

The Regular Council Meeting of March 28, 2017 was called to order at 6:30 p.m.

MAYOR

Ron Reinhard

OTHERS

Shannan Kinsley
Chief David Bejar
Chris Mikel
Mitch Thornton
Mario Hune
Susan Beavin
Gigi Duke
Tom Haberman

Brenda Reinhard
Kris Hochart
Mark Montgomery
James Swisher
Matt "Sunshine" Baker
Madeline McCloskey

COUNCILMEMBERS

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

Mayor Reinhard declared a quorum with Councilmember's Nottingham, Howard, Darst, and Hoffman present. Councilmember Tiner has been sick and it doesn't look like he's going to make it.

APPROVAL OF MINUTES

Mayor Reinhard stated the January/February minutes will be presented at the next Council Meeting.

PRESENTATIONS BY CITIZENS AND VISITORS

Mayor Reinhard stated presentations by citizens and visitors are an opportunity for citizens to speak with Council. There can be no discussion however, Council can ask for clarification. He asked that presentations be limited to three minutes.

Mitch Thornton stated he wanted to talk about the Fire Department sign. He knows there's been a lot of talk about it, something's happened with it, and even had discussions on it before when he was on Council about not changing the appearance of the sign. He urges Council to take down the sign at the station and put it on the SLPC grounds where the Fire department first started. Then the ESD can put up whatever kind of sign up they want at the station. The purpose of the sign when George Parker built it was for the Grey Forest Volunteer Fire Department. If for some reason, in the distant future, the current situation changes and it needs to be revised, the sign could be installed back at the station. If we changed the big SLPC arrow sign into the City of Grey Forest now that it's owned by the City, everybody would be up in arms about that because it was originally SLPC and shows the history.

Tom Haberman stated he's with Mitch on the sign except that he thought the Mayor made an entirely reasonable suggestion about putting the sign up on the wall in City Hall and thinks it's something Council should consider. What he wants to speak about is he's read Andy Vyverman's email that the Hochart property is now a bed and breakfast and listed on Airbnb. As Council is aware, he was always surprised that we could call a single family dwelling a three unit rental. He's read the City Attorney's opinion on it but what he doesn't understand is how somebody can basically run an Airbnb with multiple rentals and still call it a single family dwelling. What Council needs to decide is if they are going to enforce the law or not. Mayor Reinhard stated this topic is a discussion item on the Agenda this evening.

Matt "Sunshine" Baker stated he wanted to put on the radar that last weekend he was traveling on Sherwood Trail and where it turns there was a bicyclist, by the time he's executing the right turn, there's now a pickup coming and he barely avoided a head-on collision. He's asking for City Council to be aware and whatever strategic planning they're doing, at some point we need a bike trail. He knows it's going to cost money, but at some point we need to address something like this. Councilmember Hoffman stated if Mr. Baker would allow him some time later and is interested, he'd be happy to give him some background history to give him another perspective.

MAYOR ANNOUNCEMENTS/FINANCIAL REPORTS

Mayor Reinhard reviewed the financials. He stated we're about 40 percent into the year. We have 50 percent of our income mostly due to GFU revenue. Income for Fines, Warrants and Bonds should probably exceed budget do to an increase in tickets and collection of warrants. Other areas of the budget are under spent but more expenses will be coming up in next couple of months such as the audit and a new truck for Public Works. Additionally, Public Works is understaffed.

Mayor Reinhard stated every month we receive an invoice from our City Attorney which shows how the City has used his services. There are a various number of reviews and comments from him. Council has been provided the invoice and we did stay within our retainer.

Mayor Reinhard stated as most are aware, the City had an ADA compliance complaint filed against us and as a result, we did work in front of City Hall for proper ADA parking. The work has been completed, inspected and the complaint has been completely cleared with the State.

Mayor Reinhard stated Council agreed to continue looking at the City Engineer Street Maintenance Plan and prioritize the projects. Council agreed Cedar Crest was the first safety priority. We've been in contact with the City Engineer and he's coming out next week to look at Council's additional concern of the low water crossing on Cedar Crest.

