

# The FAIR OAKS Gazette

October 2018

Volume 8 Issue 10



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

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

### TxDOT Construction at IH10 and Fair Oaks Parkway

This construction continues to generate periodic questions regarding finishing out the lanes. Because many of the questions I have received are of a technical nature, I have begun referring resident questions to the TxDOT engineer who is responsible for the project. If you have questions about the job, please write to Jose.C.Mendez@txdot.gov. Jose has done a great job of answering questions for our residents.

### Budgeting and Taxing

Since I last wrote to you about the budget process, the following actions have been taken:

- The City Manager filed the proposed budget with the City Secretary on August 20th
- The Finance Officer published Notice of Proposed Property Tax Rate in the August 21st edition of The Boerne Star and posted it on the city's website on August 21st. The City Secretary published the Notice of Budget Availability in the same edition of The Boerne Star and posted it on the city's website.
- The City Council held the first Public Hearings on the proposed Budget and Tax Rate on September 6th and announced September 13th as the second Public Hearing date and September 20th as the adoption date of the Budget and Tax Rate Ordinance.
- The City Council held the second Public Hearing on the proposed Budget and Tax Rate on September 13th. At this meeting the council approved the First Reading of the Budget Ordinance and the First Reading of an Ordinance levying a

property tax rate of \$.36678 per \$100 of taxable value and determining due and delinquent dates. Both Ordinances were approved unanimously on a record vote (votes taken by roll call).

- At the time I am writing this, we are preparing for the Second Reading and Adoption of Budget and Tax Rate ordinances which is scheduled for the council meeting of September 20th.

As I mentioned last month, one of the real "eye openers" for most attendees was a chart demonstrating the differences between how we fund our budget vs. most Texas cities. We have chosen to be a "bedroom community" with little commercial activity. This results in 69% of our total General Fund revenue coming from property taxes vs. a more typical 37% in an average Texas city. Boerne, by way of comparison, generates a little less than 30% of their total revenue from property taxes with almost 31% of their revenue coming from sales tax.

I will again encourage those of you who did not attend these meetings to go to our city's website to see the presentation. I appreciate the work done by all of our staff in putting together the budget information and especially the work done by our City Manager and Finance Department in creating this very informative presentation.

When you go to our city's website, there is a rotating banner on the home page that brings up different topics. One of the topics is the budget. If you click on that one it will take you directly to several budget related documents including the detail budget. For

*(Continued on Page 2)*

# FAIR OAKS RANCH

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(Continued from Cover)

most people, the Town Hall presentation and the Town Hall Q & A will be the most informative.

As a reminder, the proposed tax rate is an increase of \$0.0373 per \$100. For the average Fair Oaks Ranch home valued at \$484,049, this translates to an increase of \$181 for the year or \$15 monthly. The budget presentation on our website presents detailed information on the strategic initiatives we are funding with this proposed increase.

### Sales Tax Assistance

By now, all of you know that one of the hurdles we face in funding our city operation is the lack of sales tax revenue. I talked with Sarah Buckelew, our Finance Director, to get ideas about how we can help this situation. One of the ways is by ensuring that our residents' on line purchases get identified to the correct city.

If your household is like mine, you have probably already struck up a friendship with the UPS driver. I am still amazed that pet food can be delivered to our door cheaper than driving to the store and buying it.

Sarah tells me that one common problem is that many automated ordering systems identify our zip code with Boerne. Her recommendation is that we make a point of deleting Boerne and inputting Fair Oaks Ranch.

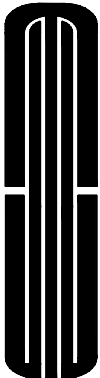
### Foundational Studies Work and Stakeholder Involvements – Comprehensive Plan and Zoning

Next up for council and staff's work on the foundational projects will be working toward completion of the Unified Development Code (UDC), finalization of Master Drainage, Water, and Wastewater plans, and working with the owner's representative on changes to FM 3351 (Ralph Fair Road). These projects represent a huge body of work that we identified as the significant risk areas for council, staff, and consulting resources to address.

The recent rains remind all of us of the need to complete the master drainage planning. We now have a mathematical model of how water flows through our city. Our engineering consultants have identified about 20 of the 60+ areas that typically flood as being the most productive areas to address and have given us a basic prioritization matrix that was developed with input from the Stakeholder group. We will next have to turn our attention to defining what will be the best way to fund this work, which I anticipate will be significant. I believe we are certainly looking at a multi-year effort to accomplish these tasks but they are important for our community.

