

# The FAIR OAKS Gazette

November 2018

Volume 8 Issue 11



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

## FROM THE MAYOR'S DESK...

### NOVEMBER 2018

#### **TXDOT CONSTRUCTION AT IH10 AND FAIR OAKS PARKWAY**

This construction continues to generate periodic questions regarding the finish out of 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:

- We conducted the Second Reading and Adoption of the Budget and Tax Rate ordinances at the council meeting on September 20th. The City Council voted unanimously for adoption.

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.

We have had a number of public meetings concerning the budget and tax rate. If you missed these and want to know more about the budget, you can find a budget banner on the home page of the city's website. Clicking on that banner will take you to several budget related documents including the detail budget. For most residents, the Town Hall presentation and the Town Hall Q & A will be the most informative documents.

Early Pay Discounts Eliminated Last Year

You will not see early pay discounts on your city tax bill this year.

I wanted to remind everyone that the City Council took action last year to eliminate the early pay discounts that we have had in place for many years. The property tax code requires us to take legislative action one year and implement the change the following year. I thought it would be good to reproduce the explanation of why we took this action, since most of you have been taking advantage of this discount just like Dedie and I have. Also, I wanted to assure everyone that the loss of the early payment discount is not associated with the City's transition to Bexar County Tax Assessor as our service provider.

It is very unusual for municipalities to grant early pay discounts. When I wrote last year, only about 74 of the approximately 1,200 cities in Texas were granting early pay discounts. There is a practical reason why so few cities grant these early payment discounts.

Our state tax laws do not allow recovery of these discounts. When we grant these discounts, we create an automatic budget shortfall. Two years ago, Council authorized the transfer of funds from the General Fund reserve last year to make up this shortfall. This created no cash flow issue, but it is not really the correct way to fund budgeted expenditures. This issue is especially a problem for a "bedroom community" like ours where 69% of our revenue comes from property taxes.

This incorrect way of administering taxes never raised questions in the past because we have historically underspent our General Fund Operating and Maintenance (O&M) budget and there was no General Fund debt requiring payment. The shortfall was essentially hidden by an underspent budget.

The problem with that process became obvious when we began making payments on the \$7,000,000 street reconstruction bonds. We had not previously issued General Fund debt.

*(Continued on Page 2)*

# FAIR OAKS RANCH

## IMPORTANT NUMBERS

### EMERGENCIES NUMBERS

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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

### UTILITIES

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AT&T - Telephone.....800-464-7928  
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

### OTHER

United States Post Office  
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.....(delivery info, stops, fwds, ect.) 830-249-9303  
5837 De Zavala Rd - San Antonio, TX.....210-641-0248

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(Continued from Cover)

Bond obligations of the General Fund are paid from the interest and sinking fund (I&S) that must be funded from property tax collections for the exact amount of interest and principal to be paid in the fiscal year. It became obvious during the first year of paying General Fund debt that allowing the early pay discounts was resulting in underfunding the I&S fund. We corrected this problem with a transfer from the General Fund. Again, this created no cash flow issue, but it is not the correct way to administer the tax funding.

Since our council members have committed to running our city in a correct and business-like manner, we voted to eliminate the early pay discounts at the time we prepared last fiscal year's budget. I know this is a lengthy explanation, but I wanted to remind all of you why we made this change.

### 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. This tax office has more tools available for the taxpayers including multiple payment plans.

As a reminder, 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. Residents in Kendall County, like Dedie and me, will get one tax bill from Bexar County for city taxes and one bill from Kendall County for county and school district taxes 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 taxes, and one from Kendall County for BISD. I know this is confusing but it is all part of the excitement that comes from having three counties intersect in your city limits.

I know there were a few timing challenges on start up for residents of Kendall and Comal counties in getting their city tax bills. As of the time I am writing this, I am still waiting for my city tax bill from Bexar County, although I received my property tax bill for a rental property Dedie and I own in San Antonio several weeks ago. I think this is normal start up issues and should be smoother in the future.

### FOUNDATIONAL STUDIES WORK AND STAKEHOLDER INVOLVEMENTS – COMPREHENSIVE PLAN AND ZONING

As I mentioned last month, the next tasks 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.