COUNCIL/STAFF ANNOUNCEMENTS

Mayor Reinhard stated we do not have any Council/Staff Announcements.

COMMITTEE ANNOUNCEMENTS

Mayor Reinhard stated there are some Committee Announcements but those will be discussed as agenda items.

GREY FOREST COMMUNITY BOARD (GFCB) UPDATE

Mayor Reinhard stated Laurie Hawkins wasn't able to be here this evening to give an update for the GFCB but asked if any of the other Board members have an update. Council member Darst stated the Board had a creek cleanup on Saturday that was well attended and the pool looks amazing. They continue to have permit drives and have registered many members. They are finalizing signage for the park property and a plan for installation.

SENATOR FRANK L. MADLA, JR. NATURAL AREA UPDATE

Council member Nottingham stated the Madla Conservancy is having a fundraiser on April 1st at 4:00 p.m. at Scenic Loop Café. You can get tickets/make donations at the door. They will have a presentation by Dixie Watkins on the Northwest Arch. Brenda Reinhard has done an amazing job putting together the silent auction with some really impressive items. It should be really nice with good food and hopes to see everyone there. Brenda Reinhard stated they have approximately 38 baskets for the silent auction which include items such as food, art, timeshare in Park City Utah and many more. She'd like to remind everyone that the Madla Conservancy is a 501(c)(3), so tickets and auction items are marked as donations.

BOARD OF ADJUSTMENT UPDATE

Mayor Reinhard stated we do not have any Board of Adjustment Meetings to report.

POLICE DEPARTMENT ACTIVITY REPORT

Chief Bejar reviewed the February 2017 Monthly Report. They logged 882 hours worked, 4,579 miles driven, 39 traffic stops, 36 citations issued, 12 warnings and made 91 calls for service. Chief Bejar stated Crime Prevention is when the officer patrols a property on out-of-town reports.

PUBLIC WORKS ANNOUNCEMENTS

Chris Mikel reviewed the February 2017 Monthly Activity Report. Public Works continues to work on tree trimming, citizens brush chipping, road work, regular upkeep of the City and animal control. They are playing catch-up with citizen's brush chipping and trying to get any citizens that were missed. The chipper was dropped off at Vermeer at the end of the month to be serviced. They had to rewire the trailer, replace the lamp/pigtail connection on the chipper and get a spare tire in order to get the chipper to Vermeer. They replaced a speed limit sign that he thinks somebody clipped which eventually fell over in the street and was ran over. Additionally, they cleaned all the street signs and mirrors that they could reach. As far as animal control, they had to relocate a possum.

GFU UTILITY ANNOUNCEMENTS

Mayor Reinhard stated he spoke with Jeff English yesterday and GFU continues to have a good year. They wanted to remind everybody that on April 22nd, GFU is having its Annual Meeting at the Grey Forest Community (GFC) Clubhouse. It's the 50th Anniversary of the utility and all citizens are invited. They should have all received an invitation by postcard in the mail. They hope to see everyone there.

FIRE DEPARTMENT REPORT

Mark Montgomery stated there were five calls within the City limits for the month of February 2017; four EMS and one fire or other than fire which was a public assist. The average response time was 1.6 minutes, 2.4 average number of personnel and 1.2 average number apparatus. Brenda Reinhard stated she was one of those calls because of a terrible case of the flu and the response by the Fire Department was incredible. Mark Montgomery stated they hope to get that response on every call and thanked her. He stated last week, the Fire Department assisted with the pool cleanup and sprayed the pool with water to remove slime, etc. Council member Nottingham stated it was also good practice for the Fire Department and the GFCB was very thankful for the help.