Similarly, water and wastewater work is significant for our community. We know that our wastewater plant, in particular, is aging and we must begin thinking about replacing it. There will likely be some interim fixes to "stretch" the reliable life a bit, but the lead time on a replacement like this is very long, so we must begin the planning work. We are a 30 year old community, and some of our infrastructure assets are moving toward the ends of their expected economic lives.

(Continued on Page 3)



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# FAIR OAKS RANCH

(Continued from Page 2)

## Political Signs

As we are nearing the mid-term elections, political signs pop up like dandelions. Many candidates have volunteers or hired hands putting their signs up all over the place, sometimes without proper approval. If a sign pops up on your property without your authorization, feel free to pull it up and put it in the garbage. Our city typically does not deal with signs on private property, but we do periodically police up those that are illegally placed in public rights of way.

## Household Hazardous Waste Day

We had a very successful first Household Hazardous Waste Pick Up day on Saturday, August 25th. In four hours we processed 412 vehicles holding hazardous waste. We collected a total of 69,532 pounds of waste. The biggest category of waste collected was paint and related materials. We appreciated the work of our staff, Republic Services, and volunteers. Notably, the Fair Oaks Ranch Rotary Club provided several volunteers to help with lining up the autos. The lines stretched out on Dietz-Elkhorn as the morning went on. We appreciate the patience of all of our residents who participated in this event. We also appreciate that our residents have saved all this hazardous waste for so many years instead of putting it in the regular garbage collection!

## Property Tax Servicing

As a quick reminder, the City Council approved signing an Interlocal Services Agreement for Tax Assessment and Collection Services with Bexar County. We held two Town Halls with Mr. Albert Uresti and his staff from the Bexar County Tax Office to explain their services. Mr. Uresti is a very good presenter and we appreciated his graciously holding two town halls and bringing his senior staff with him. This tax office has more tools available for the taxpayers including multiple payment plans.

Our residents who reside in Bexar County will receive a tax bill from the Bexar County Tax Assessor for Bexar County and city taxes and another one from the Kendall County tax assessor for the Boerne Independent School taxes. (I misstated this last month). Residents in Kendall County, like Dedie and me, will get one tax bill from Bexar for city taxes and one bill from Kendall for county and school district where we had previously been getting just one. Some Comal County residents hit the trifecta and will get one bill from Comal County for the county, one from Bexar County Tax Office for our city, and one from Kendall County for BISD. No wonder recent immigrants from other states shake their heads when they start figuring all this out!

## 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 1,239 people following our page and we have had 3,114 visitors. 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.

## In Memoriam – Brigadier General Robert L. Herring

BG Robert L. Herring, who was one of the founders of our city, passed away on August 25th. In Gary Younglove's book, Vision to Reality, he chronicles the role General Herring played in working with the City Council for San Antonio to avoid annexing what became our city.

Through an administrative oversight, General Herring had been precluded from speaking at a council meeting and the San Antonio City Council had taken action to annex part of what would become Fair Oaks Ranch. Mayor Henry Cisneros was advised by a staffer of the oversight and he invited General Herring to speak. After General Herring explained the steps Fair Oaks Ranch Homeowners Association had taken forwards forming a city, the Council reconsidered and, in essence, de-annexed Fair Oaks Ranch by agreeing to honor the results of the elections soon to be held to form Fair Oaks Ranch North and South (still another story in that). The election succeeded and the rest, as they say, is history.

We prepared a Proclamation honoring General Herring and mourning his passing. I personally delivered the Proclamation to his family at the visitation and they very graciously displayed it with other memorabilia from this remarkable man's career.

We have lots of work to do as we prepare our city for the next 30 years. Thanks to all of you who have participated in our budget preparation cycles.

My best to all of you,

Garry Manitzas

Mayor – Fair Oaks Ranch

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# FAIR OAKS RANCH

## HCPCC Welcomes Texas Heritage Bank as Corporate Partner

The Hill Country Pregnancy Care Center proudly presented staff at the Texas Heritage Bank with an exclusive Beth Coyle print. This is just one of the benefits of being a Corporate Partner with the HCPCC. The biggest benefit is knowing that you are enabling the HCPCC to continue to provide FREE services to the community: pregnancy services, parenting classes, STD testing and treatment, and educational programs in middle and high schools. Together, Texas Heritage Bank and the HCPCC are working to strengthen families in the Hill Country.

