

# The FAIR OAKS Gazette

August 2018

Volume 8 Issue 8



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

## FROM THE MAYOR'S DESK... AUGUST 2018

### Street Reconstruction Project Complete!

In the November 2016 issue of The Gazette I reported that I had just come back from a "Here We Come" construction kickoff meeting at Fair Oaks Ranch Country Club. I am pleased to report that the project is now complete and that our contractors and staff brought the project to the finish line almost half a million dollars under the original budget. This was a terrific performance considering we had some challenges that required modest scope increases in level of effort on certain parts of the project.

Congratulations to Ron Emmons, Director of Public Works, Adrian Garcia, Manager of Engineering Services, and Julio Colunga, Public Works Superintendent, and all of their work crews who had a hand in delivering this successful project. We also congratulate Steven Dean and all of the other fine folks at Pape-Dawson for their work on the engineering parts of this project.

We give special recognition to one of Fair Oaks Ranch's outstanding residents, Carlos Benavides, who managed the construction project for Harper Brothers Construction, the prime contractor on the project. I'm sure that his wife, Kristin, helped keep him on the "straight and narrow" about not inconveniencing all of us any more than was absolutely necessary. Good job, Carlos!

Our Public Works and Engineering staff will be considering options for the use of the rest of the bond money that was raised for the road reconstruction. There are specific legal restrictions on uses of those funds.

### Budgeting and Taxing

When I began writing this column I committed to deal with issues in an open and transparent manner. In the September 2016 issue, I

presented a fairly thorough description of our budget; noting that we fund basic services like streets, police, and building code enforcement from our General Fund and water and wastewater utility services from an Enterprise Fund.

You will probably also recall that we set tax rates in two pieces: an Operating and Maintenance (O&M) rate and an Interest and Sinking Fund (I&S) rate. Each of those has separate sets of taxation rules associated with them.

Many of you have attended presentations in which I have highlighted that our current tax rate (\$0.3295 per \$100 of assessed value) is the second lowest among the 14 San Antonio Metropolitan Area cities against which we compare ourselves. Those of you who have attended these presentations have heard me consistently express concern about the sustainability of a tax rate which is a little over half of the rate of many of those cities providing the same basic services we do.

As is the case with most financial issues, there are logical reasons why we have been able to do this. As I worked my way through a one-year term as a council member and a two-year term as the mayor, I have solidified my views on most of those reasons.

- Some services provided by other cities are provided by Fair Oaks Ranch Homeowners Association and funded through your dues.
- We provide some services at a lesser level such as contracting with a volunteer fire department vs. having a full-time fire department or just do not provide the service such as not having a parks and recreation department or a code

*(Continued on Page 2)*

# FAIR OAKS RANCH

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Fire.....	911
Ambulance.....	911
Fair Oaks Ranch Police Department.....	210-698-0990
Animal Control.....	210-698-0990

### SCHOOLS

Boerne ISD .....	www.boerne-isd.net
Fair Oaks Ranch Elementary .....	210-698-1616

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CPSEnergy.....	(new service) 210-353-2222
.....	(service trouble or repairs) 210-353-4357
Fair Oaks Ranch Utilities - Water.....	210-698-7685
GVTC - Cable & Telephone .....	800-367-4882
Pedernales Electric Co-op.....	888-554-4732
Time Warner - Cable.....	210-244-0500

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(Continued from Cover)

enforcement function or, until very recently, not having a regulatory compliance officer.

- As a city, we have under-funded reserves to replace infrastructure assets that wear out. This is what led to the \$7MM Street Reconstruction Bond funding and its resulting initial increase of about 4 cents per \$100 in the I&S tax rate. This conflicts with the “pay as you go” philosophy that was part of our city’s initial Mission Statement. We kept our M&O tax rates bouncing slightly above or below a 25 cent per \$100 appraised value for more than 25 years while other similar cities gradually increased their rates. You can get away with this for quite a while when your infrastructure is new, but, at some point, you have to “pay the piper.” We are at that point!
- We have also economized on staffing city government to a point that we do not have staffing in place in some areas to meet our citizens’ service expectations or regulatory requirements. I asked our finance group to do a very simple look at how many citizens we were serving per staff member compared to other nearby cities like us, adjusted for differences in services provided to make it an apples to apples comparison. Our staff is serving 162 residents per staff member where other cities are serving well under 100 residents per staff member. We want to be efficient, but not at the expense of sacrificing expected service delivery or getting into regulatory issues.