NEW BUSINESS:

1. DISCUSSION AND ACTION ON CONTRACT FOR ELECTION SERVICES BETWEEN THE BEXAR COUNTY ELECTIONS ADMINISTRATOR ON BEHALF OF BEXAR COUNTY AND THE CITY OF GREY FOREST

Mayor Reinhard stated the City will be having an election on May 6, 2017. The City contracts with Bexar County to handle Early Voting and Election Day services for us. It's significantly cheaper for Bexar County to handle the election for the City than it is to run it ourselves. The City estimated cost is \$1,274.55. It is an estimate but typically, their estimates have been right on. The contract includes Early Voting at all Bexar County Early Election polling sites and Election Day voting at the Grey Forest Community (GFC) Clubhouse. Mayor Reinhard stated in order to conduct this election; we need to enter into the Contract for Election Services. Council member Darst stated every year, Bexar County rents the GFC Clubhouse to conduct the election. Maybe next year, rather than Bexar County paying rent for the GFC Clubhouse and the City pays Bexar County for contractual fees; we could take into consideration exchanging services when it comes to pricing. Mayor Reinhard stated that's not a bad idea and we can discuss it next year. Council member Howard made the motion to authorize the Contract for Election Services. The motion was seconded by Council member Nottingham and passed 4 YES / 0 OPPOSED.

2. DISCUSSION AND ACTION ON APPOINTMENT OF AGENT DURING ELECTION PERIOD IN THE CITY SECRETARY'S ABSENCE TO PERFORM THE DUTIES PROVIDED BY CHAPTER 31, SECTION 31.122 TO MAINTAIN OFFICE HOURS OF ELECTION AUTHORITY

Mayor Reinhard stated during the election, the City Secretary has mandatory office hours and has to be open a minimum of three hours a day during normal business. In the case where the City Secretary can't be in the office whether sick, vacation or we need additional hours covered, we want to have a deputy agent to cover these hours. This would be a motion to appoint Belinda McCall as that agent. Council member Howard made the motion to appoint Belinda McCall as agent during the election period in the City Secretary's absence to perform duties provided by Chapter 31, Section 31.122 to maintain office hours of election authority. The motion was seconded by Council member Darst and passed 4 YES / 0 OPPOSED.

3. DISCUSSION AND ACTION ON SETTING A DATE FOR MEET THE CANDIDATES RECEPTION

Mayor Reinhard stated every year during the election period, the City opens up City Hall on an afternoon to allow citizens to come in and talk to the Mayor and/or Council members who are up for election. We have one contested Council member position so we will again hold a Meet the Candidates Reception. Typically, we hold the reception a couple of weeks before the election. Looking at the calendar, April 23rd seems to be the only practical date. He would like to confirm with Holly Holleway and Kimberly Verity that they are available. He certainly would also ask that Council be there if possible. Council member Howard stated he might be out of town. Mayor Reinhard stated since he's unopposed, it shouldn't be an issue if he's not there. It was Council consensus to hold the Annual Meet the Candidates Reception on Sunday, April 23rd from 3:00 p.m. to 5:00 p.m. at the GFC Clubhouse if the candidates are available.

4. DISCUSSION AND ACTION ON SETTING UP A WORKSHOP BETWEEN GREY FOREST CITY COUNCIL AND BEXAR COUNTY ESD NO. 8 BOARD

Mayor Reinhard stated the President of ESD No. 8 Board, Mario Hune is present this evening and thanked him for being here. Mayor Reinhard stated they have been discussing having a Workshop where City Council and ESD No. 8 Board could get together to discuss our common needs, goals and issues we currently have. As brought up earlier, there have been discussions about signage at the station that will certainly be a primary topic of discussion. They've talked about