Council took action at the October 4th meeting to authorize the City Manager to sign a Memorandum of Understanding to

(Continued on Page 3)



designs for  
new construction, additions  
& remodeling

john travis / architect

26026 Serenity Ridge, San Antonio, TX 78258  
ph: (210) 481-3022 cell: (210) 683-3834  
[jtravis2@satx.rr.com](mailto:jtravis2@satx.rr.com)

# FAIR OAKS RANCH

(Continued from Page 2)

evaluate Regional Wastewater Treatment Options between the City of Boerne, the City of Fair Oaks Ranch, and the Guadalupe-Blanco River Authority. I commented in last month's newsletter that our wastewater plant is aging and we must begin thinking about replacing it. This feasibility study is an important piece of beginning that thought process. We do not know what conclusions will be reached, but it is very important that we begin the conversations.

We have begun discussions with TxDOT concerning the future of FM3351 (Ralph Fair Road). All of you are aware that TxDOT transportation plans have begun to occupy much of the local political discussion in our area and our city will be actively engaging in these discussions.

## 30TH ANNIVERSARY CELEBRATION

We had a fabulous celebration of our city's 30th Anniversary. I want to express appreciation to all of our sponsors, staffers, and volunteers who helped make this celebration a success. On a personal note, I want to express my appreciation to Mr. Rich Hovey of Hovey Motorcars for providing his personal 1965 Ford Mustang GT convertible for Dedie and me to ride in at the parade. I also want to express my appreciation to his grandson, Taylor, for helping to pull me up out of the back seat at the end of the parade!

I was absolutely blown away by the willingness of people to help with this event. I literally made a cold call on Steve Schiffman, who provided the beautiful 1957 Cadillac limousine to carry our former mayor and several council members in the parade. Also, my thanks to Charles Bannworth, for carrying several former council members in his special 1955 Chevrolet. I also have to thank my neighbor, Johnny Fjord, for bringing his monster ATV with trailer to haul some of the younger council members with their children. The other star of the parade was the giant HEB grocery cart!

We appreciate the vendors who paid for showing space as well as the wonderful musical talent that persevered even during the afternoon rainstorm. The ultimate blast (literally) was the fireworks show put on by Magic in the Sky. A large number of residents stopped me on the way out after the fireworks show to say thanks for doing this and let's do it again on the fourth of July!

Our history booth spoke of the path of our city both with a video, produced by Andra Wisian, with videographer, Bruce Maniscalco, and some artifacts of the early days of The Ranch. A special treat was that some of the people visiting the history exhibit got to meet Ralph Fair, Jr. who was there part of the time.

The Fair family was most gracious in providing some of the artifacts for the history room as well as Ralph participating in telling stories about the early days of the city on the video. Both Janis and Ralph spent a substantial amount of time visiting with us to provide context around some of the work in the history room and we were most appreciative of their help. Other "stars" of the video included long time builders Tom Hannibal and John Merritt, the prior president of Fairco and major developer of the city, Bob Weiss, early developer/salesman with the Don Smith Company, V.

J. Bila, and early council member Linda Tom.

Special thanks to Randy and Denise Surrat for putting together our fun run. Also to Greg Buschmann for his work in getting sponsors lined up for the run. We also appreciated all the "early birds" who came out to swat the mosquitoes and do the run/walk event.

Finally, thanks to all of our city staffers and our police officers who kept us all safe. A special thank you also to my fellow Rotary Club members who showed up in force to help with the parade as well as being a significant monetary sponsor.

## 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 1,321 people following our page and we have had 3,209 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.

- The Wildlife Education Committee (WEC) staged a very successful photo contest as part of our 30th anniversary celebration. At the October 18th council meeting, Bruce Nicholson, Chair of the WEC, and member Paul Mebane recognized the winners and presented them with a canvass print of their award winning photos. Honorable Mentions went to Julie Rey, Natalie Mathis, and Dale Schweers. Third place went to Brent Holmes for his picturesque butterfly, Second place to Al Koppen for his peacefully sleeping fawn, and First Place to Skip Shumpes for his awe-inspiring hawk.

*My best to all of you,  
Garry Manitzas  
Mayor – Fair Oaks Ranch*

**NOT AVAILABLE  
ONLINE**

# FAIR OAKS RANCH

## **BOERNE YMCA AUTUMN COOK OFF**



*Members of the Boerne Family YMCA enjoying community at the Autumn Cook-Off.*



*1st Place winner: Josie Davidson, 2nd Place winner Christine Schoch, 3rd Place winner Sue Morris*

*Entries from the Autumn Cook-Off included stews, soups and chili. A good meal for a cold, rainy day.*