By now, you are probably asking, “OK Garry, where is the punch line?” So here it is. Based on our preliminary budget look and the guidance given to staff by our council in the first round of discussions, I am anticipating that our staff will be proposing a property tax increase on the O&M side of our budget somewhere in the 4 cent per \$100 of assessed value range. This translates to about a \$190 total increase for the year on a typical home and is in the same general range as the increase we did to support the bond issue. At this level, we will still be the second lowest tax rate among the suburban cities which is remarkable considering that almost three fourths of our total revenue comes from property taxes. Many of the other cities have substantial sales tax revenue.

It is important for our residents to understand what we are doing and why, particularly when it impacts their wallets. On August 13th we are going to have two Town Hall meetings about the budget: one at 9:30 a.m. and the other at 6:30 p.m. These meetings are not required by law, but we felt it was important to have a community discussion regarding these proposed property tax rate increases. We will have public discussion of the proposed budget at these meetings. It is important that our residents understand what we can provide at this level of property tax. It is also important to understand what we cannot fund without other sources of revenue.

Prior to the Town Hall, you may also wish to be in the audience for a Budget Workshop on August 6th at 9:30 a.m. This meeting is intended for discussions between staff and council and we will not

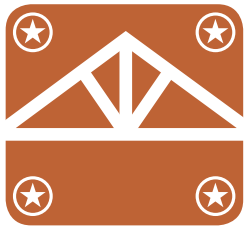
(Continued on Page 4)

# FAIR OAKS RANCH

## Hill Country Pregnancy Care Center: Life's Precious

The Hill Country Pregnancy Care Center has been growing! The number of services provided has doubled since 2016 which means more individuals and families are being helped. Of the approximately 5,000 services provided this year, almost half will be for prenatal, child birth or parenting classes. All are free and state approved. Parents can "earn" baby items through taking classes: cribs, car seats, strollers, etc. Such growth in families served means expansion of the facility and of the staff needed. This year the HCPCC has just broken ground on a new "store" where moms to be can get maternity clothes and items as well as the baby items currently provided. The HCPCC has also hired a Director for the Boerne Office and a Director for the Bulverde Office. The Comfort Office is served by the Director of the Hispanic Department. Anyone interested in volunteering should email [kimberlys@lifesprecious.org](mailto:kimberlys@lifesprecious.org) or call 830-249-9717.

This year's fund raising Gala on September 18th will feature TV and Radio Speaker Melissa Ohden. Melissa's experience as an abortion survivor is one of joy and hope as she recounts all that God has done throughout her life. Seats are available for dinner and program by calling 830-249-9717 or emailing [hcpcc@lifesprecious.org](mailto:hcpcc@lifesprecious.org).



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

be soliciting public commentary at this meeting.

There will also be three legally required meetings regarding the 2018-19 budget:

- A public hearing on the budget and tax rate on September 6th at 9:30 a.m.,
- A 2nd public hearing on the budget and tax rate and the first reading of a Budget Ordinance on September 13th at 6:30 p.m. and
- A 2nd reading of a Budget Ordinance on September 20th at 6:30 p.m. As the name implies, the public hearings are designed to receive formal public commentary.

### Foundational Studies Work and Stakeholder Involvements – Comprehensive Plan and Zoning

Since I last reported to you on this topic, Council met on June 21st at a Regular Council Meeting and approved the 2nd reading of an Ordinance adopting the Comprehensive Plan update, original zoning districts (boundaries), and zoning regulations for each district.

The adopted ordinance was filed with the City Secretary and we have posted future land use maps and zoning maps in City Hall and on the City's website. We have also done the required posting in The Boerne Star.

### 30th Anniversary Celebration – Need Vendors and Volunteers

Our city is 30 years old this year. On September 29th, the city is going to sponsor a huge family event to celebrate this occasion. We are planning a fun run, parade, food services, vendor booths, special play for kids, musical entertainment, and possibly a fireworks show.

We are searching for vendors for the event. If you have a business or a not for profit organization and would like to advertise with a booth, please call Kim Stahr at the city (210) 698-0900. We will also need a variety of volunteers to help with the event so please call Kim if you or your organization want to volunteer some time.

We really want to highlight our city's past, so we will have a history exhibit. The Fair family has been very gracious in working with us as we start planning for this event.

We'll get back to you later with more details.

### New Furry Officer Joining Police Force

On July 19th we did the ceremonial administration of the oath of office for Officer Buddy, our new K-9 police officer. Buddy has already started work in sniffing out drugs which has made us more efficient in this type of enforcement. There were more cameras in use at this council meeting when we swore Buddy in than I have ever seen at a council meeting!