perhaps something on April 11th and most of Council said they are available. Mayor Reinhard stated he would like to tentatively set the meeting for April 11th at 6:30 p.m. at City Hall. The ESD No. 8 Board meets on April 4th and perhaps after their Board Meeting, Mario Hune, ESD No. 8 Board President can let us know if they have a quorum or if we need to cancel and reschedule. Council discussed additional dates so that if they don't have a quorum on April 11th, we could offer their Board other available dates. It was Council consensus that April 18th and May 30th could be alternate dates for a Workshop. Mario Hune stated he will confirm if ESD No. 8 Board will have a quorum on April 11th and will offer the Board the alternate dates if not available. Council member Hoffman asked Mario Hune what kind of communication they have with the constituents in their district. He's not quite sure he understands the purpose of the Workshop with only Grey Forest. The other areas of ESD No. 8 may be interested and want to attend. How can we get the word out to their entire district. Mario Hune stated their Board is fairly new. They are bringing in some fresh ideas and trying to make sure different parts of the district are represented. They are trying to put together more of a long-term plan. They plan to increase communication, participation and a lot positive ideas are coming in. With that being said, to answer the question, he doesn't know yet how they will get communication out there but he can say it's on their radar and something they want to build. Mayor Reinhard stated the reason for the Workshop is that the City and ESD No. 8 have an Interlocal Agreement and he feels it is important that that we have a better line of communication.

5. DISCUSSION AND ACTION ON BUILDING AND ZONING IN REGARDS TO USE OF PROPERTY, TO INCLUDE RENTAL ACTIVITIES

Mayor Reinhard stated the July 2016 City Council Agenda had a discussion item on how the City wants to handle rental properties due to some rental activities that was going on at that time. This continues to be a subject of discussion in the City so he's put it back on the Agenda for Council to deliberate on how they want to regulate specifically rentals. Other cities have lots of regulations regarding rentals and this is an opportunity for Council to determine what they want for Grey Forest. Council member Darst stated they've received some feedback from citizens that have concerns about different rental activities that have been going on in our community. She knows they've talked about it before and action wasn't taken when the opportunity was there. It goes back to our ordinance not being clear enough. The goal is to be transparent so that we know exactly what we can and can't do so we can enforce fairly. She collected information about short-term rentals from different municipalities to get a rounded view of what other cities do. Council needs to clarify what they want for the City and how to move forward with modifying this. There are long-term rentals and short-term which is 30 days or less. She thinks the approach should probably be different for both with the understanding that the City already knows that we currently have short and long-term rentals. Whatever decision they make, it's going to impact people. Personally she feels long-term rentals should be allowed. If you live on the property and have an extra habitable building on the property, she might be okay with short-term rentals as long as you're there to oversee it. There's also credentialing that needs to go into it. It's a business and you should be held to the same standards as other businesses for items such as insurance, building and fire inspections. Council member Howard stated he doesn't like to just come up with rules and regulations as he likes businesses to prosper. That's what has driven our country to where it's at today, but at the same time, you can't go unfettered. So is this a rental issue or is this a business issue. It is a real concern that people will come in from out of town and wander our local streets. Therefore, he'd be inclined to say that yes we should regulate short and long-term rentals but we also need to look at other businesses in the City because they're out here. Council member Hoffman stated "this is a business. Ordinance No. 45B doesn't allow businesses in Grey Forest. The ordinance states "Occupations and businesses typically not performed at home", motels are not typically performed at home, it just doesn't fit. Airbnb is getting lots of press these days. He saw a story about Iceland where the character is being changed by Airbnb. Tourists are flocking from all over the world to Iceland to see its beauty and natural springs. It has changed their character and personality of what used to be real mom and pop places for the residents that live there. That has him very concerned. As for when Kris Hochart came to Council last year and indulged all of them to look after his property if there were any problems, he's not there to look after rental problems that Kris has." Kris Hochart stated he didn't ask him to do that and he's personally at the property every week. Council member Nottingham stated she has a lot of concerns on both sides. She would like to know what the rest of the community feels. Council has heard from some citizens, but from what she understands, we have possibly six Airbnb's in the neighborhood. She had no idea and assumes they're not causing a lot of issues since we didn't know. She would like to talk to neighbors and see if they have had any issues with it since the inception. She's very concerned about the use of the pool and creeks. If the City allows it, it'll put more work on our staff. We don't have a Fire Inspector but is sure these places need to be inspected for fire codes. She thinks we'd need the tax money to offset the additional cost to

