

**MINUTES
SPECIAL CITY COUNCIL MEETING
CITY OF GREY FOREST, TEXAS
GREY FOREST COMMUNITY CENTER
18249 SHERWOOD TRAIL
HELOTES, TX 78023
December 22, 2021 at 6:30 PM**

I. CALL TO ORDER

Mayor Charles M. Thornton Jr. called the meeting to order at 6:31 p.m.

II. ROLL CALL

Mayor Charles M. Thornton Jr., Mayor Pro Tem Geri Poss, Council Member Susan Darst, Council Member Sean Skaggs, and Council Member Kimberly Verity.

Absent: Council Member Jennifer Nottingham

Staff Present: City Secretary Miguel Cantu and Administrative Assistant Nichole Heinrich.

III. PLEDGE OF ALLEGIANCE AND INVOCATION

The meeting commenced with the Pledge of Allegiance.

IV. PRESENTATIONS BY CITIZENS AND VISITORS

Mr. Emory Bluhm wished to address the City Council regarding the Guajolote Ranch Tract. Mr. Bluhm stated he was President of the Scenic Loop Helotes Alliance. He stated their objective was to maintain the status of the historic Scenic Loop and the native tree canopy intact. Additionally, he stated they were seeking to protect the visual, physical, and aesthetic quality of existing nature and support the protection of the regions historical, cultural integrity. Lastly, his group supported the protection and preservation of the region's natural beauty and resources including water and endangered species from pollution. Mr. Bluhm provided further information informing council changes were made by Texas Department of Transportation that concluded in the classification of Babcock Road to a collector of textile. Conclusively, Mr. Bluhm asked how SAWS could deviate from the 2010 North Sector Plan created by the City of San Antonio.

Ms. Laurie Hawkins wished to address the City Council regarding the Guajolote Ranch Tract. Ms. Hawkins stated she was the local arborist and also an ecologist. She was excited the City of Grey Forest City Council was looking to pass a resolution to stop the construction of a sewer line down the creeks. She believed this was a good first step in the ongoing process and provided her support.

V. NEW BUSINESS

- a) Discuss and take possible action regarding the proposed sewage infrastructure options for the development of the Guajolote Ranch Tract residential project that was presented to the San Antonio Water System (SAWS) Board of Trustees on December 7, 2021.**

Mayor Thornton stated he attempted to watch the SAWS Board of Trustees meeting on December 7, 2022; however, he viewed the presentation on SAWS website. The agenda item from the SAWS Board meeting was *C. Briefing and deliberation regarding sewer service to the Guajolote Ranch Tract*. During the briefing four options were presented to include 1) Multiple new lift stations 2) Oversized Gravity Sewer Main 3) On-site

wastewater treatment plant and 4) Septic system. Council member Verity stated she wanted to summarize the briefing. She stated that the developer was proposing four options. Number one and number two were the options that were the most terrifying for the City of Grey Forest because number two was to run pipe down our creeks. Number one was to run pipe across Babcock and down towards Crown Ridge area. The third option was for the developer to have his own waste management system built on site, treated, and pumped back into the creek at the Guajolote Ranch development. The fourth option was to build septic tanks on each property, which would mean the developer could only build 2000 homes instead of 3000 because of the Bexar County mandate of a half-acre lot requirement. The SAWS Board of Trustees towards the end of the meeting stated option number one and number two probably are going to be taken off the table because they were not good options. A SAWS representative for the developer stated they would like option number three, which is to allow a wastewater management system. To conclude, Council Member Verity stated option three would be discussed at the next board of trustee meeting. Council Member Verity additionally explained there were power in numbers and a letter should be prepared and sent to the SAWS Board of Trustees with the resolution. Mayor Thornton stated a letter would be prepared and sent with the resolution that would be discussed as the next topic.

NO ACTION TAKEN.

