

# The FAIR OAKS Gazette

May 2014

Volume 4 Issue 5



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

## From the Mayor's Desk...

*"Everyday is a Good Day in Fair Oaks Ranch"©*

Many readers will agree that January 2014 created "city-wide fireworks" with City Council's acceptance of a Petition for Voluntary Annexation submitted by a private property owner on Ammann Road. At that same Council meeting, two Public Hearings were scheduled – February and March - to allow for public input. And...the public came and spoke! April Council meeting was to vote on annexation. In case you did not hear, Council voted not to annex the Ammann Road's 345 acre property.

For the most part, the public input was respectful utilizing email, telephone or in person. Many longtime residents expressed confusion as they were assured many years ago by long-time Mayor "Boots" Gaubatz that the City would never go beyond 5,000 acres which happens to be the size of the original working Fair Ranch. "How does the City have this Extraterritorial Jurisdiction (ETJ) since San Antonio would only let us incorporate if we established no ETJ? (Shameful plug: the City's 25th Anniversary book by local Gary Younglove, Visions to Reality shares great insights to how this city began and evolved. First Edition signed by author is available for purchase at City Hall.)

About 2003 or so, City Hall under the ever-watchful eye of Boots became concerned about "what might be built on the other side of Ralph Fair Road across from our city as it was San Antonio's ETJ. Being proactive, he and then City Administrator, Roy Thomas, visited the City of San Antonio (CoSA) to discuss with them a possible release of its Ralph Fair Road ETJ to the City of Fair Oaks Ranch.

After months went by with no real information exchange, CoSA notified FOR that they were willing to release 3,200 plus acres of their ETJ to our City. This was totally unexpected and the FOR City Council voted to accept the ETJ release offer that included Dietz-Elkhorn beginning at Old Fredericksburg Road to FOR's city limits, IH 10 frontage area where Frost Bank and Fair Oaks Village are located and off Ralph Fair Rd. from Dietz-Elkhorn up toward and including

a portion of Ammann Road. The City Council and Mayor Gaubatz realized this as a positive decision versus leaving it as CoSA ETJ with little to no influence from FOR as to what would develop...mid/large commercial, big stores, apartments, very high density housing developments, etc.

Discussions ensued between the City and the ETJ private property owners at that time concerning a GBRA water reservation commitment opportunity; the ETJ property owners that committed to GBRA have continually paid for their GBRA water reserve allocation without or with development. Approximately nine annexations occurred without official plans to initiate development for a number of years particularly along Ralph Fair Road. The 2008 recession sternly curtailed development growth; likewise, the current robust Texas economy has resurrected development growth at a swift pace. This current growth is moving rapidly out IH 10 West into the Hill Country and spreading both east and west. We all experience it whether on IH 10 East or West, Ralph Fair Rd/Hwy 3351, retail stores, grocery stores, medical services, etc. Generally that experience is one of frustration.

Tremendous interest is occurring at Fair Oaks Ranch in both annexed and ETJ lands for development including residential and commercial. Developers are bringing products, such as packaged wastewater plants to City Hall that changes the City's Land Use Plan guide. Many property areas thought to use septic only find another option with packaged wastewater plants. In addition, SAWS presence into the front portion of the City off IH 10 and Dietz-Elkhorn again negates larger lots with septic. Mayor Gaubatz and Council again with long-term vision worked with SAWS to come into the area as a third water source for our City with an Interconnect water line. There are pros and cons to each and every action beginning in 1988.

*(Continued on Page 2)*

# FAIR OAKS RANCH

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## ARTICLE INFO

The Fair Oaks Gazette is mailed monthly to all Fair Oaks Ranch area residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for the Fair Oaks Gazette, please email it to [fairoaksranch@peelinc.com](mailto:fairoaksranch@peelinc.com). The deadline is the 15th of the month prior to the issue.