the City if we allow this. Mayor Reinhard stated his feelings are that he moved to Grey Forest to be part of a community where there are residents. Especially in a small community like ours, we establish relationships. This is a residential place. In his opinion, he feels we have some excellent residents that are long-term rental properties. They are citizens of Grey Forest and many have helped with various functions in the City. In general, he has a problem with short-term rentals even though there are probably some great people. You could meet fantastic people who make a contribution for today, but we're in Grey Forest for a lifetime or longer. Mayor Reinhard stated Council needs to decide how the City wants to address rentals and businesses whatever the direction is. We also certainly need to make sure we're within our legal bounds of what we can and can't do. The floor was opened to Council and citizens for discussion. Kris Hochart stated he would like to humbly address Council. He appreciates each of their perspectives and the way they've approached establishing regulations for the City. When he decided to do short-term rentals, he saw that precedent had already been established in the City. Because his property has been the subject of disclosure for having three different rentals on the property, the short-term rentals addressed the population concern as the units would not always be occupied. It also puts less wear/tear on the property and streets because the people occupying them are going to restaurants, Six Flags, SeaWorld, etc. Another reason was the nuisance factor that could be created with and amongst his neighbors. By allowing the property to be a short-term rental, it forces him to operate at a higher standard than it does for a long-term lease. A long-term rental has the majority of the responsibility for the care and upkeep of the property. On a short-term rental, he bears the burden of that responsibility. With that said, part of his decision to do short-term rentals was also based on his discussion with the City Secretary who stated the ordinance does not address short-term rentals. Additionally, a discussion with the City Attorney who stated the ordinance doesn't address short-term rentals. He's a proprietor and encourages instituting a hotel tax defined by the State as anything less than 30 days. The City could use the money to take care of the parks. He would challenge that short-term rentals create problems considering at least one property has been rented out on Airbnb for two years now. If you're going to legislate and create rules, there needs to be clarification. The real issue is when neighbors are having issues with other neighbors because of the fear of the unknown. Before the ordinance was amended in 2015, it specifically stated bed and breakfasts were not allowed. Why was that removed. He is a member of this community and holds his property to extremely high standards. Tom Haberman stated he has some rebuttal on what Mr. Hochart just said. It's not unclear what our regulations are. Under Section 9 it states "Use of property, allowed general use in district A and B, Single Family Dwellings along with guest quarters and accessory buildings typical for a residence". Additionally, Section 8 addresses "Impervious Coverage requirements", you're not supposed to cover more than 33 percent of your total property. As to the government, what are you doing about this. There's nothing unclear about allowed use of property in Grey Forest, it's written right in the ordinance. Matt "Sunshine" Baker stated he made nearly a million dollar investment in this community. One of the things that attracted him to the community was he read the City Code that states only one historic business allowed, Grey Moss Inn. He came to live in a very unique, special place and would hate to have this no longer be a one-of-a-kind community. Every member of the community could be potentially affected by these short-term rentals and that should be considered. Gigi Duke stated the house next door to her has twelve bedrooms; she's a sitting duck for a BNB. Susan Beavin stated it goes back to the bigger issue of defining what you want as a business. You have small in-house studios that don't get a lot of traffic. You have the wedding venue across the street. You have long-term and now short-term rentals. Susan Beavin asked where you want to draw the line. Mayor Reinhard stated we've heard different perspectives from Council, citizens and property owners. He asked if Council had any recommendations on how they want to move forward. Council member Nottingham stated she thinks they need to do some research. Talk to the people that already live next door to the existing short-term rentals. If it's not causing them a problem, then is it really changing the character of the City if we've had these going on for two years and no one knew they were here. We should at some point meet with the City Attorney to make sure the regulations are strict and enforceable. Council member Darst stated she thinks that we do need to consider that it's dynamic, it's ever-changing. She's not saying that there have been problems, but as companies are more present and on social media, we're going to see more of this. Council member Hoffman stated we're missing the point here and getting wrapped around the axle over short-term versus long-term. What we're actually talking about here is multifamily or multiples units. The characterization of what he's doing is setting up a multi-unit motel. In addition, for some reason Bexar County won't look into the septic. He's going to put twelve people on that 700 gallon septic tank and that's something we're all going to have to live with around here. What he ran into is that the septic is so old that it's never been registered, therefore, because it's not registered, as far as Bexar County is concerned, there's no septic there, how ridiculous is that. Council member Nottingham stated Andy Winter

