

The FAIR OAKS Gazette

December 2018

Volume 8 Issue 12



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

FROM THE MAYOR'S DESK... DECEMBER 2018

CITY OF FAIR OAKS RANCH WINS ANNEXATION LAWSUIT

For those of you who have not yet heard about the resolution of the lawsuit brought by 10 recently annexed property owners about a year ago, I am reproducing the Press Release we did on this topic.

FOR IMMEDIATE RELEASE

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CITY OF FAIR OAKS RANCH WINS ANNEXATION LAWSUIT

November 16, 2018. The City of Fair Oaks Ranch is pleased to announce the lawsuit initiated by ten residents who were annexed, seeking to invalidate annexations completed November 2017, has been dismissed in the 150th District Court in Bexar County by the Honorable Renee A. Yanta, District Judge.

Mayor Garry Manitzas commented, "The court has confirmed our belief that the annexations were performed in a legal and procedurally correct manner. We followed the law as prescribed in the Texas Local Government Code and treated all similarly situated impacted parties equally in compliance with the code. We appreciate the professional legal representation provided by our attorneys Patrick Bernal and Charles Zech from the Denton, Navarro, Rocha, Bernal and Zech law firm.

The planning and execution of the annexations was an enormous effort led by our City Manager, Tobin Maples, and our professional staff. We applaud their efforts. Additionally, we want to recognize work done by our surveyors, Pape-Dawson Engineers, who took on the very substantial technical work required to accomplish the annexation."

City Manager Tobin Maples added, "We cannot understate the significance of the annexation initiative. The annexation made possible the application of zoning regulations to the impacted areas. This is a crucial piece of the Unified Development Code (UDC) our city is developing to carry out the charge our residents have given us to manage growth responsibly and protect our quality of life. Our city is moving rapidly to put in place the growth management tools other cities like us have had for decades. We appreciate the overwhelming support our residents have given to council and staff in this effort."

Litigator Pat Bernal reported that the city has the option to petition the court for reimbursement of its legal fees and court costs. City Council will deliberate this issue in the near future. The City anticipates an appeal of the ruling to the San Antonio Court of Appeals and is confident that the annexations will be upheld on appeal as well.

LIMIT ON TIME SPENT WITHOUT CHARGE FOR REPEAT PUBLIC INFORMATION REQUESTORS

Council took action at the November 15th meeting to approve the first reading of an Ordinance authorizing the City to set a reasonable monthly and annual limit of time to be spent without charge for repeat public information requests. The ability to charge for time in excess of 15 hours in a month or 36 hours in a fiscal year is provided for in Section 552.275 of the Local Government Code.

Our city never had to deal with this issue until the past year when we had one requestor make about half of the 80 requests for public information in the 12 months ending November 2018. In October 2018, for example, we dealt with 20 public information requests. Of those requests, 17 were from this same requestor.

(Continued on Page 2)

FAIR OAKS RANCH

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Fire.....	911
Ambulance.....	911
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Animal Control.....	210-698-0990

SCHOOLS

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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)

I am personally sensitive to the rights citizens have to request publicly available information, since the grass roots group, Save Fair Oaks Ranch, which I helped found, used these requests in our early days to gather information on one specific topic. Our city has followed the law in responding to these requests, and will continue to do so.

That being said, it is unreasonable to expect our citizens as a group to fund the costs incurred by any one citizen making an extraordinary number of requests. Our council has pledged to run the city like a business, and adopting this ordinance is making good on that pledge. This ordinance does not impact in any way the city's obligation to provide the information.

TXDOT CONSTRUCTION AT IH10 AND FAIR OAKS PARKWAY

The construction is getting closer to completion and most of you have seen some modifications to the island and the startup of the traffic signals at this major intersection to our city. Since this is a TxDOT project, I am still 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. I appreciate all of you who have taken the time to share your concerns with TxDOT. Jose has continued to do a great job of answering questions for our residents.

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 change was in response to a decision Kendall County Appraisal District made to terminate our contract and not provide this service any longer. The Bexar County tax office has more tools available for the taxpayers including multiple payment plans.

