rate for fiscal year 2016.



*** PRELIMINARY - FOR DISCUSSION PURPOSES ONLY ***

7/11/2016

Granite Shoals, Texas

\$2,245,000 Tax Rate Impact Analysis

Schedule 3

A	B	C	D	E	F	G	H	I	J	K
FYE	Assessed Valuation ⁽¹⁾	Estimated AV Growth	Existing Net Tax Supported Debt Service ⁽²⁾	Principal	Interest	Total	Aggregate Net Tax Supported Debt Service	Estimated I&S Tax Rate Increase ⁽⁴⁾	Estimated I&S Tax Rate Change	FYE
2016	\$ 370,163,100		\$ 875,523				\$ 875,523	0.2278		2016
2017	373,864,731	1.00%	877,767	145,000	44,900	189,900	1,067,667	0.2914	0.0636	2017
2018	377,603,378	1.00%	880,035	200,000	84,000	284,000	1,164,035	0.3146	0.0232	2018
2019	381,379,412	1.00%	880,370	205,000	76,000	281,000	1,161,370	0.3107	0.0000	2019
2020	385,193,206	1.00%	880,728	215,000	67,800	282,800	1,163,528	0.3082	0.0000	2020
2021	389,045,138	1.00%	880,152	225,000	59,200	284,200	1,164,352	0.3054	0.0000	2021
2022	389,045,138	0.00%	878,568	235,000	50,200	285,200	1,163,768	0.3052	0.0000	2022
2023	389,045,138	0.00%	881,050	240,000	40,800	280,800	1,161,850	0.3047	0.0000	2023
2024	389,045,138	0.00%	878,298	250,000	31,200	281,200	1,159,498	0.3041	0.0000	2024
2025	389,045,138	0.00%	879,581	260,000	21,200	281,200	1,160,781	0.3045	0.0003	2025
2026	389,045,138	0.00%	879,597	270,000	10,800	280,800	1,160,397	0.3044	0.0000	2026
2027	389,045,138	0.00%	879,348	-	-	-	879,348	0.2306	0.0000	2027
2028	389,045,138	0.00%	462,875	-	-	-	462,875	0.1214	0.0000	2028
2029	389,045,138	0.00%	393,738	-	-	-	393,738	0.1033	0.0000	2029
2030	389,045,138	0.00%	394,175	-	-	-	394,175	0.1034	0.0001	2030
2031	389,045,138	0.00%	393,255	-	-	-	393,255	0.1031	0.0000	2031
2032	389,045,138	0.00%	394,010	-	-	-	394,010	0.1033	0.0002	2032
2033	389,045,138	0.00%	393,375	-	-	-	393,375	0.1032	0.0000	2033
2034	389,045,138	0.00%	393,383	-	-	-	393,383	0.1032	0.0000	2034
			\$ 13,375,824	\$ 2,245,000	\$ 486,100	\$ 2,731,100	\$ 16,106,924			

- Maximum Tax Rate - \$ 0.3146

Notes:

- (1) Fiscal Year 2015 assessed valuation provided from the City's Budget FY 2015-2016.
- (2) Includes Series 2014, 2010 and 2008. Assumes 6.00% interest rate for Series 2010.
- (3) Assumes 4.000% interest rate.
- (4) Tax collection rate of 98%. Actual I&S tax rate for fiscal year 2016.



*** PRELIMINARY - FOR DISCUSSION PURPOSES ONLY ***

Granite Shoals, Texas

\$2,245,000 Tax Rate Impact Analysis

Schedule 4

A	B	C	D	E	F	G	H	I	J	K
FYE	Assessed Valuation ⁽¹⁾	Estimated AV Growth	Existing Net Tax Supported Debt Service ⁽²⁾	Principal	Interest	Total	Aggregate Net Tax Supported Debt Service	Estimated I&S Tax Rate Increase ⁽⁴⁾	Estimated I&S Tax Rate Change	FYE
2016	\$ 370,163,100		\$ 875,523				\$ 875,523	0.2278		2016
2017	373,864,731	1.00%	877,767	90,000	44,900	134,900	1,012,667	0.2764	0.0486	2017
2018	377,603,378	1.00%	880,035	120,000	86,200	206,200	1,086,235	0.2935	0.0171	2018
2019	381,379,412	1.00%	880,370	125,000	81,400	206,400	1,086,770	0.2908	0.0000	2019
2020	385,193,206	1.00%	880,728	125,000	76,400	201,400	1,082,128	0.2867	0.0000	2020
2021	389,045,138	1.00%	880,152	130,000	71,400	201,400	1,081,552	0.2837	0.0000	2021
2022	389,045,138	0.00%	878,568	140,000	66,200	206,200	1,084,768	0.2845	0.0008	2022
2023	389,045,138	0.00%	881,050	145,000	60,600	205,600	1,086,650	0.2850	0.0005	2023
2024	389,045,138	0.00%	878,298	150,000	54,800	204,800	1,083,098	0.2841	0.0000	2024
2025	389,045,138	0.00%	879,581	155,000	48,800	203,800	1,083,381	0.2842	0.0001	2025
2026	389,045,138	0.00%	879,597	160,000	42,600	202,600	1,082,197	0.2838	0.0000	2026
2027	389,045,138	0.00%	879,348	165,000	36,200	201,200	1,080,548	0.2834	0.0000	2027
2028	389,045,138	0.00%	462,875	175,000	29,600	204,600	667,475	0.1751	0.0000	2028
2029	389,045,138	0.00%	393,738	180,000	22,600	202,600	596,338	0.1564	0.0000	2029
2030	389,045,138	0.00%	394,175	190,000	15,400	205,400	599,575	0.1573	0.0008	2030
2031	389,045,138	0.00%	393,255	195,000	7,800	202,800	596,055	0.1563	0.0000	2031
2032	389,045,138	0.00%	394,010	-	-	-	394,010	0.1033	0.0000	2032
2033	389,045,138	0.00%	393,375	-	-	-	393,375	0.1032	0.0000	2033
2034	389,045,138	0.00%	393,383	-	-	-	393,383	0.1032	0.0000	2034
				\$ 2,245,000	\$ 744,900	\$ 2,989,900	\$ 16,365,724			