### Register your pets

While we are on the subject of our furry friends, I will remind everyone that we are required to register our cats and dogs. Please call 210-698-0990 or visit the city website for more information.

## Welcoming Debbie Landrum – Municipal Court Administrator

It was also our pleasure to swear in Debbie Landrum as our new Municipal Court Administrator at the July 19th council meeting. Debbie comes to us with decades of experience in this career path. Debbie was also a very good sport in dealing with all the attention Buddy got since she was sworn in second! Welcome to The Ranch, Debbie.

## Bulk/Brush Pickup and Household Hazardous Waste Disposal Coming in August

Republic Services will be providing its first Household Hazardous Waste Collection event to their customers in Fair Oaks Ranch on August 25th, 2018. The event will be staged from 8:00 a.m. to 12:00 p.m. in the City Hall parking lot.

Two flyers were mailed to all customers the week of July 16 regarding these events. You can also find additional information about the events on:

- Our city's website and Facebook
- On FORHA's website
- On the FOR utilities August billing statement

## Property Tax Servicing

In last month's newsletter I pointed out that City Council approved signing an Interlocal Services Agreement for Tax Assessment and Collection Services with Bexar County. As I mentioned previously, our staff has begun working with Bexar County's Tax folks. We anticipate sending out a mailer before this work actually begins to advise every one of the procedures and available services from this new work relationship. We are also working with Mr. Albert Uresti, Bexar County Tax Assessor-Collector, to set up two separate Town Halls for Mr. Uresti and his staff from Bexar County Tax Office to explain the expanded services they have available for payment of property taxes. Be on the lookout as we will notify citizens through the city website and Facebook.

## Resident Volunteers/City Staffers at Work

Following are some updates on the work being done by volunteers and city staffers:

- Our city Facebook page is continuing to attract readers. We currently have 1,066 people following our page. For those of you who are Facebook fans you can find us at City of Fair Oaks Ranch, TX. Our page is used for sharing information about the city, but it is not a public forum. The page is monitored and objectionable or off topic material will be removed.

I wish all of you the best as we complete the summer season and look forward to the kids returning both to Fair Oaks Ranch Elementary School and to the new Van Raub Elementary School.

Garry Manitzas  
Mayor – Fair Oaks Ranch

## Fair Oaks Golfers, Tennis Buffs and Fitness People, Don't Let Yourself Get Hangry!

*Submitted by Dr. Jane Riley, Ed.D., M.S., B.A., Certified Personal Trainer and Nutritionist*



Have you ever noticed that when you get hungry it is harder to keep your temper? Have you ever had someone lose it on you when they were just simply hungry? It doesn't happen to all of us but a significant percentage of people get a little short tempered when they are past feeding time. This combination of hungry and angry is commonly termed being Hangry. So what's going on in the body when this happens and how does one deal with these symptoms?

When we eat, the carbohydrates, proteins and fats are digested into simple sugars such as glucose, amino acids (the building blocks of protein) and fatty acids respectively. The nutrients are used for energy, rebuilding your cells, or are stored for energy to be used later as your bodily demands dictate. After a period of time, the nutrients circulating in your blood stream drop, and particularly noticeable is a drop in blood glucose. The brain depends almost exclusively on glucose to do its many functions effectively and so a drop in blood glucose is especially threatening to your brain and its functions. At this point you may notice that your brain function is impaired, thinking becomes cloudy, memory fails, decision making is faulty, even your words may be forgotten or muddled. Also if you are susceptible to getting hangry, you might notice that you just want something to eat and don't really want anyone to stand in your way, so you get a little "testy". You might be able to hold it together for strangers and colleagues, but look out friends and loved ones.

Although the initial drop in blood glucose is largely responsible for these sensations, your brain also sends out distress signals to various organs to begin synthesizing and releasing hormones to increase the level of blood glucose. Some of these hormones, such as adrenaline, and cortisol are stress hormones that are released whenever you feel stress, not just low blood sugar. These hormones exacerbate the hangry feeling, just as much as if you were in a "flight or fight" situation. Another reason that you might feel angry when you are hungry is that Neuropeptide Y a natural brain chemical that is released when one feels hungry, stimulates voracious feeding behavior and aggressive behavior. This is clearly adaptive as a survival mechanism that historically served us well, rather than stepping back and politely letting others feed first, but can be a tad maladaptive in our modern community.