# Reznikov's Fine Jewelry

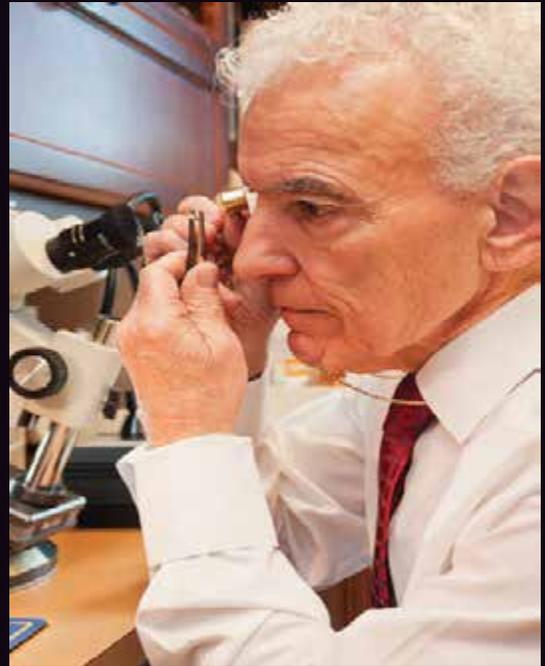
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The image shows the interior of a jewelry store. In the foreground, there are several dark wood display cases filled with jewelry. A potted plant is on the left. The background features a large abstract painting on the wall. The phone number 210.493.4301 is displayed at the bottom.

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The logo for UpMarket, featuring the word 'Market' in a green, sans-serif font with a green arrow pointing upwards, all enclosed in an oval. Below the logo, the website and social media information are listed.

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Long Canyon • Meridian • Meritage Steiner Ranch • Northwest Austin Civic Association  
Plum Creek • River Place • Rocky Creek • Sendera • Spicewood • Steiner Ranch  
Sweetwater • Tarrytown • Teravista • Villages of Westen Oaks • West Lake Hills

## **HOUSTON**

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## Hill Country Pregnancy Care Center

Hill Country Pregnancy Care Center is grateful to all who participated in our Shop to Save event October 18! Over 25 shops and boutiques along the Hill Country Mile offered a portion of the proceeds of their sales that day! Ticket holders received a special breakfast or lunch at The Dienger and a swag bag of products and discounts at participating locations. Many had a chance to get a jump on their holiday shopping and visited with store owners. As we near this Thanksgiving season, we want to express our gratitude for support from our generous Boerne community! We are blessed to partner with you in serving others in need!

Participating stores included:

- Boutique Chloe Rose
- Calamity Jane's
- Celeste
- Cutie Patootie
- Daisy Pearl
- Dang Sassy
- Dia's Boutique
- Dienger Trading Co.
- Ella Blue
- Hunting and Gathering
- Jac's Personal Touch
- Kiss the Cook
- La Te Da
- Maker's Place
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- The Red Rooster
- The Sanctuary for the Vintage Soul
- The Victorian Rose
- Traditions at the Depot
- Vintage on Main



# FAIR OAKS RANCH

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## Boerne Fall Antique Show

**SATURDAY NOVEMBER 17, 2018 10AM-5PM**  
**SUNDAY NOVEMBER 18, 2018 10AM-4PM**  
**KENDALL COUNTY FAIRGROUNDS**

A Real Antiques Show in Boerne, Texas featuring exhibitor booths overflowing with the finest American antiques found in the market today. Exhibitors gather their treasures from the estates of this great country and save their best for this nationally acclaimed antiques show. Collectors from all over the state, as well as many from out of state, find real antiques - no reproductions or imports - to add to their collections or decorate their homes. Fine antiques add a touch of elegance to any home & coordinate perfectly with any decorating scheme.

The show features Country Furniture, Baskets, Stoneware, Glassware, Jewelry, Textiles, Early Paper, Toys, Silver, Quilts, Pewter, American Oak, Southwestern and so much more! This prestigious and lovely show is sure to have something for every antiques collector. Don't miss it!

Go to <http://www.texasantiqueshow.com/boerne-antiques-shows-all.htm> for more information.

## Weihnachts Parade

**SATURDAY, DECEMBER 1, 2018**  
**6-10PM**  
**PARADE THEME**

## ROCKIN AROUND THE CHRISTMAS TREE

The Weihnachts Parade is a long standing Boerne Christmas tradition. 2018 will be the 32nd anniversary. Up to 100 lit entries travel Main Street. The parade is always on the first Saturday of December.

The parade travels North to South beginning at Frederick Street (by the Fire House) and will end at River Road.

More information on the event webpage: <http://www.ci.boerne.tx.us/564/Weihnachts-Parade>

# GO GREEN



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