- Maximum Tax Rate - \$ 0.2935

Notes:

- (1) Fiscal Year 2015 assessed valuation provided from the City's Budget FY 2015-2016.
- (2) Includes Series 2014, 2010 and 2008. Assumes 6.00% interest rate for Series 2010.
- (3) Assumes 4.000% interest rate.
- (4) Tax collection rate of 98%. Actual I&S tax rate for fiscal year 2016.



Granite Shoals, Texas

\$2,600,000 Tax Rate Impact Analysis

Schedule 5

A	B	C	D	E	F	G	H	I	J	K
FYE	Assessed Valuation ⁽¹⁾	Estimated AV Growth	Existing Net Tax Supported Debt Service ⁽²⁾	Principal	Interest	Total	Aggregate Net Tax Supported Debt Service	Estimated I&S Tax Rate Increase ⁽⁴⁾	Estimated I&S Tax Rate Change	FYE
2016	\$ 370,163,100		\$ 875,523				\$ 875,523	0.2278		2016
2017	373,864,731	1.00%	877,767	165,000	52,000	217,000	1,094,767	0.2988	0.0710	2017
2018	377,603,378	1.00%	880,035	230,000	97,400	327,400	1,207,435	0.3263	0.0275	2018
2019	381,379,412	1.00%	880,370	240,000	88,200	328,200	1,208,570	0.3234	0.0000	2019
2020	385,193,206	1.00%	880,728	250,000	78,600	328,600	1,209,328	0.3204	0.0000	2020
2021	389,045,138	1.00%	880,152	260,000	68,600	328,600	1,208,752	0.3170	0.0000	2021
2022	389,045,138	0.00%	878,568	270,000	58,200	328,200	1,206,768	0.3165	0.0000	2022
2023	389,045,138	0.00%	881,050	280,000	47,400	327,400	1,208,450	0.3170	0.0004	2023
2024	389,045,138	0.00%	878,298	290,000	36,200	326,200	1,204,498	0.3159	0.0000	2024
2025	389,045,138	0.00%	879,581	300,000	24,600	324,600	1,204,181	0.3158	0.0000	2025
2026	389,045,138	0.00%	879,597	315,000	12,600	327,600	1,207,197	0.3166	0.0008	2026
2027	389,045,138	0.00%	879,348	-	-	-	879,348	0.2306	0.0000	2027
2028	389,045,138	0.00%	462,875	-	-	-	462,875	0.1214	0.0000	2028
2029	389,045,138	0.00%	393,738	-	-	-	393,738	0.1033	0.0000	2029
2030	389,045,138	0.00%	394,175	-	-	-	394,175	0.1034	0.0001	2030
2031	389,045,138	0.00%	393,255	-	-	-	393,255	0.1031	0.0000	2031
2032	389,045,138	0.00%	394,010	-	-	-	394,010	0.1033	0.0002	2032
2033	389,045,138	0.00%	393,375	-	-	-	393,375	0.1032	0.0000	2033
2034	389,045,138	0.00%	393,383	-	-	-	393,383	0.1032	0.0000	2034
			\$ 13,375,824	\$ 2,600,000	\$ 563,800	\$ 3,163,800	\$ 16,539,624			

- Maximum Tax Rate - \$ 0.3263

- Notes:
- (1) Fiscal Year 2015 assessed valuation provided from the City's Budget FY 2015-2016.
 - (2) Includes Series 2014, 2010 and 2008. Assumes 6.00% interest rate for Series 2010.
 - (3) Assumes 4.000% interest rate.
 - (4) Tax collection rate of 98%. Actual I&S tax rate for fiscal year 2016.



CITY OF GRANITE SHOALS - ARTERIAL ROADS 2016

6/30/2016 Revision #1
 Mayor - Carl Brugger

Costs & road measurements from KO Engineering, Inc., Greg Haley, P.E.

