

The Special Council Meeting/Workshop Council Meeting of March 3, 2015 was called to order at 6:30 p.m.

**MAYOR**

Ron Reinhard

**COUNCILMEMBERS**

Don Nettle

Jennifer Nottingham

Mitch Thornton

Lynn Tiner

Jeff Waldrop - Absent

**OTHERS**

Shannan Kinsley

Lou Hoffman

Kathleen McCloskey

Susan Beavin

James Henry Frazar

Joni Simon

A quorum was declared. Mayor Reinhard stated Councilmember Waldrop would not be present as he had another commitment this evening with his grandson.

**SPECIAL COUNCIL MEETING**

**1. DISCUSS AND ACT ON SOUTHERN EDWARDS PLATEAU DRAFT HABITAT CONSERVATION PLAN AND DRAFT ENVIRONMENTAL IMPACT STUDY**

Mayor Reinhard stated Councilmember Nottingham asked that this item be placed on the Agenda for consideration. Councilmember Nottingham stated she thinks Council will remember when she was attending the Southern Edwards Plateau Habitat Conservation Plan Meetings about two years ago. They finally just dismissed the Citizens Advisory Committee because they could not come to a consensus. Now about two years later, they're publishing their version of the Habitat Plan and they want Fish & Wildlife to sanction it. All the individuals that served on the Citizens Advisory Committee and the Biological Assessment Team have some objections and suggestions. A group of them contacted Tom Hayes who used to work for the Greater Edwards Aquifer Authority and is now in the private sector. Tom Hayes worked up the Summary Comments which has been provided to Council and outlined the Necessary Revisions. Councilmember Nottingham stated she has written a letter that includes Tom Hayes Necessary Revisions and asks that Council consider signing the letter in opposition of what Bexar County/City of San Antonio should consider a Habitat Conservation Plan. The letter will go to the U.S. Fish & Wildlife Services in Arlington. They would also like to send a copy to Dr. Benjamin Tuggle who is regional out of Albuquerque. Mayor Reinhard stated he has no opposition to supporting and signing the letter however, he'd like to edit the letter, not for content but for form. Councilmember Nottingham stated she would appreciate it if the Mayor and City Council sign the letter as a united front. The motion to support the letter from the Mayor and Council was made by Councilmember Thornton, seconded by Councilmember Tiner and passed unanimously. Councilmember Nottingham stated she will edit the letter and send to the Mayor/City Secretary for signatures.

**2. DISCUSS AND ACT ON AMENDING PLAT OF SCENIC LOOP PLAYGROUND – UNIT 1, ESTABLISHING LOTS 79A, 80A & 81A**

Mayor Reinhard stated they talked at the last Council Meeting about the Amending Plat of Scenic Loop Playground, Unit 1, Establishing Lots 79A, 80A & 81A. It was submitted on February 12<sup>th</sup> by Lou Hoffman. The City Engineer has reviewed the submittal and come back with a checklist of additional information needed and minor items to be corrected. In general, it all looks good and the items are minor. If Council, as the Planning Commission has no objection, he thinks they can move forward authorizing the Mayor to approve and sign the Amending Plat contingent upon receiving the changes outlined by the City Engineer. The motion to move forward with the Amending Plat contingent on receiving the changes that the City Engineer has mandated was made by Councilmember Nottingham, seconded by Councilmember Nettle and passed unanimously. Mayor Reinhard stated once we've received final approval from the City Engineer, he will sign and authorize the Amending Plat.

### **3. DISCUSS AND ACT ON DONATION OF PROPERTY TO THE CITY OF GREY FOREST**

Mayor Reinhard stated there has been a development since this was put on the Agenda. This is the property behind the water tower that was in dispute many years ago. San Antonio Credit Union was going to donate it to the City as green space but they have since received a cash offer. We don't know what the cash offer was but unless the City is willing to make a cash offer, there's no other action to take. There was no further action.

### **4. DISCUSS AND ACT ON CODE OF ORDINANCES OF THE CITY OF GREY FOREST, MEMORANDUM OF UNDERSTANDING WITH FRANKLIN LEGAL PUBLISHING**

Mayor Reinhard stated the City has contracted with Franklin Legal Publishing to recodify our City Code and Ordinances that were establishing in 1978. Franklin Legal Publishing has reviewed the City Codes and Ordinances, tried to make sense of it and put it into a single comprehensive Municipal Code that is clear and easy to understand. They've reviewed for state and federal laws and made sure throughout the code that we are consistent. Mayor Reinhard stated Franklin Legal Publishing did get this to us some time ago for approval to move forward but we haven't had time to review it so they are waiting on us. He stated the Memorandum of Understanding outlines the work they are doing and Council needs to review to make sure we accept the changes to be made in the final code. Mayor Reinhard reviewed the Memorandum of Understanding in detail. He stated the next step upon approval is Franklin Legal Publishing will pull everything together and make the changes. He stated you have to remember Zoning Ordinance No. 45B that Council is working on now will not be an ordinance in the code, rather an amendment as these things change. Mayor Reinhard stated the City Engineer also does ordinance review and it would be a good idea to have them review the Zoning Ordinance to see if they have any comments or a better way to structure. The motion to authorize the Mayor to sign the Memorandum of Understanding with Franklin Legal Publishing on behalf of the City was made by Councilmember Nettle, seconded by Councilmember Nottingham and passed unanimously.

Mayor Reinhard adjourned the Special Council Meeting.

### **WORKSHOP MEETING**

#### **OLD BUSINESS:**

### **5. CONTINUE DISCUSSION AND ACT IF NECESSARY ON REVIEW OF ZONING ORDINANCE NO. 45B**

Mayor Reinhard stated the Workshop Meeting continues review of Building and Zoning Ordinance No. 45B. He stated the ordinance provided to Council this evening does not incorporate the changes made at the February 7<sup>th</sup> Workshop. At the last Workshop, Council stopped review at Section 22, Permits and Enforcement. Section 22 was reviewed, Council agreed the new wording was vague and the current wording in Section 8 of Zoning Ordinance No. 45B is more enforceable. It was discussed portable sheds, carports and storage sheds that have no electric, plumbing or slab/foundations do not have to meet any regulations concerning lot size, setbacks or any other portion of this ordinance. It was Council's consensus they would like portable sheds and carports exempt from lot size and setbacks. It was discussed there needs to be a definition of portable buildings. Councilmember Thornton stated he would work on a definition. Mayor Reinhard stated he would work on rewording this section with the content from Section 8 of Zoning Ordinance No. 45B. Section 23, Violations and Penalties was reviewed with no changes. Section 24, Validity was discussed. Council agreed they'd use the current wording in Section 11 of Zoning Ordinance No. 45B in Section 24. Section 25, Necessity was discussed. Council agreed they'd use the current wording in Section 12 of Zoning Ordinance No. 45B in Section 25. Councilmember Nottingham stated she would work with Susan Beavin on completing the introductory and encouragement historical statement. Mayor

Reinhard stated this completes the first review of Zoning Ordinance No. 45B. He feels Council should have at least one more Workshop to do another pass through. It was Council's consensus to hold a Workshop Meeting after the March 24<sup>th</sup> Council Meeting.

There was no further discussion. Mayor Reinhard adjourned the Workshop Meeting at 8:08 p.m.

These minutes were written/recorded by Shawnau Kinsley.

These minutes were approved as written amended on the 24<sup>th</sup> day of March, 2015.

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