

The Workshop Meeting/Special Council Meeting of February 8, 2014 was called to order at 10:00 a.m.

**MAYOR**

Ron Reinhard

**OTHERS**

Shannan Kinsley

Susan Beavin

**COUNCILMEMBERS**

Don Nettle

Jennifer Nottingham

Mitch Thornton

Lynn Tiner

Jeff Waldrop - Absent

A quorum was declared. Mayor Reinhard stated he appreciates everyone coming out on a Saturday. He stated Councilmember Waldrop would not be present. We knew Councilmember Waldrop had a commitment prior to scheduling this meeting but it was the best day available to get the majority of Council together.

**WORKSHOP MEETING**

**OLD BUSINESS:**

**1. DISCUSS AND ACT IF NECESSARY ON REVIEW OF ZONING ORDINANCE NO. 45B**

Mayor Reinhard stated Council has been provided Zoning Ordinance No. 45B and the Citizen Questionnaire Response Summary that was sent out back in the summer of 2011. What he would like to discuss and brainstorm today is what are the cities goals, what do they want to accomplish with this review and what things are important to the City/citizens in regards to Zoning so that we have something to start from. Mayor Reinhard stated Zoning Ordinance No. 45B regulates building, classification of districts, land use, setbacks, and businesses just to name some. He would like to look at what is reasonable to the citizens and what is in the best interest of the City as a whole. In addition, the City wants to encourage people to keep their properties looking nice. Mayor Reinhard stated he would like to put items for discussion into topics and then preplan workshops outlining which topics will be reviewed. Council discussed items of importance and broke them down into topics. The following topics were outlined:

- Homes dwellings: setbacks, lot size
- Preservation: Certificate of Appropriateness, notification
- Environment Impact: land coverage, only for structures, patio size
- Business use: definition of business, retail, at home, other
- Zoning: do we need zones, what are zones 1 and 2, what is allowed
- Enforcement: Grey Forest Police Department advice, Building Inspector
- Permits: Variances, process, posted and visible from street
- Annexation
- Other structures: outbuildings, carports, non living quarters, portables, temporary, fence appearance, height street/corners, construction, visibility
- Keeping of property

There was discussion on the drafted Zoning Ordinance that was worked on back in April 2010 but was never finished. Susan Beavin had a copy and stated she would send a copy to the City in case it was not on file. Mayor Reinhard stated he believes we are looking at a minimum of three workshops. He would like to preplan these workshops and group relevant topics together. He will put together an agenda and schedule the topics to discuss for each workshop. Mayor Reinhard stated he will forward this to Council once completed. In addition,

the City would forward a copy of the draft ordinance that was worked on back in April 2010. Council tentatively scheduled the next workshop for Saturday, March 8<sup>th</sup> at 10:00 a.m. to continue discussion.

Mayor Reinhard adjourned the Workshop Meeting at 11:23 a.m.

**SPECIAL COUNCIL MEETING**

Mayor Reinhard called the Special Council Meeting to order at 11:23 a.m.

**NEW BUSINESS:**

**1. DISCUSS CPS ENERGY'S CAPITAL FUNDING PROPOSED OPTIONS UNDER WHICH A CITY CAN ACCESS FUNDING AND ACT ON AUTHORIZING THE MAYOR TO RESPOND ON BEHALF OF THE CITY OF GREY FOREST**

Mayor Reinhard stated in the past, the City received from CPS Energy CIED Funds where they took 1% of electric revenues and put it in an account for the City to use for electric projects. The CIED Fund was terminated. CPS Energy is now offering two options for the suburban cities to consider. They will implement one of the options but only if the choice is unanimous among all suburban cities. Mayor Reinhard stated Option A is to increase the Franchise Fee from 4% to 4.5%. Option B is a Joint Capital Planning Process where 1% of electric revenue would be accrued and applied to an eligible project identified by the city. The cities would pool their dollars together. The cities would meet with CPS Energy to align capital project planning needs. Under this option every City may not be able to fund its own projects every year. Mayor Reinhard stated he understands this option to be more like an application process. He stated for the most part, the City really doesn't have any capital projects. Councilmember Nettle made the motion to choose Option A, increasing the Franchise Fee to 4.5%. The motion was seconded by Councilmember Nottingham and passed unanimously.

**2. DISCUSS AND ACT ON CPS ENERGY'S FRANCHISE FEE SURCHARGE OPTION**

Mayor Reinhard stated in addition, the City has the option to consider imposing an additional 1% franchise fee surcharge to the citizens. This additional 1% would be billed to citizens and outlined on their bill as a City surcharge. Councilmember Nettle made a motion to not add the additional 1% surcharge. He stated he would rather raise taxes than indirectly charge citizens basically a hidden tax. Councilmember Nottingham stated people will see this as an additional tax. She would like to have citizens input before something like this is passed. Councilmember Thornton stated he doesn't oppose the tax, it would help recoup the cost of garbage services that are paid by the City. Councilmember Tiner stated the first time people see the surcharge on their bill, they will be down at City Hall. He would like citizen input first. There was further discussion. It was Council's consensus not to take action on this item at this time. Council agreed they would readdress at budget time when looking at next year's income. In addition, they would like for citizens input and address when all of Council is present. Councilmember Nettle withdrew his motion.

Mayor Reinhard adjourned the Special Council Meeting at 11:45 a.m.

These minutes were written/recorded by Shawna Kinsley.

These minutes were approved as ~~written~~ amended on the 25<sup>th</sup> day of March, 2014.

Signed: Ronald G. Reinhard  
Ronald G. Reinhard, Mayor