ROAD	CURRENT PROPOSAL			ALTERNATIVE PROPOSAL #1			SECTIONS COST & FT. PAVED
	SECTION 1	SECTION 2	SECTION 3	SECTION 1	SECTION 2	SECTION 3	
PHILLIPS RANCH ROAD	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	FM 1431 TO NEWCASTLE	NEWCASTLE TO BLUE-BRIAR DR	BLUEBRIAR TO LIVE OAK	ALL SECTIONS COST & FT. PAVED
LENGTH	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET	2,950 FEET	3,440 FEET	4,800 FEET
COST \$(W/DITCHES)	\$ 768,000	\$ 472,000	\$ 550,400	\$ 768,000	\$ -	\$ -	\$ 768,000
PRAIRIE CREEK	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST	FORREST HILLS TO SHERWOOD FORREST	FM 1431 TO FORREST HILLS	FORREST HILLS TO SHERWOOD FORREST	FORREST HILLS TO SHERWOOD FORREST	
LENGTH	4,963 FEET	1,954 FEET	1,954 FEET	4,963 FEET	1,954 FEET	1,954 FEET	4,963 FEET
COST \$(CURB & GUTTER & STORM SEWER)	\$ 2,038,000	\$ -	\$ -	\$ 2,038,000	\$ -	\$ -	\$ 2,038,000
COST \$(W/DITCHES)	\$ -	\$ 268,000	\$ -	\$ -	\$ -	\$ -	\$ -
VALLEY VEIW	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY	KINGSOAK TO LEEWAY	FM 1431 TO KINGSOAK	KINGSOAK TO LEEWAY	KINGSOAK TO LEEWAY	
LENGTH	3,907 FEET	4,171 FEET	4,171 FEET	3,907 FEET	4,171 FEET	4,171 FEET	8,078 FEET
COST \$(W/DITCHES)	\$ -	\$ -	\$ -	\$ 625,000	\$ 667,500	\$ -	\$ 1,292,500
PROPOSED ROAD IMPROVEMENT COSTS							\$ 4,098,500
DESIGN CONTINGENCY							\$ 247,900
PRARIE CREEK WATER LINE							\$ 653,600
TOTAL PROJECT COSTS FEET PAVED							\$ 5,000,000
FINANCING							17,841 FEET
USDA GRANT							\$ 2,750,000
GRANITE SHOALS BONDS							\$ 2,000,000
GRANITE SHOALS FUNDS							\$ 250,000
TOTAL FINANCING							\$ 5,000,000
FINANCING - TAXPAYER COSTS (Interpolation of First Southwest information)							\$0.0634 /\$100
Estimated based on bonds of 4.5% for 15 years							\$63.35 / Yr. Estimate
FINANCING - TAXPAYER COSTS (SOURCE - FIRST SOUTHWEST 12-1-2015)							\$0.06335 /\$100
\$1,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0621 / \$100 evaluation, or \$62.10 for a \$100,000 home							\$63.35 / Yr. Estimate
\$1,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0506 / \$100 evaluation, or \$50.60 for a \$100,000 home							
\$2,500,000 @ 4% for 10 Years, I&S rate increase of \$0.0956 / \$100 evaluation, or \$95.60 for a \$100,000 home							
\$2,500,000 @ 4.5% for 15 Years, I&S rate increase of \$0.0761 / \$100 evaluation, or \$76.10 for a \$100,000 home							

CITY OF GRANITE SHOALS - ARTERIAL ROAD REPAYMENT OPTIONS - Rev 1

7/12/2016 BRUGGER

HOME VALUE RANGE	DEBT PAYMENT BASED ON TAX RATE INCREASE ONLY, SEE NOTES 1-5				TOTAL TAX @		TOTAL TAX FOR		-- USE OF FEE AND TAX RATE INCREASE, NOTES 6-8 --	
	TOTAL APPRAISED VALUE	NUMBER OF PROPERTY OWNERS	% AVERAGE VALUE PER OWNER	TAX @ \$0.07881	TAX @ \$2,589,000	15 YRS RANGE	PER MONTH FEE	PER MONTH FEE FOR RANGE	EFFECTIVE TAX RATE @ \$0.06210	ADD \$3.50 TAX & FEE FOR RANGE
\$0 TO \$25,000	\$ 5,575,785	519	26%	\$ 10,743	\$8	\$ 4,394	\$49	\$ 25,261	8%	\$ 25,261
\$25,000 TO \$50,000	\$ 9,463,094	256	13%	\$ 36,965	\$29	\$ 7,458	\$65	\$ 16,629	5%	\$ 16,629
\$50,000 TO \$75,000	\$ 16,015,779	255	13%	\$ 62,807	\$49	\$ 12,622	\$81	\$ 20,656	7%	\$ 20,656
\$75,000 TO \$100,000	\$ 14,977,086	173	9%	\$ 86,573	\$68	\$ 11,803	\$96	\$ 16,567	5%	\$ 16,567
\$100,000 TO \$125,000	\$ 14,135,143	127	6%	\$ 111,300	\$88	\$ 11,140	\$111	\$ 14,112	5%	\$ 14,112
\$125,000 TO \$150,000	\$ 13,153,208	96	5%	\$ 137,013	\$108	\$ 10,366	\$127	\$ 12,200	4%	\$ 12,200
\$150,000 TO \$175,000	\$ 12,554,146	78	4%	\$ 160,951	\$127	\$ 9,894	\$142	\$ 11,072	4%	\$ 11,072
\$175,000 TO \$200,000	\$ 6,773,274	36	2%	\$ 188,147	\$148	\$ 5,338	\$159	\$ 5,718	2%	\$ 5,718
\$200,000 TO \$250,000	\$ 11,274,325	51	3%	\$ 221,065	\$174	\$ 8,885	\$179	\$ 9,143	3%	\$ 9,143
\$250,000 TO \$300,000	\$ 10,170,067	37	2%	\$ 274,867	\$217	\$ 8,015	\$213	\$ 7,870	3%	\$ 7,870
\$300,000 TO \$400,000	\$ 30,235,190	86	4%	\$ 351,572	\$277	\$ 23,828	\$260	\$ 22,388	7%	\$ 22,388
\$400,000 TO \$500,000	\$ 49,418,501	110	5%	\$ 449,259	\$354	\$ 38,947	\$321	\$ 35,309	11%	\$ 35,309
\$500,000 TO \$600,000	\$ 55,969,742	103	5%	\$ 543,396	\$428	\$ 44,110	\$379	\$ 39,083	13%	\$ 39,083
\$600,000 TO \$1,000,000	\$ 65,366,372	90	4%	\$ 726,293	\$572	\$ 51,515	\$493	\$ 44,373	14%	\$ 44,373
GREATER THAN \$1,000,000	\$ 18,218,823	15	1%	\$ 1,214,588	\$957	\$ 14,358	\$796	\$ 11,944	4%	\$ 11,944
SUB-TOTAL	\$ 333,300,535	2,032	100%	\$ 164,026		\$ 262,674		\$ 292,324	94%	
OV-DP	\$ 95,694,914	453		\$ 211,247		\$ -		\$ 42	6%	\$ 19,026
TOTALS	\$ 428,995,449	2,485		\$ 172,634				\$ 311,350	100%	\$ 311,350