Pictured in the photo are:

Steve Mack, CEO of Texas Heritage Bank  
Robert Valdez, CFO of Texas Heritage Bank  
Louis Ehlinger  
Sr. Vice President of Texas Heritage Bank  
Garrett A. Wilson  
Texas Heritage Bank Commercial Lender  
Diana Anzollitto  
LMSW, Executive Director of HCPCC  
Donna Klingaman, Boerne Center Director



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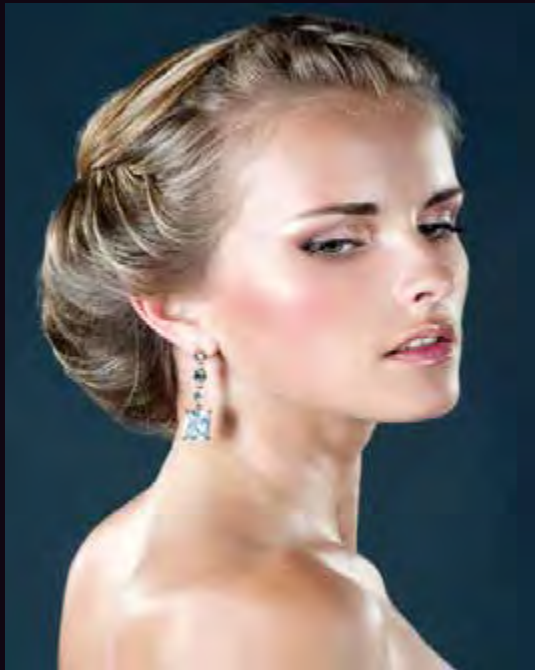
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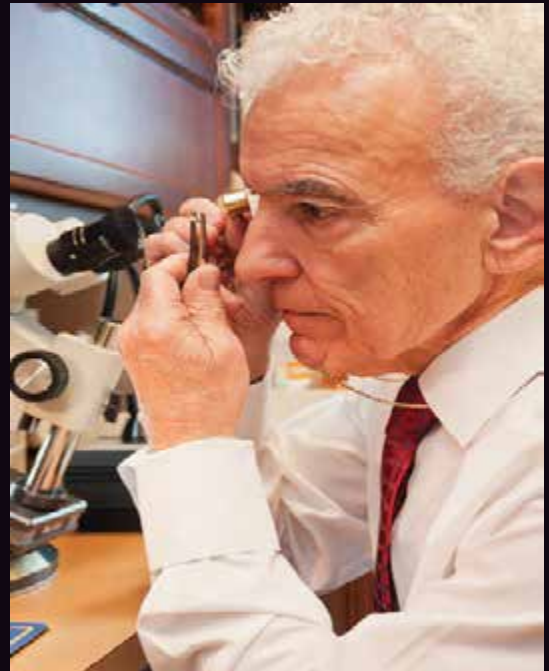
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## 10 Tips for a Healthy Fall

By Laura McMullen

### Seeya, summer.

Welcome back, short days, crisp air and colorful leaves. Think of the new season as a fresh start to your healthy habits. Stow away the swim suit and dust off the sweaters for apple picking. Enjoy the seasonal produce that makes this season so tasty. And celebrate the holidays like a health pro – by enjoying foods without overindulging. Here's how to enjoy your healthiest autumn yet.

### Think beyond pies and jack-o-lanterns.

All hail The Great Pumpkin! The pulp of this fall favorite is dense with vitamins A and C, and its tasty seeds, called pepitas, are rich in phytosterols, which may help to lower cholesterol. With all the health benefits of pumpkins, don't they deserve to be more than a craft project that rots a few weeks later? Check out Eat + Run blogger Keri Glassman's recipes for roasted pepitas, pumpkin spread and roasted pumpkin, plum and pecan spinach salad.

### Get your flu shot.

Want to spend a week of autumn cooped up at home, suffering from fever, fatigue and aches? Didn't think so. According to the U.S. Centers for Disease Control and Prevention, "The single best way to prevent the flu is to get a flu vaccine each season." And no, no, no, the flu vaccine cannot give you the flu.

### And while you're at it, steer clear of the common cold, too.

Hydrate with tons of water throughout the day, and your immune system will thank you. The foods you eat can also help prevent the cold. Yogurt, with all its probiotic glory, has been shown to boost the immune system, and one serving of seaweed packs more vitamin C than an orange. Another immunity booster? The aforementioned autumn favorite: pumpkins.

### Sign out of Facebook, ditch the fall lineup and head outside.

The leaves are bright on the trees and satisfyingly crunchy under your feet. The (usually) moderate temperature is a reprieve from the sweltering summer and a gift before the frigid winter. What better season to throw on a beanie and head outside? Plus, spending time outdoors increases your vitamin D levels, makes you happier and improves your concentration, according to Harvard Medical School.