By the time I am writing this, I believe virtually all property owners have received bills from all of the various taxing entities. I know Dedie and I got our city tax bill from our Bexar County Tax Assessor/Collector servicing group shortly after I wrote my last column.

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.

At the November 1st council meeting, the council approved an amended professional services contract with Gap Strategies to fund the finalization of the Unified Development Code (UDC).

On November 7th, we conducted a joint meeting of the City Council and the Planning and Zoning Commission to begin the process of finalizing the UDC. We agreed on a general schedule, likely to be completed in the April 2019 time frame to accomplish this finalization.

(Continued on Page 3)



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FAIR OAKS RANCH

(Continued from Page 2)

At the November 15th council meeting, CDM Smith Engineering and our staff presented the report from the Master Drainage Plan. The report was over 50 pages long and contains an excellent Executive Summary and some condensed presentation pages. There were 46 sites of drainage issues dealt with in the report. Three levels of work were performed based on the significance of the sites. Four “A” sites focused on low water crossings got the greatest scrutiny, followed by five “B” sites, and 37 “C” sites with a range of mitigation options considered for each grouping.

To put this in a financial perspective, the estimated construction costs to remediate “A” sites was \$3.15 million, “B” sites were \$2.02 million, and “C” sites were \$2.26 million. These are high level estimates and do not include the engineering design or any necessary property/right of way acquisition costs. As you can tell, this is going to be a significant body of work to complete in the future.

We will do substantially more work and will have much more community outreach before beginning any work to address these drainage sites. One of the biggest areas of research will be decisions related to funding for this work. Obviously, we will be looking for grants where possible. Other funding mechanism like bonds will also be considered.

Another facet of this work is making recommendations for strengthening our Subdivision Regulations. We have a significant body of work to do to fix the issues we currently have, but we also want to take actions to avoid replication of these types of issues in future development. This work will be done as part of the UDC finalization previously mentioned.

We are continuing discussions with TxDOT and our consultants concerning the future of FM3351 (Ralph Fair Road). We anticipate partnering in these discussions with the other regional governmental units that will be impacted by these decisions.

For those of you who would like to delve more deeply into these topics, I recommending reviewing the council package from the November 15th meeting. This is available online in our website.

CROSS CONNECTION CONTROL AND BACK FLOW PREVENTION PROGRAM

The Texas Commission on Environmental Quality requires all public water systems to maintain a cross-connection control program that protects the distribution system delivering drinking water to homes and businesses. The International Plumbing Code that we have adopted requires inspection of the backflow prevention assemblies on an annual basis. Council is supportive of implementing this recommendation, but asked that staff create and deliver a public outreach program before bringing the recommendation forward for formal action by council.

This program will impact residents connected to our city’s water supply system. It does not impact those receiving water from private wells who are not connected to the city water system, from SAWS, or from the independent water system in Enchanted Oaks. I am personally supportive of this program because the last thing any mayor ever wants to have to do is issue a “boil water” order as you have seen in some Texas cities. The council is sensitive to the fact, however, that this will

add a small administrative and financial burden on our residents, so we want to be sure we do a good job of explaining the need before we formally consider the ordinance.

PROFESSIONAL SERVICES AGREEMENT FOR INTERNAL CONTROL SERVICES

In the November 15th council meeting, we authorized the City Manager to enter into a Professional Services Agreement with ABIP, P.C. to design and implement a comprehensive internal control framework. The City Manager will sign the Engagement Letter with ABIP, P.C. for internal control services at a cost of \$49,685. This represents a continuation of making Financial Integrity one of the top priorities in our city’s Strategic Plan. The expanded scope of audit that we authorized last year identified significant deficiencies in the internal controls of the city. The work authorized by this engagement is addressing that risk.

RESIDENT VOLUNTEERS/CITY STAFFERS AT WORK

Our city Facebook page is continuing to attract readers. We currently have 1,357 people following our page and we have had 3,462 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.

Dedie and I want to wish you and your families all the best in the upcoming holiday season. We are going to be gathering with my mother (91 years old now!) and our kids and grandkids to celebrate Thanksgiving and we hope all of you have that same opportunity. Let’s especially keep in mind all of our friends in the military who are deployed during this time and remember what their sacrifice does for all of us.