NOTES

- 1) 61 PROPERTIES LESS THAN \$2,250 IN APPRAISED VALUE, 140 PROPERTIES LESS THAN \$5,000
- 2) 52% OF PROPERTY OWNERS HAVE A TAXABLE VALUE LESS THAN \$75,000 AND PAY LESS THAN 10% OF THE TAXES
- 3) 24% OF PROPERTY OWNERS HAVE A TAXABLE VALUE OVER \$200,000 AND PAY 72% OF THE TAXES
- 4) OV-DP WILL A TOTAL TAXABLE VALUE OF \$95,694,914 WOULD NOT PAY TOWARD ROAD IMPROVEMENTS WITHOUT A MONTHLY FEE
- 5) ANNUAL I&S FOR \$2,589,000 @ 4.5% & 15 YRS IS \$262,674, AS SHOWN ABOVE
- 6) BY ADDING A \$3.50 MONTHLY FEE, DEBT REPAYMENTS FROM PROERPTY TAXES ARE REDUCED TO \$1,500,000 @ 4.0% & 10 YRS, WITH \$1,000,000 PAID WITH FEES. (DEBT REPAYMENT RATE ON \$2,500,000 FOR 10 YRS IS EQUIVALENT TO A TAX RATE OF \$0.0956 PER \$100)
- 7) ANNUAL I&S FOR \$2,500,000 @ 4.0% & 10 YRS IS \$318,635, AS COMPARED TO \$311,350, AS SHOWN ABOVE.
- 8) FOR THE 52% OF PROPERTY OWNERS WITH A TAXABLE VALUE LESS THAN \$75,000, WHEN SUBJECT TO A \$3.50 FEE, NOW PAY 20% OF THE ROAD IMPROVEMENTS, UP FROM 10%, AND EXEMPT TAXPAYERS NOW PAY 6%.

Wendy Gholson

From: Wendy Gholson <finance@graniteshoals.org>
Sent: Tuesday, January 19, 2016 2:27 PM
To: citymanager@graniteshoals.org; Carl Bruggger (mayor@graniteshoals.org)
Subject: FW: Update on Debt Issue

Good afternoon. Following the Council's decision to postpone the bond election until November and expressing an interest in having the election ordinance passed in April, I contacted our bond counsel Richard Donoghue for guidance. I was particularly concerned with any legal requirements on the time frame of passing/calling a bond election. Please see Richard's response below.

Wendy M. Gholson

Director of Finance



City of Granite Shoals
Phone: (830)598-2424
www.graniteshoals.org

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From: Richard Donoghue [mailto:rdonoghue@mphlegal.com]
Sent: Tuesday, January 19, 2016 10:49 AM
To: Chris W. Allen; Wendy Gholson
Subject: RE: Update on Debt Issue

I agree with Chris that it definitely makes sense not to rush a bond election to the voters. Education and consensus are the keys to a successful bond election.

As far as adopting the actual ordinance calling the bond election, Section 1251.003(c) of the Texas Government Code requires that the earliest that a City can adopt the order/ordinance calling a bond election is 90 days before the election date. So August 10, 2016 would be the first date under the statute that the City could actually call an election for the November 8, 2016 election date. I don't think that precludes the City Council

from taking some kind of action prior to then, but the full election ordinance will still need to be adopted by the City Council between August 10th and August 22nd.

So I think the question we have now is what type of action the City wants to take in April given that the election ordinance will still need to be adopted in August.

From: Chris W. Allen [mailto:Chris.Allen@firstsw.com]
Sent: Friday, January 15, 2016 10:56 AM
To: Wendy Gholson <finance@graniteshoals.org>; Richard Donoghue <rdonoghue@mphlegal.com>
Subject: RE: Update on Debt Issue

Good morning Wendy. Thanks for the heads up. I think that is likely a smart move. It makes more sense to be prepared and have the right amount of time to educate the public to deliver a successful election. Keep us posted and let us know how we can be helpful. I don't think we are going to see a dramatic impact on rates, but you are exactly right it will be anyone's guess at this point.

Have a great weekend.

Chris W. Allen
Managing Director
FirstSouthwest

direct:512.481.2013 fax 512.481.2010 cell 512.750.1492
300 W. Sixth Street, Suite 1940, Austin, TX 78701

From: Wendy Gholson [mailto:finance@graniteshoals.org]
Sent: Wednesday, January 13, 2016 8:27 PM
To: Chris W. Allen <Chris.Allen@firstsw.com>; Richard S. Donoghue <rdonoghue@mphlegal.com>
Subject: Update on Debt Issue

Good evening Chris & Richard. Thought I would update you from last night's council meeting. At this time I believe Council has decided to wait until November to approach the voters with a bond election. We simply don't have time to prepare for election in May; however, Council does intend to continue working on the bond project prep and would like to pass the ordinance calling for an election in late April (political move for those Council members seeking re-election in May) to be placed on the ballot in November. I'm not sure if there is any reason or regulations would not allow this so if either of you have any comments/suggestions, please share. Chris, of course as always I understand that projected interest rates are subject to the market potentially changing between now and the time of issuance. Have a wonderful evening.