### And while you're outside, get a workout.

Take in the changing scenery on a run, hike or bike ride. Join an intramural fall sport, such as flag football, soccer or Ultimate Frisbee. Want a workout that's a little less intense? Consider this: For a 150-pound person, 30 minutes of raking leaves, 30 minutes of planting and weeding and 30 minutes of playing with the little ones each burn roughly 150 calories.

### Scare off those Halloween candy cravings.

Maybe don't swear off every candy corn kernel – where's the fun in that? Just don't morph into a sugar zombie. If you buy candy for trick-or-treaters, buy only enough for the kids. And wait until Halloween day to buy the candy, so the in-house sweets aren't haunting you throughout October. If you buy the candy sooner, keep it out of

sight in a cupboard.

### Eat like an athlete – not a couch potato – on game day.

"My favorite football player outperformed another skilled athlete. I'll celebrate his fitness by eating five servings of greasy potato chips!" Not this season. Set out raw veggies and dip instead of chips, and you'll graze much more healthfully. Eat + Run blogger Keri Gans suggests other simple improvements to game day favorites, such as cutting pizza into smaller slices, doling chili into cups instead of bowl-sized portions and more.

### Buy in-season veggies, such as beets, broccoli and Brussels sprouts.

Not to mention cabbage, carrots, cauliflower, eggplant, kale and squash. An abundance of tasty autumn vegetables makes it easy to reap the benefits of a plant-based diet, such as diabetes prevention, hypertension control, heart health and more. Eat + Run blogger Rebecca Scritchfield believes the best way to enjoy fall veggies is by roasting them with just a little oil, salt and pepper.

### Enjoy a healthier Thanksgiving.

Start Turkey Day with a protein- and fiber-packed breakfast, which will boost metabolism and help prevent sugar cravings, says Eat + Run blogger Heather Bauer. Then make a plan before the big meal, Glassman adds. Don't mindlessly grab heaps of every dish available. Think through which you could do without, and which you really want – and for the latter, practice portion control.

### Give back.

Ideally, we're giving yearlong, but what better reminder to boost our good deeds than Thanksgiving? Giving takes many forms, big and small, so the possibilities are endless. Give your co-workers a sweet surprise by bringing treats to share. Give older people some attention by visiting them at the nursing home. Simply give your fellow driver a break by letting him merge into your lane.



# FAIR OAKS RANCH

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## Kids' Fall Allergies

*By Aaron Williams, Pharmacist*



School is in session, and just like clockwork your 8-year-old starts sneezing, sniffing, and snorting—not to mention clearing her throat and blowing her nose like there's no tomorrow. Chances are it's allergies—the immune system's reaction to a substance that would normally be quite harmless. Up to 40% of children in the U.S. have nasal allergies.

Outdoor allergens, also known as hay fever or seasonal allergies often bring images of springtime sufferers. In the fall, however, outdoor allergens such as ragweed and tumbleweed may also release tiny pollen and wreak major havoc—especially in the morning.

But that's not all. In the fall, your child begins spending more time inside at school and friends' homes. That's when many indoor allergens may also rear their ugly heads such as: Dust mites, Mold, Animal allergens, clothing and toys made or stuffed with animal hair or latex in rubber gloves, toys, balloons or elastic in clothing.

You don't have a lot of control over indoor allergens at school. But there certainly are some things you can do to protect your child. Here's a small sample of steps you can take:

- Use air conditioners and keep windows closed in your car and at home and change HVAC filters regularly to reduce exposure to pollen.
- Have your child avoid playing in piles of dead leaves to avoid mold allergies.
- Reduce mold growth in the home by fixing leaky plumbing, removing bathroom carpets and control indoor humidity.
- Vacuum upholstered furniture and wash linens weekly and other bedding every 1 to 2 weeks in hot water.
- Limit stuffed animals in the bedroom.
- Replace pillows every 2 to 3 years.
- Encase pillows, mattresses, and comforters in special covers that keep dust mites out

Avoiding triggers is the best way to prevent the symptoms of allergies. But keep in mind that it can take 3-6 months to see an improvement in symptoms once indoor triggers are removed.

Sometimes avoiding triggers is not enough to control symptoms. Before you stock up on loads of over-the-counter medicine, however, swing by and have a talk with me. I can point you to products in our store and guide you on their use. Also, make sure to have a conversation with your child's pediatrician. Sometimes allergy testing or prescription medications are sometimes needed to bring relief.

Nothing herein constitutes medical advice, diagnosis or treatment, or is a substitute for professional advice. You should always seek the advice of your physician or other medical professional if you have questions or concerns about a medical condition.

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