has been contacted to look at the septic system again just to make sure everything is where it should be. Mayor Reinhard stated this type of situation was not contemplated when the ordinance was written. As we're moving forward and things are changing, we need to change. The question is what we want for our community. A change is not going to happen overnight either. Mayor Reinhard asked that Council do their research on what they think is important for the community and bring back ideas for a starting point to move forward.

UNFINISHED BUSINESS

6. DISCUSSION AND ACTION ON REQUEST SUBMITTED BY MOBILITIE INTELLIGENT INFRASTRUCTURE FOR PLACEMENT OF A POLE STRUCTURE

Mayor Reinhard stated this item has been on the Agenda for a couple of meetings now. Council member Howard has been gathering information and working with Mobilitie on it. Council member Howard stated he received a proposed contract from Mobilitie. After reviewing the contract, he sent it back to Mobilitie to add additional information in the contract. First, the proposed location of the pole structure was not included in the contract. The original request was to place the pole by Grey Moss Inn and then they moved it to behind City Hall but neither will work. The current proposal is across from City Hall on the lot off of Cedar Crest. Second, it didn't include the revenue to be paid to the City. They either provide a capped dollar amount or four percent of revenue which makes more economic sense. Last, Wi-Fi to the City wasn't addressed. Mobilitie doesn't provide the Wi-Fi but will install what we purchase. Mobilitie advised they will make these additions to the contract. He will bring the contract back to Council once he receives it. Council member Nottingham stated she was asked by a citizen if we have a choice of color for the pole structure. Council member Howard stated yes. Council member Hoffman asked what the height of the pole is and if his understanding is correct in that it has a red light on top. Council member Howard stated 120 feet with a red light on top. Council member Hoffman asked if there is an example anywhere in the vicinity where we could go to see the brightness of the red light. He'd like to look at it from the ground perspective at night. Additionally, does there absolutely have to be a light regardless of the height of the pole. If the pole was mounted higher geographically or if there was an alternative site where the pole could be shorter and therefore not have a light, are these options. Council member Howard stated in their discussions, it's his understanding that they want the pole as low as possible because of the signal they're trying to capture. Council member Hoffman asked that his questions be brought to Mobilitie for clarification.

7. DISCUSSION AND ACTION TO CONSIDER AMENDING ORDINANCE NO. 164 AS AMENDED, ESTABLISHING RULES AND REGULATION REGARDING OAK WILT

Mayor Reinhard stated at the last meeting, they asked Council member Nottingham and Laurie Hawkins to provide options for amendments to the Oak Wilt Ordinance. Council member Nottingham stated the discretion was under Scope (B). There was question of whether it should be painting of wounds on all manmade trees or just oak trees. There was discussion on Firewood and adding the ETJ along with a better description. Tree permits had two options where any person or business that trims or removes trees shall obtain a permit and have a Tree Maintenance License from the City of San Antonio. The question was should it be required on all trees or just oak trees. She would like to add number 5 as an exception which is where they discussed if the resident is working with an unlicensed group of people, the resident can get a permit without them having the Tree Maintenance License but must be physically and visually there at all times. If the resident can't be there at all times, then all wounds or cuts shall be painted regardless of its species. Number 6 clarifies that a resident performing their own work, on their own property does not need a permit. Council member Howard stated he thought one of the issues here was that this is an oak wilt issue. The ordinance is titled oak wilt but we keep going back to all trees. Council member Nottingham stated part of the issue is that some people can't identify an oak tree. Mayor Reinhard stated he would like to go through the options one at a time.