Wendy M. Gholson
Director of Finance



City of Granite Shoals
Phone: (830)598-2424
www.graniteshoals.org

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**City of Granite Shoals, Texas
City Council Regular Meeting
Agenda Item Cover Memo
July 26, 2016**

**Agenda Item: Item 10. Executive Session
Prepared By: City Secretary
Department: Administration
Submitted By: City Manager**

AGENDA CAPTION

10. EXEC. SESSION:

Executive session pursuant to sections 551.074 of the Texas Open Meetings Act (Personnel Matters): Discussion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the following public employees: City Manager Ken Nickel, City Secretary Elaine Simpson and Fire Chief Austin Stanphill.

Any actions resulting from Executive Sessions.



**City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016**

Agenda Item: 11. Written Departmental Reports
Prepared By: City Secretary
Department: Administration

AGENDA CAPTION

12. Written Reports

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

Monthly Report June 2016
Code Compliance Department

ACTUAL NUMBERS FOR FISCAL YEARS 2014 THRU 2015

Violation Types Closed	Ordinance #	2014	2015	Open	% Increase/Decrease
Junk Vehicles	605	29	36	4	124%
Property Maintenance	511	43	63	4	147%
House Numbers	409	31	16	2	52%
Unsafe Structure/Building Removal	613	8	16	3	200%
Misc. Zoning Infractions	Chapter 40	34	36	1	106%
Totals		145	167	14	

Violation Types Closed	Ord. #	2016 Goals	YTD	Open	%
Junk Vehicles	605	41	40	10	96.62%
Property Maintenance	511	72	51	7	70.39%
House Numbers	409	18	10	2	54.35%
Unsafe Structure/Building Removal	613	18	15	2	81.52%
Misc. Zoning Infractions	Chapter 40	41	28	3	67.63%
Totals		192	147	16	76.56%

CITY OF GRANITE SHOALS FIRE DEPARTMENT MONTHLY PROGRESS REPORT.



JUNE 2016 DEPARTMENT REPORT SUMMARY

BURN BAN HAS BEEN LIFTED

Responded to a total of 116 Emergency and Response Calls

(Increase of 7 from Previous Month)

GSFD had an average of 2 firefighters responding to each incident.

(No Change from Prior Month)

GSFD had an average response time of 5 min 15 seconds per call.

(Increase of 35 seconds from previous month)

GSFD logged 8 hours of training

(Decrease of 12.5 hours from previous month)

GSFD accepted 0 new applications for membership.

(No Change from prior month)

GSFD had 0 Volunteer Member of the Fire Department Resign.

(Decrease of 1 from Prior Month)

**Staff Levels: 1 Full Time Paid Chief
1 Full Time Asst Chief (Shift Work)
2 Full Time Paid Firefighters (Shift Work)
4 Part Time Fire Fighters (Call in)
16 Volunteer Fire Fighters**

Response Statistics Summary:

Type

Fire/Rescue/Haz-Materials: 5 (Increase of 3 calls from Prior month)
EMS/Medical Assist: 51 (Decrease of 10 calls from Prior Month)
Public Service/Good intent: 60 (Decrease of 14 calls from Prior Month)
Total 116 Responses for Service
(Increase of 7 Calls from Previous month)

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

Areas

Granite Shoals: 90 (Decrease of 4 Calls from Prior month)
BCESD#3 Area: 14 (Increase of 4 Calls from Prior month)
Mutual Aid: 4 (Increase of 3 Calls from Prior Month)
Lake LBJ Responses 0 (No Change from Prior Month)
Highland Haven: 8 (Increase of 8 Prior month)
Total: 116 Responses for Service

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

Staff:

Nothing New to report

Training:

Air Pack Training	3 Hrs
PPE and SCBA	3 Hrs
Blood borne Pathogens	2 hrs

Apparatus and Equipment:

New Squad 5252 has been ordered and awaiting delivery New Expected Delivery July 30 2016.

Grants and Major Purchases and Projects:

GSFD Has Applied for a Federal Safer Grant, with the hopes of getting 3 funded positions.

We are looking at used fire Apparatus to Replace our reserve Fire engine which is 30 years old.

ESD News and Fire Contract News

GSFD units have recieved and tested one of the new hydrants and was able to get flows of up to 900 gallons per minuite.

Additional Fire Contracts for out of district residents are available at the Fire Station or at City Hall. They are also available online at www.gsfd.us or online at www.graniteshoals.org

Auxiliary:

I have updated the website with pictures of the event at www.gsfd.us .

