

The Regular Council Meeting of December 27, 2016 was called to order at 6:30 p.m.

**MAYOR**

Ron Reinhard

**OTHERS**

Shannan Kinsley  
Chief David Bejar  
Don Reddout  
Brenda Reinhard  
Pat Warr  
Mitch Thornton  
Jeff English  
Kelly Dawley

Matt Baker  
Murry Hughey  
Robert Kuhn  
Carl Graves  
Philip Hampton

**COUNCIL MEMBERS**

Susan Darst  
Lou Hoffman  
Phil Howard  
Jennifer Nottingham - Absent  
Lynn Tiner

Mayor Reinhard declared a quorum. He advised Council member Nottingham will not be present this evening. The Public Hearing was called to order at 6:30 p.m.

**PUBLIC HEARING TO CONSIDER THE PROPOSED REPLAT ESTABLISHING “GRAVES-DICKSON SUBDIVISION” ESTABLISHING LOT 34 AND 35, BEING 4.189 ACRES (182,456 SQ. FT.) TRACT OUT OF LOT 27 AND LOT 30, BLOCK 19, COUNTY BLOCK 4569, SCENIC LOOP PLAYGROUND UNIT NO. 2 OF RECORD IN VOLUME 980, PAGE 237 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THE PUBLIC HEARING IS A TIME AT WHICH PARTIES IN INTEREST AND CITIZENS HAVE AN OPPORTUNITY TO BE HEARD**

Mayor Reinhard stated the Public Hearing is to consider the proposed replat establishing the “Graves-Dickson Subdivision”. It’s a time at which parties in interest and citizens have an opportunity to be heard. Mayor Reinhard stated Mr. Graves has property that he would like to subdivide into two separate lots. Our City Engineer has reviewed the proposed replat and has two unresolved comments: 1) proposed Lot 34 does not have the minimum required amount of public right-of-way frontage of 100 feet. The reduced right-of-way frontage may be approved if a variance is obtained from the City 2) the proposed subdivision would result in two lot remainders, which do not meet current zoning code requirements. Although city ordinance requires that lots have at least 100 feet of frontage on public right-of-way, the remainders have no frontage. It should be noted that the remainders will not be permitted to be platted directly as individual lots without obtaining variances. Alternatively, the remainders would have to be combined with other properties to create conforming lots with adequate frontage on public streets. Mayor Reinhard stated no action needs to be taken on the two lot remainders, the City Engineer is making Council aware that they remain out there. The Public Hearing was opened up to the public. The question was asked that if approved, what the plans with the property are. Robert Kuhn stated the new owner plans to build a house. It will be residential property only. Mr. Graves already has a house on the property and will continue to live there. Mayor Reinhard opened up discussion to Council. There was no further discussion. He stated this will be addressed as an action item in the Regular City Council Meeting.

Mayor Reinhard closed the Public Hearing at 6:35 p.m. The Regular City Council Meeting was called to order.

**APPROVAL OF MINUTES**

Mayor Reinhard stated the minutes are not ready for Council approval and will carry over to the January meeting.

**PRESENTATIONS BY CITIZENS AND VISITORS**

Mayor Reinhard stated no one signed up to speak, however, at the last meeting Pat Warr addressed Council regarding the regulations to trim and cut oak trees. Pat Warr has asked that we carry the Oak Wilt Ordinance discussion over to the January meeting which we planned to do.

**MAYOR ANNOUNCEMENTS/FINANCIAL REPORTS**

Mayor Reinhard reviewed the Monthly Financials. He stated we’re in line with where we should be and there’s nothing major to report. Mayor Reinhard stated the garbage contract will increase approximate 5% beginning in January 2017.

Our contract allows for the increase. This is the first increase we've received under the entire contract. Mayor Reinhard stated there was no legal activity for the month of November 2016.

### **COUNCIL/STAFF ANNOUNCEMENTS**

None.

### **COMMITTEE ANNOUNCEMENTS/REPORTS**

None.

### **GREY FOREST COMMUNITY BOARD UPDATE**

Mayor Reinhard stated Laurie Hawkins is not present this evening to report. The Board worked on the permit process at the last meeting. Meetings are on the first Thursday of the month at 6:00 p.m. at the clubhouse.

### **SENATOR FRANK L. MADLA, JR. NATURAL AREA UPDATE**

Mayor Reinhard stated Council member Nottingham is not present this evening to report. The Board has had several workdays. There's been a lot of growth because of the rain so they've increased their activity. The last Sunday of the month fell on Christmas so the meeting was cancelled and the Board rescheduled the meeting for January 8, 2017.

### **BOARD OF ADJUSTMENT UPDATE**

None.