Section B. Scope (1). Painting of wounds. It was discussed the ordinance currently reads all man-made wounds to oak trees shall be painted. The other option is to require all trees be painted regardless of species or just oak trees. Council member Darst made the motion to leave this section as it is, Scope, Painting of Wounds as it currently reads to include the word "oak". The motion was seconded by Council member Hoffman and passed 4 YES / 0 OPPOSED. It was noted only oak trees shall be painted.

Section B. Scope (3). Firewood. This change would prohibit residents from bringing firewood in the City from diseased trees and instructs them to use only well-seasoned wood. The bolded text is new wording. Council member Hoffman

stated he's fine with this wording but doesn't see how we're going to enforce it either way. Council member Nottingham stated this goes back to if we don't put something in the ordinance, then the issue will come up. If we have something in the ordinance that states it has to be seasoned and dried, you can visually see that to enforce and possibly prevent the spread of oak wilt through burning diseased wood. Council member Howard stated he would really be cautious about traipsing onto somebody else's property and inspecting their wood. Council member Howard made the motion to leave this section as it currently reads. The motion was seconded by Council member Hoffman and failed with 2 YES / 3 OPPOSED by Council member Nottingham, Council member Darst and Mayor Reinhard. Council member Hoffman stated although the motion failed, the wording remains the same as it currently reads, the motion wasn't needed. Council member Nottingham made the motion to accept the rewording prohibiting firewood from diseased trees. The motion was seconded by Council member Darst and passed 3 YES to include Mayor Reinhard / 2 OPPOSED by Council member Hoffman and Council member Howard.

Section B. Scope (4). Tree Permits. The current ordinance reads any person for any form of payment or compensation, trims or removes trees, shall obtain a permit. The other option is permits shall be obtained only when trimming or removing oak trees, adding the word "oak". Council member Howard made the motion to change this section and add the word "oak" before "trees". It was discussed right now, no matter what species of tree, if you're receiving payment, you shall obtain a permit. The proposed motion would only require a permit if it's an oak tree. The motion was seconded by Council member Hoffman and passed 3 YES to include Mayor Reinhard / 2 OPPOSED by Council member Nottingham and Council member Darst.

Section B. Scope. Council member Nottingham stated she would like to add a sub-bullet under Section B. Scope (d). Tree Maintenance License. Add an exception for residents having trees trimmed or removed for payment, remuneration, or any other form of compensation by unlicensed people. The resident will be required to obtain a permit free of charge, resident be physically present and visually supervising. If resident can't be present, all cuts or wounds regardless of species must be painted. This allows the resident to be responsible for work on their own property using unlicensed people. Council member Howard made the motion that we table this portion until it's redrafted into ordinance form. There was no second to the motion and failed. Mayor Reinhard stated he will make the noted changes to the ordinance.

Council member Nottingham stated she wanted to add a section stating residents performing their own work on their own property do not need a permit. It was noted this is covered under Section B. Scope (4). Tree Permits and this addition isn't needed.

James Swisher asked if the ordinance addresses excavation and the spraying of the roots. He stated when excavating, if you're next to a chinaberry and an oak tree, it's very difficult to discriminate which root you spray and which one you don't. It would probably be good just to spray it all. Council member Hoffman stated again, he thinks this goes back to the fact that we're not giving people enough credit out here that they want to take care and preserve the oak trees. Council member Nottingham stated it's probably a good idea to add. Mayor Reinhard stated we will carry this agenda item over to the next meeting in ordinance form.