Garry Manitzas

Mayor – Fair Oaks Ranch

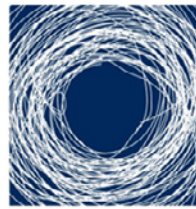
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FAIR OAKS RANCH

A Doctor's Reassurance



Thankfulness abounds at Hill Country Pregnancy Care Center (HCPCC) as we are fortunate to have skilled volunteer OB/GYN expertise to support our client care! A heartfelt thanks goes out to Megan Lenhart-Ortiz, MD, FACOG for volunteering her time and expertise to both our clients and our staff! Her wisdom in obstetrics and medicine has been a comfort and reassurance to our clients experiencing unexpected pregnancies and expectant parents with a lack of financial resources. One of our recent clients had this to say about Dr. Megan. "I had a specific concern during my first sonogram. Dr. Megan was so warm and gentle and offered me just the right reassurance I needed to calm my worries. As a first time mom, she really brought me comfort as she let me know my situation was not that unusual and that I and my baby would be just fine." Dr. Megan assists in verifying sonogram images, offers professional expertise on specific issues in pregnancy, and counsels the men and women coming through our doors with questions about infants, parenting and relationships. She is passionate about helping women and men who may not have accurate information regarding prenatal care for themselves and their babies. Dr. Megan is a hospitalist in ER Care working with 5 hospitals in the San Antonio area. Thank you Dr. Megan Lenhart-Ortiz for all you do to support HCPCC!



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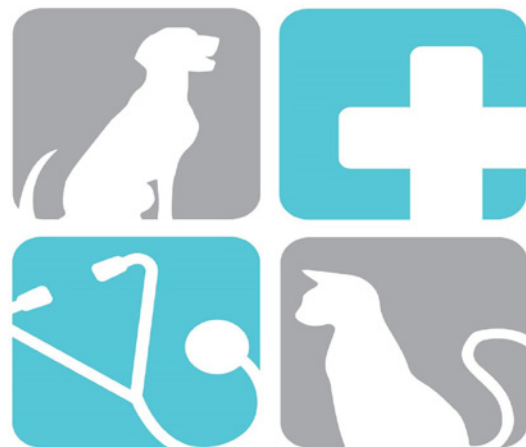
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4 WAYS TO HELP PREPARE YOUR HOME FOR WINTER

Winter is on its way and for much of the country that means freezing temperatures, wind, snow, ice and heavy jackets.

Preparing your home now for the colder months ahead is vital. The following tips are designed to help get you and your home ready for what winter has in store.

Invest in Weather Stripping

If you can run your hand around the edges of an outside-facing door on a cold day and feel the flow of cool air, you have an airflow problem, one that could cost you a lot of money over the course of the winter.

Weather stripping is a good way to help seal warm air in and cold air out of your home. Available in almost any hardware store, weather stripping installs quickly around windows and doors and can help prevent air leaks.

Before winter arrives, check your windows, doors, vents and fans, plumbing areas, air conditioners and any electrical/gas lines for leaks or drafts to save yourself energy and heating costs.

Evaluate Your Roof to Prevent Ice Dams

"Your roof is one of the most vital protections standing between you and the harsh outside elements. Excess snow, ice and other environmental hazards can cause significant damage," said Chala Sampers, Top Dog Roofing. "The objective is to get as much of the water away from your house as possible."

In cold weather, heat escaping your home can melt and refreeze ice and snow on your roof, leading to ice dams. Evaluate your roof in advance of harsh winter weather to prevent ice damming. An ice dam in your gutter can cause water to seep into and saturate an interior wall. These block off drains, and let water and ice continually build up on your roof – and possibly under it – weakening your roof and putting your home at risk. If you're unsure of what to look for, see if a roofing professional can evaluate your roof for ice dams while cleaning your gutters.

To help prevent ice dams make sure your attic is well insulated and ventilated. Insulate the attic floor well to minimize the amount of heat rising through the attic from within the house. If your attic wasn't built with a ventilation system, contact a

trusted local professional or contractor about ventilating your attic before winter.