We also now have a Facebook Account, so be sure to "Friend us"

Thank you, Sincerely

Austin Stanphill

Austin Stanphill Fire Chief, City of Granite Shoals Fire Department

City of Granite Shoals
 Park Report
 Month ending June 2016

Actions	Park 1	Park 2	Park 3	Park 4	Park 5	Park 6	Park 7	Park 8	Park 9
Septic System treatment	1						0		
Mow and Weed		1	1	1	1	2	0	1	1
Paint Park Signs							0		
Clean Restrooms	9					9	0		
Furnish Toilet paper	9					9	0		
Emptied Trash	9					9	0		6
Pickup Ground and Shoreline	9	6	6	6	6	9	0	6	6
Trimmed trees							0		
Replaced Flags							0		
Community Center work							0		

Actions	Park 10	Park 11	Park 12	Park 13	Park 14	Park 15	Park 16	Park 17	Park 18	Park 19
Septic System treatment										
Mow and Weed	1	1	1	1	1	1	2	1	1	1
Paint Park Signs										
Clean Restrooms	9		9				9			
Furnish Toilet paper	9		9				9			
Emptied Trash	9		9	5	5	6	9	5	5	5
Pickup Ground and Shoreline	9	6	9	5	5	6	9	5	5	5
Trimmed trees										
Replaced Flags										
Safety Items and Repaires										

Park#6 Bluebriar removed tree that fell on part of the pavilion replaced broken boards also.
 Park#16 Crocket Park Installed granite stone by the handicap for Jack King.
 Park#10 Veterans Park replaced broked 4x4 post somebody back into it.

CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JUNE 2016

GARY A. BOSHEARS, CHIEF OF POLICE



SUMMARY

The police department responded to a total of 543 calls for service during the month of June an increase of 11.5% from the month of May. Our most prevalent reported incidents during this month were traffic stops, animal calls, suspicious calls, traffic violations / complaints, citizen request assistance, and lockin/lockout/peace/welfare. The average response time for calls for service during the month of June was 8 minutes and 23 seconds. During the month of June, the department received 14 reports of Uniform Crime Reporting (UCR) reportable offenses. The department cleared 57% of UCR reportable offenses during the month of June. Annually, we have cleared over 66% of UCR reportable offenses during 2016.

STAFF

Staff Levels: Eight of nine paid positions have been filled. We anticipate filling our open patrol officer position during the month of July. We have three non-paid reserve officers. These officers volunteer approximately 24 total hours per month.

VEHICLES AND EQUIPMENT

The new patrol vehicles approved in the 2015 – 2016 budget have been delivered and our in-service. All patrol vehicles are in good working order. The Animal Control vehicle is in good working order, however, this vehicle is a 2003 model and has over 200,000 miles which is leading to increased maintenance costs. The marine vessel is in good working order. We are working diligently to keep all vehicles in good working order while keeping maintenance costs as low as possible.

TRAINING

During the month of June, two officers received 8 hours of Warrantless Arrest, Search, and Seizure training. One officer received 4 hours of training Sex Offender Registration training. One officer attended a day of tactical training with the Marble Falls Police Department who have invited our officers to participate in future trainings with their agency. All of these training were at no cost to the department.

CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JUNE 2016

GARY A. BOSHEARS, CHIEF OF POLICE



GRANTS, MAJOR PURCHASES, AND PROJECTS

The Burnet County Attorney's Office provided our department with two portable video cameras that can be used for documenting crime scenes or other incidents, as well as training in the use of the cameras, at no cost to the department. We have continued to work on disposing junk and surplus equipment held by the department, utilizing a public auction web-site to offer some of this equipment for auction.

COMMUNITY INVOLVEMENT

While not a complete list, we wished to provide some insight as to involvement with the community from our department during the month of June. This could best be described as the highlights for the month.

- Chief Boshears attended both city council meetings in June, introducing Officer Edwards to council at the June 14th meeting.
 - Chief Boshears and Officer Kirkpatrick attended the city volunteer appreciation reception.
 - Chief Boshears participated with the Marble Falls ISD Health & Wellness group.
 - Chief Boshears and Officer Kleen attended the Meet the Mayor event.
 - Officer Ortis and Officer Edwards attended the Deer Management Town Hall meeting.
-

PROGRESS ON GOALS FOR JUNE 2016

- Increase community policing efforts through community outreach and involvement. – **Always Ongoing**
 - Finish disposition of surplus and junk equipment held by the department. – **Significant Progress.**
 - Maintain a UCR clearance rate at or above national average (approximately 38%). – **Currently 66% for the year.**
 - Continue working to identify data that can be used for measuring success of departmental programs. – **Continuing to work with different data and measures.**
 - Continue marine safety enforcement efforts on Lake LBJ. – **Closed lake to recreational boating for over a week during June. One arrest was made for Boating While Intoxicated this month.**
-

CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JUNE 2016

GARY A. BOSHEARS, CHIEF OF POLICE



GOALS FOR JULY 2016

- Increase community policing efforts through community outreach and involvement.
- Maintain a UCR clearance rate at or above national average (approximately 38%).
- Continue marine safety enforcement efforts on Lake LBJ.
- Continue to provide staff with professional development opportunities.

Detailed Statistics – See Page 4

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Gary A. Boshears".

Gary A. Boshears
Chief of Police

CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JUNE 2016

GARY A. BOSHEARS, CHIEF OF POLICE



STATISTICS

Abdominal Pain: 1	Heart Problems: 1
Animal Control Maintenance: 3	Medical: 1
Administrative: 14	Missing / Runaway / Found Person: 2
Alarms: 10	Outside Fire: 1
Animal: 79	Overdose: 1
Assault: 3	PR Events: 9
Assist Other Agency: 14	Public Intoxication: 2
Breathing Problems: 1	Lockin / Lockout / Peace / Welfare: 34
Burglary: 2	Security Check: 1
Carcass Calls: 13	Special Assignment: 1
Chest Pain: 1	Suicidal Person: 1
Citizen Assist: 40	Supplemental: 19
Civil Problem: 8	Suspicious: 32
Close Patrol: 2	Test Call: 2
Collision: 8	Theft: 16
Damage: 5	Traffic Stop: 99
Disturbance / Nuisance: 24	Traffic Violation / Complaint: 34
Domestic Disturbance: 11	Trespassing / Unwanted: 7
Falls: 2	Unconscious / Fainting: 1
Fire: 1	Unknown: 3
Fraud / Deception: 4	Violation of City Ordinance: 10
Funeral Escorts: 1	Violation of City Ordinance (Animal): 3
Harassment: 2	Violation of City Ordinance (Park): 5