8. DISCUSSION AND ACTION ON CHANGING THE TYPE OF MAILBOXES THAT ARE NOW ON CITY PROPERTY

Mayor Reinhard stated he asked Council member Darst to look into this. Council member Darst stated the last time she spoke with the Post Office, the individual she spoke with stated we need 100% citizen agreement and participation to make any changes to the mailboxes. This time she spoke with the Post Master and was advised that was only the case if the Post Office installed and paid for the new mailboxes. In addition, he expressed his support of the City replacing the boxes with secured ones. Therefore, if the City moves or replaces the mailboxes at our own cost, we don't need 100% citizen participation. Mayor Reinhard stated we've had some reports of mail and items missing out of unsecured mailboxes. It's becoming increasingly problematic. Another thing to consider is that the mailboxes are located along Scenic Loop Road which is a very busy street. Council could consider a central location for the whole City. It was discussed some of the mailboxes are occupied by people in the ETJ and that would need to be addressed. Council member Darst stated she pulled some information on the cost of cluster boxes. She provided information on decorative boxes and non-decorative. It seemed as though the 16 door cluster box units were the most popular so she put together estimates based on those although they do have boxes with less doors. The cost ranges from \$11,760 for decorative

boxes to \$8,785 for non-decorative. The cost comparison doesn't include the concrete slab for placement of the boxes and installation. The Post Office would supply the lock to the master door so the mailman can deliver the mail. Currently there are 111 mailboxes on Scenic Loop Road. She doesn't know if all of them are actively used. She placed the estimate at 120 boxes just to give growth. In addition, you need to consider that you're going to have some people that currently rent a box and would rather have a secured box in the City if available. There are different kinds of pergola awnings that you can get. The GFC Board is also talking about a community communications board for the parking lot at the clubhouse. Maybe we could consider incorporating the sign with the mailboxes, making it a community gathering center where you could visit with your neighbors. She would have to confirm with the Post Master if he supports the location moving, she's not clear on that. The pricing is also based on quantity purchases. Council member Hoffman stated he finds it rather striking that the U.S. Postal Service, Big Brother, requires 100% participation but if small little Grey Forest pays, then we can just decide on our own. This seems a bit striking. In addition, who would be responsible for maintaining the boxes. Mayor Reinhard stated it's on City property so the City would be responsible. He stated another option can be to just encourage people to purchase the locking boxes at the current location. Mail theft is common, but this would be an easy solution that each citizen can exercise on their own. They could then control their own key and their own destiny in how big they want the mailbox. It might be a good idea for the City to survey the citizens to see what their opinion is and what they want. Council member Howard stated he personally thinks it's the citizens' responsibility to maintain their mailbox. Council member Nottingham stated the City can provide the location for the mailboxes, encourage citizens to purchase their own individual secured mailboxes and they can decorate them as they'd like therefore, keeping the façade that most people like. The only thing we might need to possibly coordinate with the Post Office is the arrangement if it helps them as far as distributing the mail. Mayor Reinhard stated it sounds like we should start with a letter to citizens encouraging them to get their own secured mailbox. Perhaps the City could somehow improve the location for the mailboxes. Council agreed they would like to get input from the citizens.

9. DISCUSSION AND ACTION TO CONSIDER AMENDING ZONING ORDINANCE NO. 45B AS AMENDED, SECTION 18: SIGNS

Mayor Reinhard stated this item was on the agenda for discussion at the last meeting. He stated the ordinance on signs is two sentences and it doesn't really address some of the issues. Based on what he's previously heard from Council and citizens input, he drafted a concept based on those discussions. Council isn't going to act on the concept he put together, it is just a starting point for Council to consider based on what he's heard. Council needs to clarify how we regulate signs but still allow people to express themselves. Mayor Reinhard stated he didn't get the concept out to Council until yesterday so they probably haven't had the opportunity to review what he put together. He suggests that Council take this information to review and table this item until the next Council Meeting.

There was no further business. Mayor Reinhard adjourned the Regular Council Meeting at 8:57 p.m.

These minutes were written/recorded by Shawna Kinsley.

These minutes were approved as ~~written~~ amended on the 25 day of April, 2017.

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