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### From the Mayor's Desk (Continued from Cover Page)

Moving into Fair Oaks Ranch in 1987, I savored the dark skies, super bright stars, no traffic on IH10 West after or before Wurzbach, the quiet, the wildlife and mostly the rural atmosphere with fewer than 500 homes on the original 5,000 acre Fair Ranch. This was definitely a personal panacea for my "quality of life" desires. Yet the Boerne sidewalks rolled up at 5:00pm. Electrical power went out regularly each week. Technology was non-existent. No mega shopping or grocery stores. Life has changed in Fair Oaks Ranch and surrounding areas over my 27 years as a resident...again, there are pros and cons to each change...and "quality of life" albeit it changed still exists today for me personally.

Back in the 1930s or so, Ralph Fair, Sr. bought ranch lands until reaching 5,000 acres for a long-standing, highly respected and very professional working ranch. After the passing of both Mr. & Mrs. Fair, Sr., the remaining family members decided to "develop" the ranch land in the 1970s rather than continue as a working ranch. The developer for the original 5,000 acres is Fair Inc. /FAIRCO and that is the developer the City has a long-time working relationship with. The City as a whole has been most fortunate to have one primary developer since the 1970s and on-site. The majority of residents live within those original 5,000 acres and there is little left that FAIRCO has to develop today. The ETJ brings other developers into Fair Oaks Ranch for both residential and commercial projects.

Although, a Texas city has minimal authority in the ETJ, a Development Agreement is a legal tool providing a city the opportunity to "negotiate" a development plan. The Development Agreement is a separate contract that stands on its own and does not need annexation to move forward. Traditionally, FAIRCO always submitted a Petition for Voluntary Annexation before developing raw land not after a development was completed.

Annexation regarding land/property is the legal process of changing the status of that property from belonging to an unincorporated area such as ETJ to belonging to the area of an incorporated municipality or city. Why do cities annex?

There are some basic principles: (1) provide growing urban/urban-rural areas with municipal services and exercise regulatory authority necessary to protect public health, safety and welfare for the whole; (2) maximize continuity throughout the city and its ETJ; (3) ensure that residents/properties/businesses outside a city's corporate boundaries who definitely benefit from access to the city's services and/or facilities share the tax burden associated with the construction, maintenance and/or contractual agreements of city facilities and services.

Annexing ETJ property allows the City of Fair Oaks Ranch to implement its ordinances/laws into the area. For instance,

Oak Wilt Ordinance, Animal Control, Nuisance Ordinances, No Fireworks plus many other ordinances generally falling under Public Health, Welfare and Safety. Maximizing continuity allows for more cohesive city development and growth. The third one in the analysis when considering "to annex or not to annex" involves sharing tax burden. Residents in the city's ETJ generally travel the city roads

(Continued on Page 3)



# FAIR OAKS RANCH

## From the Mayor's Desk (Continued from Page 2)

and call the same 911 number for emergencies services. Mutual Aid Agreements between entities such as police, fire, and EMS generally has our city services arriving first at the scene for ETJ calls. Yet they do not pay toward those two expensive and primary services as the annexed citizens. They share in the services but not the investments of yesterday, today or the future.

Based on the Federal Census reports for 2000 and 2010, Fair Oaks Ranch is blessed with a highly educated demographic population plus higher than average per capital income. Personally, I know we have extremely accomplished citizens with great careers past and present with many responsible for large budgets, business ownership, etc. Often a new resident will state "low city taxes" as one of the reasons they chose Fair Oaks Ranch as home. Being that the City started with \$ .25 cents/per \$ 100 valuation tax rate in 1988 and currently the property tax rate is .2663 cents/\$100 valuation does not tell the whole story. There are two different city budgets – General Fund receives revenue from property taxes, sales tax, franchise fees, etc. The FOR Utility is an Enterprise Fund and receives its revenue from a customer base that purchases its products/services – water and wastewater. The two fund accounts operate separately.

Yes, the City has a strong fiduciary record and plans to maintain such. So how has the City since 1988 been able to initiate and grow its facilities and services to the citizens at such a low increase in the property tax rate? With the City primarily residential, there is only one way that has occurred: continual annexation of at least 75+ developments over the 25+ years. Property taxes provide approximately two-thirds of annual revenue with sales tax and franchise taxes another 8% each. Both sales tax and franchise taxes are variable sources of revenue much like permit fees, etc. At some point, when there is no more opportunity for annexation/development, the tax burden will rest totally on the annexed residents within 5,000 acres or 8,200 acres.