CITY OF GRANITE SHOALS – POLICE DEPARTMENT

MONTHLY PROGRESS REPORT – JUNE 2016

GARY A. BOSHEARS, CHIEF OF POLICE



Warrant Service: 6

Total Calls for Service: 543

Note: These statistics represent reported 'Calls for Service' and not verified offenses. Offenses may be different from reported, may have been Unfounded, or otherwise cleared.

Street Department Monthly Report

June 2016

Street Work and Repairs

Worked on Hill Ridge hauled 7 loads of granite gravel.

Worked on Sunset hauled 8 loads then blade and rolled.

Worked on Washington 6 loads of granite gravel and blade

Worked on Shady Forest widen street clean ditches.

Worked on Forest Oaks widen street and clean ditches.

Worked on Johnson hauled 4 loads on washouts.

Drainage Work and Pipe Installment

Installed a 18x40 on Forest Oaks at the creek.

Install a 12x35 tinhorn pipe on Shady Forest and Sherwood Forest intersection.

Install a 12x28 driveway pipe at 1102 Forest Oaks.

Install a 12x16 driveway pipe at 1207 Shady Forest.

Install a 12x20 driveway pipe at 1408 Shady Forest.

Install a 12x20 driveway pipe at 1504 Shady Forest.

Install a 12x24 driveway pipe at 1300 Shady Forest.

Install a 12x20 driveway pipe at 1302 Deep Forest.

Install a 12x20 driveway pipe at 1409 Deep Forest.

Install a 12x20 driveway pipe at 1300 Deep Forest.

Install a 15x30 drain pipe across street on W Castleberry.

At the creek on Deep Forest put down 4x8 rip-rap rock at the pipes and also on one side of the street shoulder.

Others

Put up granite stone at Crocket Park pavilion for Jack King.

Patch pot holes, cut brush and burn brush.

Hauled 11 loads of H2O from fire plugs to streets total of 11,000 gallons.



**City of Granite Shoals, Texas
City Council Meeting
Agenda Item Cover Memo
July 26, 2016**

Agenda Item: Item 12– Future Agenda Items
Prepared By: City Secretary
Department: Administration

AGENDA CAPTION

12. Future Meetings and Agenda Items

- a.) Review Agenda Calendar
- b.) Identification of future agenda items

Future agenda items – a time where Mayor, Council members or City Manager may suggest items for future agendas and when the Agenda Calendar is reviewed.

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, July 26 2016 City Council Regular Meeting – 49 days to budget adoption

Item #	Action	Subject	Requestor	Staff	Status
1-3		CTO/Invocation/Pledge			
		Citizens Comments			
	Hear	Municipal Judge Frank Reilly Quarterly Report		Reilly	
	Hear	Airport Advisory Committee – Chair Report on first 4 meetings		Nickel	Mr. Haverlah
	Hear	GIS Software demonstration		Smith	
	Hear	CM/ACM/CS Reports			
	Consent	Meeting Minutes July 12, 2016		Simpson	
	Consent	Accept Certified Appraisal Rolls ??		Gholson	Due from Stan Hemphill 7-25-2016
	Consider	Board and Commission Appointments		Simpson	
	Consider	Discuss upcoming proposal for Change in Fence regulations in the Zoning Ordinance.		Nickel	7-19-2016 P&Z recommended forwarding revisions to Council for input.
	Workshop	Arterial Roads Infrastructure Project		Nickel	Same topics as 7/12/2016 – Greg Haley present?
	Executive Session	Personnel – a.) City Manager and City Secretary		Young	
		Written Department Reports			
		Future Agenda Items/Adjournment			

August 9, 2016 City Council Regular Meeting – 35 days to budget adoption

Item #	Action	Subject	Requestor	Staff	Status
1-3		CTO/Invocation/Pledge			
		Citizens Comments			
	Hear	Update on AMR project	Tanner	Smith	7/12/2016
	Workshop	Budget			
	Workshop	Tax Rate			
	Hear	CM/ACM/CS Reports			
	Consent	Meeting Minutes July 26, 2016		Simpson	
	Consider	Record Vote – 2016 ‘Not to Exceed’ Tax Rate for consideration		Nickel	
	Consider	Board and Commission Appointments		Simpson	
	Consider	Ord. 688, Modifications proposed to Ord. 191 – Revision to Police Reserves		Police Chief	?

	Future Agenda Items/Adjournment		
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Tuesday, August 16, 2016
Special Called Meeting
w/ Budget Workshop
28 days to budget adoption

Item #	Action	Subject	Requestor	Staff	Status
1-3		CTO/Invocation/Pledge			
		Citizens Comments			
	Workshop	Budget Workshop			
	Consider?	Ord. to call Special Bond Election for November Uniform Election Date		Nickel / Simpson	Arterial Road Infrastructure Project?