The easiest and fastest way to ease the hangry feeling is to quickly eat something when you start to feel the sensations of being hangry, but you might want to think twice before just cramming anything into your face. Junk food will give your blood sugar the fast boost

you need but the lift won't last and hold you over the long term, then your blood sugar will take a nose dive again and you'll be hangry again before you know it! A better strategy is to reach for nutritious snacks while you are playing golf, tennis or working out and feed yourself well before and after your exercise or activity. Wholesome foods will hold you over the long term.



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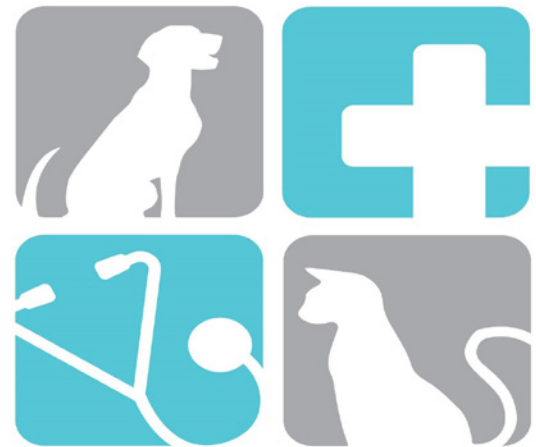


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## Back to School Tips for Parents

By PBS.org



Starting the new school year can be a time of great excitement... and anxiety. Help calm your child's fears (and your own) with these teacher-approved tips.

### Meet the new teacher.

For kids, one of the biggest back-to-school fears is "Will I like my new teacher?" Breaking the ice early on is one of the best ways to calm everyone's fears. Take advantage of your school's open house or back-to-school night. Some teachers welcome phone calls or e-mails — another great opportunity to get to know each other before the year begins.

If personal contact with the teacher isn't possible, try locating the teacher's picture on a school website or in a yearbook, so your child can put a name with a face. If your child's teacher sends a welcome letter, be sure to read the letter together.

### Tour the school.

If your school hosts an open house, be sure to go. Familiarizing your child with her environment will help her avoid a nervous stomach on the first day. Together you can meet her teacher, find her desk, or explore the playground.

With an older child, you might ask him to give you a tour of the school. This will help refresh his memory and yours.

### Connect with friends.

A familiar friend can make all the difference when heading back to school. You might try calling parents from last year's class and finding out which children are in your child's class this year. Refresh these relationships before school starts by scheduling a play date or a school carpool.

### Tool up.

Obtain the class supply list and take a special shopping trip with your child. Having the right tools will help him feel prepared. While keeping basic needs in mind, allow for a couple of splurges like a cool notebook or a favorite-colored pen. These simple pleasures make going back to school a lot more fun.

School supply lists also provide great insight into the schoolwork ahead. Get your child excited about upcoming projects by explaining how new supplies might be used. Let him practice using supplies that

he's not used before — such as colored pencils or a protractor — so he will be comfortable using them in class.

### Avoid last-minute drilling.

When it's almost time to stop playing, give a five-minute warning. Giving clear messages to your child is very important.

Chat about today's events and tomorrow's plans.

While it is important to support learning throughout the summer, don't spend the last weeks of summer vacation reviewing last year's curriculum. All kids need some down time before the rigors of school begin. For some kids, last-minute drills can heighten anxiety, reminding them of what they've forgotten instead of what they remember.

### Ease into the routine.

Switching from a summer to a school schedule can be stressful to everyone in the household. Avoid first-day-of-school mayhem by practicing your routine a few days in advance. Set the alarm clock, go through your morning rituals, and get in the car or to the bus stop on time. Routines help children feel comfortable, and establishing a solid school routine will make the first day of school go much smoother.



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## Ingredients:

- 1 18-oz can tomato juice
- 1 tablespoon parsley flakes
- 1 15-oz can tomato sauce
- 3 tablespoons wine vinegar
- 3/4 cup finely cut celery
- 2 tablespoons olive oil
- 3/4 cup finely chopped cucumber
- 1 teaspoon salt
- 1/2 cup finely chopped onion
- 1/4 teaspoon pepper
- 1/2 cup chopped avocado
- 1/2 teaspoon Worcestershire sauce
- 1/4 cup finely chopped green pepper
- 1/8 teaspoon garlic powder
- 5 or 6 drops Tabasco sauce

## Directions:

Combine all ingredients and mix well. Cover and refrigerate overnight. Serve cold with toasted garlic rounds.



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