New developments for annexation are analyzed as to the General Fund's expected property tax revenue and allocated expenses. For instance, if we use a potential of 500 new homes with \$400,000 average cost that gives an appraisal valuation of \$ 200 Million; apply the current tax rate of .2663 per \$100 and the City can expect approximately \$ 532,600 property tax revenue at full build out which may take 4-7 years. Assume this particular development will be gated which means the streets inside that gate are not public; the streets belong to the gated community and they will pay for all construction and continuing maintenance of those streets. What then is the expected City costs associated with annexing this 500 home development? Based on current costs for emergency services, administration processes, staffing, etc., we calculate approximately \$100,000-115,000 per year at full build out. General Fund receives \$ 532,600 revenue and spends approximately \$ 115,000 which provides over \$ 400,000 for the city as a whole. That \$ 400,000 minimizes the need to increase property tax rate by 3-4 cents in today's budget dollars. Annexation like development has its pros and cons.

## STRATEGIC PLAN/STREET BOND PROCESS

Council provided City staff with a timeline direction for preparation. Council voted unanimously to chose Election Date of November

2014 instead of May 2015. Staff will take 60-90 days to gather and organize facts and figures for a potential bond review by Council. Approximately 23% of the bond will include reclaiming shoulders of older streets in the north portion of the city with major work on Fair Oaks Parkway and portion of Dietz-Elkhorn with expected costs in the \$4-5 Million range. More to follow as staff gathers the data.

## STAFF INCREASE

Due to current Police Officer receiving orders to report for military duty in May, Chief Rubin received the go-ahead from Council to hire another officer now as he would be allocated one in the new fiscal year of Oct. 2014-Sept. 2015.

## CLOSING

As Spring continues to rush toward Summer, please practice water conservation as there are strong indicators already that this may be a very dry summer again.

Again, special thank you to Peel, Inc. to have Fair Oaks Ranch submit monthly. We are learning that some residents may not be receiving this publication. If you are reading this, please check with your neighbors/friends/family members to ensure they are as well; it should be reaching everyone in the 78015 zip code. Go to [www.peelinc.com](http://www.peelinc.com) to sign up for electronic notification or mailing desire.

Respectfully,  
Cheryl Landman  
Mayor

## JESSE E. GUERRA JR.

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# FAIR OAKS RANCH



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## Rotary Club of Fair Oaks Ranch

The Rotary Club of Fair Oaks Ranch meets every Wednesday at noon at the Fair Oaks Ranch Golf and Country Club.

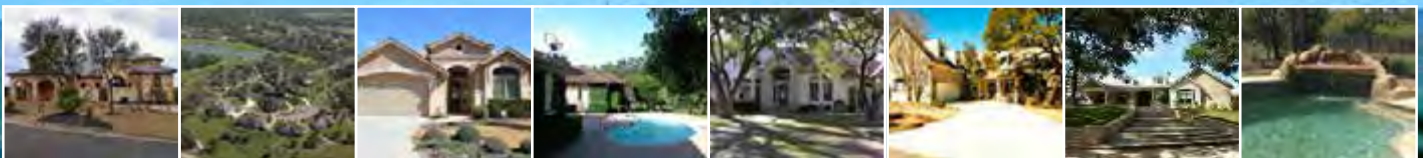
The Rotary Club is serving the community with Meals-on-Wheels. If you know someone who may need the Meals-on-Wheels Service, please contact Fran Driskell (210-414-1981) for more information. Remember, Meals on Wheels is not means tested.

The recipient may be recovering from surgery, be shut-in (permanently or temporarily), etc.



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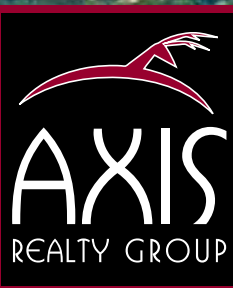
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# FAIR OAKS RANCH

## HISTORICAL EXPERTS TO SPEAK AT WALKER'S CREEK EVENT

The Kendall County Historical Commission has announced that an historic author, a Texas Ranger researcher, a percussion firearms expert and a Comanche scholar will be the speakers at the June 8 Battle of Walker's Creek commemorative event,

Sam C. Gwynne, author of the Pulitzer-nominated book *Empire of the Summer Moon*, will set the stage describing the historical account of the taming and then settling of the American West. Mike Cox, Texas Ranger researcher and author, will introduce Major John Coffee "Jack" Hays and his Company of Texas Rangers, who introduced the Colt Paterson "five-shooter" revolver to the Comanche Indians.