### **POLICE DEPARTMENT ACTIVITY REPORT**

Chief Bejar reviewed the November 2016 Monthly Activity Report. There were 96 calls for service, 975 hours worked, 5863 miles driven, 54 traffic stops, 58 summons issued and 13 warnings issued. Council member Hoffman asked if we still have the old Ford police car. Chief Bejar stated we are waiting on the title.

### **PUBLIC WORKS ANNOUNCEMENTS**

Mayor Reinhard stated Chris Mikel is out sick today and not able to be here. He will provide a two month report in January.

### **GFU UTILITY ANNOUNCEMENTS**

Jeff English stated they started the year with 30 employees. They have an employee that just finished his 25 years and is getting ready to retire. They've been able to train someone from inside the utility to fill his position. Jeff English stated he would like to introduce Kelly Dawley. She's been with the utility for about 8 years and is their Director of Operations. She manages all the field operations and construction. Either he or Kelly will be at the Council Meetings in 2017 to give a utility report. The utility has completed over 6 million in construction this year. That's about double of what they've accomplished in the last couple of years. They've had a very successful year and have had very little damage activity this year. A lot of people have hit their lines this year because there's tremendous construction in the service area. They've added 630 new customers this year. He predicts the net earnings this year to be at about 4.4 million, almost exactly where they were last year. They did a rate study and comparison on how our rates compare to other utilities. Out of all of the utilities in the State of Texas, the study came back that we were the 73<sup>rd</sup> most expensive utility out of 143 utilities which puts us basically in the middle. The GIS Digital Mapping System is almost complete. The next step will be to integrate the system with billing and customer service work orders. They hope to launch it before the end of the summer. It will be a great asset to the utility.

### **FIRE DEPARTMENT REPORT**

Don Reddout stated there was one call for service in the City for the month of November 2016. The individual walked into the fire station for medical assistance. The response time was 1 minute. In December for Public Relation events, they do Santa runs where parents bring presents by and the Fire Department delivers them to those houses. At some point, they may have to look at curtailing that event because of volunteer activity. Council member Hoffman stated when he hears they might need to curtail a program like that, he asks why they would want to do that when every morning during the week, there's two trucks in Helotes.

**NEW BUSINESS:**

**1. DISCUSSION AND ACTION BY CITY COUNCIL, AS THE PLANNING AND ZONING COMMISSION TO CONSIDER A VARIANCE TO THE PROPOSED REPLAT ESTABLISHING "GRAVES-DICKSON SUBDIVISION" AS THE PROPOSED LOT 34 DOES NOT HAVE THE MINIMUM REQUIRED AMOUNT OF PUBLIC RIGHT-OF-WAY FRONTAGE (100 FEET)**

Mayor Reinhard stated a Public Hearing was held earlier this evening to consider the request for a variance. As required, a letter was sent out to the surrounding property owners within 200 feet outlining the unresolved issue of not meeting the minimum required amount of public right-of-way frontage of 100 feet. They were notified that if they wanted to protest the approval of the plat, they had to protest it in writing prior to the close of the Public Hearing. Mayor Reinhard advised that we did not receive any protests. There's not a specific variance that Council has to approve because through the replat, if Council approves it, they've agreed that approximately 50 feet of public right-of-way frontage as opposed to 100 feet is thereby accepted. Mayor Reinhard stated keeping that in mind, we should focus on Agenda Item No. 2.

**2. DISCUSSION AND ACTION BY CITY COUNCIL, AS THE PLANNING AND ZONING COMMISSION TO CONSIDER THE PROPOSED REPLAT ESTABLISHING "GRAVES-DICKSON SUBDIVISION" ESTABLISHING LOT 34 AND 35, BEING 4.189 ACRES (182,456 SQ. FT.) TRACT OUT OF LOT 27 AND LOT 30, BLOCK 19, COUNTY BLOCK 4569, SCENIC LOOP PLAYGROUND UNIT NO. 2 OF RECORD IN VOLUME 980, PAGE 237 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS**

Mayor Reinhard stated he would like to open this up for Council discussion. Council member Tiner stated he doesn't have an issue with approving the replat as 50 feet is big enough for a driveway but he doesn't want to make a habit of it. Council member Howard stated he agrees with his comment, it's logical. Council member Darst and Council member Hoffman had no comments. Council member Hoffman made the motion to approve the Replat Establishing the "Graves-Dickson Subdivision" Establishing Lot 34 and 35, Being 4.189 Acres Tract out of Lot 27 and Lot 30, Block 19, County Block 4569, Scenic Loop Playground Unit No. 2 of Record in Volume 980, Page 237 of the Deed and Plat Records, Bexar County Texas. The motion was seconded by Council member Howard and passed unanimously. Mayor Reinhard stated the replat is approved subject to completing payment for any remaining fees.