Buy a Roof Rake to Keep Snow from Building up

If you expect a lot of snow this winter, invest in a roof rake. As snow packs down from multiple storms it could cause a roof collapse – a roof rake can help you easily clear snow off your roof and protect your home during those blizzard months.

"Understanding the importance of checking your roof and knowing the basics of winter roof maintenance and damage can help homeowners avoid unnecessary stress and surprise costs," added Chala Sampers, Top Dog Roofing (<https://www.topdogroof.com/>).

What's even more surprising is that a new, national survey by Owens Corning Roofing found that although 70% of Austin homeowners said that damage to their roof would be stressful or very stressful, only 3% say they always check or have their roofs checked before the start of a season that typically brings bad weather. So be prepared this season and make sure to conduct a thorough roof check before, during and after harsh winter months.

Protect Pipes from Freezing

A frozen water pipe can burst and flood your house or basement. Help protect your pipes from freezing in bitter cold weather by making sure you don't turn the heat down too much when you're out of the house. You may not be there to enjoy it, but your pipes need the heat to prevent freezing.

Give your home a once over for any exposed or vulnerable piping and wrap them with insulation. Hardware stores usually carry foam rubber or fiberglass sleeves for pipes, which are easy to install.

If your pipes do freeze, and water stops flowing from faucets, call a plumber immediately.

Please keep personal safety in mind when checking items off this list and connect with a trusted professional or contractor for help with anything you are unable to do yourself. For more info visit <https://www.owenscorning.com/roofing>.

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FAIR OAKS RANCH

DECEMBER FAMILY TIPS

1. Decorate the table with the colors from veggies and fruits.
2. Use snack time to add another half serving of fruit or vegetables.
3. Be patient and positive when encouraging children to eat their fruits and veggies.
4. Teach your children about healthy foods from all the different food groups.
5. At a party or holiday event, indulge in your one favorite food. Take small portions of everything else.
6. Try eating meatless meals on Mondays this December.
7. This busy holiday season, try to get kids to bed for a full night sleep.
8. Keep your teeth extra happy this holiday and remember to brush them after meals.
9. Play a word game and keep your family's mind sharp! Try and have kids name a fruit or vegetable that begins with each letter of the word Christmas?
10. Kids can take up to 12 times of exposure to a certain food before they will try it.
11. Help your kids write a letter to Santa and mail it to the North Pole. Use our fun holiday fruits and vegetables stationary!
12. Mrs Claus always makes a healthy breakfast for Santa. Start your child's day with a healthy breakfast with foods from at least 4 of the food groups.
13. Plan for Christmas TV specials! Set a goal to watch TV no more than 2 hours a day
14. Taking the kids shopping, increase activity by taking stairs instead of the escalator or elevators
15. Shoot hoops with the kids for some fun activity- instead of using the word horse use the word Santa.
16. The elves keep warm at the North Pole by exercising for 60 minutes every day. Teach kids to be like an elf and get moving!
17. Go to the grocery store or farmers market and pick out a new red or green fruit and vegetable to try for this year's holiday meal.
18. Reindeers love to eat lots of orange vegetables like carrots. It helps them see at night. Add an orange vegetable to your child's lunch or dinner!
19. Some of the best gifts are free. Make a special gift of your time for a loved one. Just print the Gift of Time coupons and fill in a special activity!
20. Are you baking some special holiday sweets? Try adding some raisins, nuts or bran for a healthier treat.
21. Turn off the TV and enjoy your meals as a family this holiday season.
22. Bundle up, grab a flashlight and take a family walk to look at holiday lights together.
23. Decorate your plate with the color of Christmas, add lots of green and red vegetables.
24. Teach kids to enjoy their Christmas cookies with a glass of low-fat or nonfat milk.
25. Remind kids that a healthy holiday meal includes food from all the food groups! Merry Christmas!

26. Find a family activity and have fun!
27. Children are more accepting of a new food if they've learned about it first.
28. Use small amounts of high salt ingredients such as soy sauce or chicken broth. Add water to dilute the amount.
29. Kids learn from their parents' habits. Be a great role model for healthy eating.
30. Snacking is the opportunity to add more servings of healthy foods from the food groups.
31. Take stock of last year and resolve to do better, love more and live healthier.



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