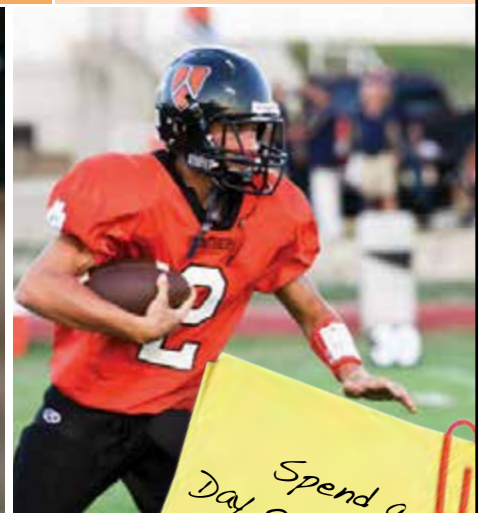
Frank Graves, percussion firearms expert, will describe the evolution of the "five-shooter" Colt Paterson and its off-spring – the Colt Walker six-shooter and later Colt pistols. Dr. Joaquin Rivaya-Martinez, Texas Tech professor and Comanche scholar, will introduce us to the Comanche of the 1840's.

The Kendall County Historical Commission is presenting the commemoration on Sunday, June 8 at the historic Sisterdale



Dance Hall. Food, drinks, prints of an original painting, a silent auction and a raffle of a replica of the Colt Paterson revolver, a replica of the Colt Walker revolver, and a replica Bowie knife will also be available. Proceeds will benefit Kendall County historical preservation activities, the historic county jail and the Sisterdale Volunteer Fire Department.

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The Lodge at Leon Springs is pleased to announce the addition of several newly-constructed one bedroom cottages, broadening independent living choices available for seniors in our community. Our spacious one and two bedroom cottages (800 & 1,500 sq ft, respectively) are each equipped with large screened patios, a fully functional kitchen as well as a laundry room with washer and dryer. Cottage residents enjoy dining options that include the delivery of three hot meals to their home(s) or joining friends and fellow residents in our assisted living home. For the comfort and convenience of our residents, The Lodge provides housekeeping, as well as facility and grounds maintenance. Activities are offered and designed to enhance quality of life and encourage new friendships.



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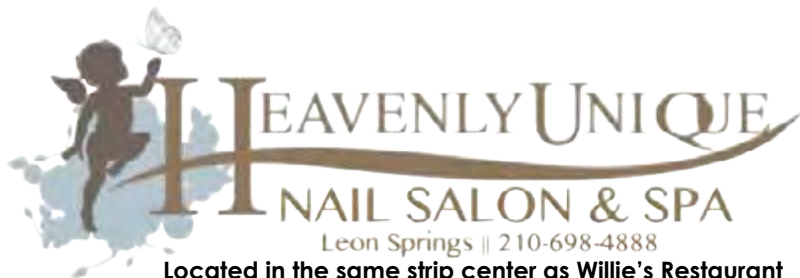
# FAIR OAKS RANCH

## Boerne YMCA Field Trip to Sandy Oaks Olive Orchard



*Boerne YMCA members on a field trip to Sandy Oaks Olive Orchard in Elmendorf, Texas to learn about the growing olive orchard industry in our are. Featured are (left to right) Bud & JoAnn Oldham, Dahlie Angelucci, Shirley Smith, Meg Neice, Rica Sifuentes, Chris Kuhn, Mary Ann Caldwell, Connie Kaplita, Joyce Basarich, Don Gertenbach, Gary & Sandra Laird, Beth Wirt and owner of the olive orchard, Sandy Winokur.*

*Boerne YMCA members, Joyce Basarich, Mary Ann Caldwell, and Dan Basarich enjoying shopping at the Sandy Oaks Olive Orchard field trip with the Boerne YMCA*



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