**3. DISCUSSION AND ACTION ON WATER TANK REPLACEMENT OPTIONS**

Jeff English stated over time, the valve in the tank has leaked periodically. Then during the latter part of the summer, the bottom of the tank itself developed a leak. They contacted Southwest Engineers who helped them identify a company that has a diver to actually dive into the tank to patch and repair it with an epoxy product. About six to eight weeks after that, they found another leak. To his knowledge, the tank has never been out of service since it was commissioned and it has well served the City for 20 years. The options with that tank are you can drain it and dry it out, then get someone in there to do a complete analysis of its conditions. For \$20,000 you can patch the tank or they could determine there's a lot of damage in there and it could cost as much as \$50,000 to \$60,000. You never know what you'll find. Jeff English stated he asked Southwest Engineers to give them some construction cost estimates which is included Council packets. There's two kinds of tanks that can be put in. We have enough property where the existing tank is to put another tank on the ground right next to it. The Welded Steel Tank is more expensive than the Bolted Steel Tank. What we have right now is about a 160,000 gallon Bolted Steel Tank. They recommend the larger tank for both. There's no evidence that the Welded Steel Tank will last significantly longer than the Bolted Steel Tank. The total project cost estimate for the

Bolted Steel 202,000 Gallon Tank is \$246,965 and the Welded Steel 204,000 Gallon Tank is \$360,965. Either tank is sufficient for what we need especially if you repair the other tank and have it as a stand by. Jeff English stated the water utility has approximately \$240,000 with everything combined. They have enough money to probably pay for a new tank but there's not enough money to pay for a new tank and repair the old tank as a stand by. His advice is to not spend all the money and keep approximately \$60,000 to \$70,000 on hand for future emergency purposes. Jefferson Bank has said they will be available to do whatever needs to be done. The Board of Trustees doesn't have the authority to incur debt without approval from Council. He's included for Council Ordinance No. 98 that empowers the gas board to manage and operate the water system. Jeff English stated his recommendation to Council is they proceed with a new tank in the 200,000 gallon capacity and they allow the Board of Trustees to acquire additional funding as needed with keeping funds on hand for future emergency purposes. Additionally, they want to ask Council and consumers of the water utility, to incur a reasonable adjustment with a rate that is almost 10 years old at this point. Amendment No. 81C was provided which amended the rates back in 2008 to get them close to what SAWS was charging. They are still less than SAWS but if they match SAWS over the next 10 years, it would generate about \$80,000 in additional revenue. The Board of Trustees approved him bringing this to Council. The approximate construction time once bids are in is about 4 weeks to start and 4 weeks construction time. Council member Howard stated borrowing money makes sense. We have historic low interest rates. Council member Hoffman stated he's in agreement with a new tank. He would like to see a grey water recycling plan as he's heard you can have a 30 percent decrease in your water usage. Jeff English stated he's in favor of conservation methods. Mayor Reinhard stated Jeff English will have more precise numbers in January, if not February and will bring back solid options for Council consideration.

**4. DISCUSSION AND ACTION ON AMENDING WATER ORDINANCE NO. 81B, APPENDIX ON WATER RATES AND OTHER CHARGES**

Mayor Reinhard stated this will be brought back to Council in January or February for consideration.

**UNFINISHED BUSINEES"**

**5. DISCUSSION AND ACTION ON AUTHORIZING THE MAYOR TO SIGN ON BEHALF OF THE CITY OF GREY FOREST A "GIFT DEED WITHOUT WARRANTY, GRANTOR, JOHN VINCENT HOWARD, SOLE INDEPENDENT EXECUTOR OF THE ESTATE OF ANNIE LAURA HOWARD FOR USE AS A PUBLIC PARK WHICH SHALL BE MAINTAINED AS PERMANENT GREEN SPACE"**

Mayor Reinhard stated at the September 2016 Council Meeting, Council approved accepting two parcels of land to be used as permanent green space. The agenda item says to authorize the Mayor to sign, technically there's nothing to sign but the appropriate action to finalize this is for Council to officially accept the Gift Deed without Warranty. Council member Hoffman stated previously he voted no on this because he wanted to make sure the grantor received the whole package. He had got wind that some other donation years ago didn't get a plaque. He just wanted to make sure we can fulfill the wishes of the grantor. Shannan Kinsley advised John Vincent Howard was provided the approved minutes of the conditions and in return, provided the Gift Deed without Warranty. Council member Hoffman stated he wants to make sure it includes installation. Council member Howard made the motion to authorize the Mayor to accept on behalf of the City of Grey Forest the "Gift Deed without Warranty, Grantor, John Vincent Howard, Sole Independent Executor of the Estate of Annie Laura Howard for Use as a Public Park Which Shall be Maintained as Permanent Green Space". The motion was seconded by Council member Tiner and passed unanimously.

There was no further business. Mayor Reinhard adjourned the Regular Council Meeting at 7:40 p.m.

These minutes were written/recorded by Shannan Kinsley.

These minutes were approved as written amended on the 28 day of February, 2017.

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