Tuesday, August 23, 2016
City Council Regular Meeting –
21 days to budget adoption

Item #	Action	Subject	Requestor	Staff	Status
1-3		CTO/Invocation/Pledge			
		Citizens Comments			
	Hear	CM/ACM/CS Reports			
	Pub. Hear	2016-2017 FY City of Granite Shoals Budget			PH #1
	Pub Hear	2016 City of Granite Shoals proposed Tax Rate			PH #1
	Consent	Meeting Minutes August 9, 2016 Regular Meeting and August 16, 2016 Special Meeting		Simpson	
	Consider	Board and Commission Appointments		Simpson	
	Consider	Res. To establish audit policy/financial controls related to Texas Municipal Retirement Service (TMRS)		Gholson	
??	Consider	Airport Advisory Committee – recommendation for re-classification of Granite Shoals Airport		Nickel	Chair Haverlah
		Written Department Reports			
		Future Agenda Items/Adjournment			

Tuesday, August 30, 2016
Special Called Meeting
Budget and Tax Rate Public Hearings (2nd Public Hearings)
14 days to budget adoption

Item #	Action	Subject	Requestor	Staff	Status
1-3		CTO/Invocation/Pledge			

		Citizens Comments			
	Pub. Hear	2016-2017 FY City of Granite Shoals Budget			PH #2
	Pub Hear	2016 City of Granite Shoals proposed Tax Rate			PH #2

September 13, 2016
City Council Regular Meeting –
Budget adoption/Tax Rate adoption scheduled date

Item #	Action	Subject	Requestor	Staff	Status
1-3		CTO/Invocation/Pledge			
		Citizens Comments			
	Hear	CM/ACM/CS Reports			
	Consent	Meeting Minutes August 23, 2016; Regular Meeting and August 30, 2016 – Special Meeting		Simpson	
	Consider	Proposed Ordinance to adopt the 2016-2017 City Budget		Nickel	
	Consider	Proposed Ordinance to adopt the 2016 Tax Rate		Nickel	
	Consider	Board and Commission Appointments		Simpson	
	Consider	SWAG policy for trucks leaving debris	Morren	Young	As discussed by B.Young at 6-14-2016 meeting - SWAG Meeting 7/11/2016
	Consider	Annual review of the City Employees Personnel Manual.		Simpson	
		Future Agenda Items/Adjournment			

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

Requestor	Date Requested	Subject	Status
		No Engine Brake signs	
		Review, Revise and Update Zoning Ordinance	Marvin Townsend, originator , P&Z considering it at their meetings starting October 2013
Council		ETJ Annexation – Nobles Area	FY 2015-2016 ?
		Capital Assets Management Policy	For Water / WW Grants
	Action	Discuss and Consider possible methodology for selling City owned real property.	Property List – City Owned Property Discussed 3/11 briefly – sellable properties??

Staff	Hear	Presentation by Dr. McBride related to Christ-Yoder Animal Shelter Services now known as Hill Country Humane Society	Council / Staff attend Open House 5/21/2016
Wrkshop		Procedure to evaluate City Property on 1431 for City to sell	Morren 7-28-2015 moved
	10/27/2015 Mayor	Annexation Plan – Scope of Plan	Annexation Discussion before giving P&Z Commissioners their charge for this project?

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 – PD 2. Airport issues (2016). 3. Associate Judge contracts 2018.
March	Audit report of previous budget year – Finance Director, Proclamation from Mayor naming April as Child Abuse Prevention and Awareness Month. Contract with Assoc. Judges (2018)
April	Quarterly report on Municipal Court from Municipal Judge
May	1. Canvass of City General Election – City Sec. 2. Appointment of Mayor Pro Tem. 3. Review of Meeting schedule? 4. Council Pictures? 5. Calling Runoff Election if needed. 6. Board and Commission Members appointments. 7. Board and Comm. Appreciation Reception 8. Annual review of Personnel Manual?
June	1. Proposed Budget Calendar – City Manager. 2. City Manager contract 2016
July	1. Budget Workshop(s)? - City Manager / Finance Director / City Council 2. Personnel evaluations – City Manager and City Secretary 3. Quarterly Municipal Court report by Municipal Judge. 4. Accept Appraisal Roll from Tax Appraiser. Judge contract 2017.
August	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	1. Adoption of Budget 2. Adoption of Tax Rate
October	1. Official Newspaper of Record Resolution – City Sec. 2. Council Meeting schedule for holiday season 3. Annual Review of Investment Policy, Finance Policy, Finance Goals. 4.) Juvenile Curfew Ord. (2016) 5.) Quarterly Municipal Court report by Municipal Judge. 6.) Consideration of the nominees for the John Rinehart Award
November	Every 4 years re-authorize quarter cent sales tax for Streets prepare for May Election
December	

**City of Granite Shoals
2016-2017 Budget Calendar**

JULY						
S	M	T	W	T	F	S
					1	2
3	4 CITY HOLIDAY	5 Dept Budget Requests Due	6	7	8	9
10	11	12	13	14 Budget Meetings w/Dept Heads	15	16
17	18	19	20	21	22	23
24	25 Receive Certified Tax Roll	26	27	28 Calculate & Publish Effective & Rollback Tax Rates	29	30
31						

AUGUST						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9 Proposed Budget/Discuss Tax Rate/Record Vote/Schedule PH	10	11	12	13
14	15	16 Budget Workshop (if needed)	17	18	19	20
21	22	23 Public Hearing #1	24	25	26	27
28	29	30 Public Hearing #2	31			

SEPTEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5 CITY HOLIDAY	6	7	8	9	10
11	12	13 Adopt Tax Rate Adopt Budget	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

- Regular Council Meeting
- SPECIAL Council Meeting