- b) **Discuss and take possible action on Resolution No. 2021-17R, a resolution of the City Council of the City of Grey Forest, Texas expressing opposition to the development of the Guajolote Ranch Tract ("Project") including opposition to the infrastructure sewer options for multiple new lift stations, oversized gravity sewer main and on-site wastewater treatment plant, opposition to the extension and development of the sewer CCN at the proposed location of and to the Project and any location along creeks due to the negative environmental impacts, disruption to the Natural Creek Systems, and collateral consequences; and opposition to the San Antonio Water System Board approval thereof. (amended as indicated with cross-through text being deletions and underline text being additions)**

MOTION MADE BY COUNCIL MEMBER VERITY TO APPROVE RESOLUTION NO. 2021-17R WITH AMENDMENTS, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREY FOREST, TEXAS EXPRESSING OPPOSITION TO THE DEVELOPMENT OF THE GUAJOLOTE RANCH TRACT ("PROJECT") INCLUDING OPPOSITION TO THE INFRASTRUCTURE SEWER OPTIONS FOR MULTIPLE NEW LIFT STATIONS, OVERSIZED GRAVITY SEWER MAIN AND ON-SITE WASTEWATER TREATMENT PLANT, OPPOSITION TO THE EXTENSION AND DEVELOPMENT OF THE SEWER CCN AT THE PROPOSED LOCATION OF AND TO THE PROJECT AND ANY LOCATION ALONG CREEKS DUE TO THE NEGATIVE ENVIRONMENTAL IMPACTS, DISRUPTION TO THE NATURAL CREEK SYSTEMS, AND COLLATERAL CONSEQUENCES DIRECT AND INDIRECT IMPACTS; AND OPPOSITION TO THE SAN ANTONIO WATER SYSTEM BOARD APPROVAL THEREOF. ADDITIONALLY, THE FOLLOWING AMENDMENTS WERE MADE.:

- 1) WHEREAS, the City Council recently became aware of the Guajolote Ranch Tract (hereinafter referred to as the "Project") which is a project primarily for the construction and development of a residential area located on Babcock Road and Scenic Loop Road, in the City of San Antonio Extra Territorial Jurisdiction, and over the Edwards Aquifer Conservation Contributing Zone consisting of approximately 1,160 acres; and
- 2) WHEREAS, the City of Grey Forest was initially developed due to its scenic beauty as the area abounds with a forest of grey-green live oaks, meandering creeks, and many stone cottages, called summer houses, dating back to the late 1800's early 1900's; and
- 3) WHEREAS, the City of Grey Forest owns and maintains the property that was the Scenic Loop Playground Club which consists of approximately 28 acres of greens spaces, trails,

- Lee Creek, which is a natural spring fed creek, and the Helotes Creek riparian area; and
- 4) WHEREAS, the City of Grey Forest is comprised of historic-aged structures that would qualify for be recommended as contributing to a National Register of Historic Places (NRHP) eligible historic district based on a reconnaissance-level field survey; and
- 5) SECTION 1. That the City of Grey Forest, Texas, confirms, by this Resolution, its opposition to the development of the Guajolote Ranch Tract Project including opposition to the infrastructure sewer options for multiple new lift stations, oversized gravity sewer main and on-site wastewater treatment plant, opposition to the extension and development of the sewer CCN at the proposed location of and to the Project and any location along creeks due to the negative environmental impacts, disruption to the natural creek systems, and collateral indirect and direct consequences; and its opposition to the San Antonio Water System Board approval thereof.
- MAYOR PRO TEM POSS SECONDED THE MOTION. COUNCIL VOTED 4-0.

VI. ADJOURNMENT

MOTION WAS MADE BY MAYOR PRO TEM POSS TO ADJOURN AT 7:08 P.M. COUNCIL MEMBER VERITY SECONDED THE MOTION. COUNCIL VOTED 4-0.

PASSED AND APPROVED THIS 8TH DAY OF FEBRUARY, 2022.

APPROVED:



Charles Mitchell Thornton, Jr.
Mayor

ATTEST:



Miguel Cantu, TRMC
City Secretary



