

The FAIR OAKS Gazette

May 2019

Volume 9 Issue 5

NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH



FROM THE MAYOR'S DESK... MAY 2019

First Reading of Unified Development Code (UDC) Approved at April 18th Regular Council Meeting

As you are aware, we have been working toward completing a Unified Development Code this spring. The UDC is a comprehensive document that consolidates all development related regulations, including zoning, subdivision regulations, and standards and procedures. It also includes Master Plans which, with the UDC, give us the base we need to have a rational and organized development process.

At the April 18, 2019 regular council meeting, the council approved the First Reading of an Ordinance adopting the City's Unified Development Code (UDC). We had substantial discussion among staff and council emphasizing that the UDC is a living document for our city. We will monitor the assumptions inherent in the UDC as the city develops and amend assumptions as needed to keep it current. In accordance with our City Charter we will have a Second Reading of the Ordinance at the May 2nd regular council meeting.

Adoption of the UDC is a major milestone in preparing our city for the future. This Reading is the culmination of more than two years of work and I want to congratulate our staff and our team of consultants led by Jeff Barton from Gap Strategies, Inc. on achieving this significant milestone.

Planning and Zoning Commission (P&Z)

The P&Z serves as a recommending body to the City Council. I have begun reporting on their activities in this newsletter as part of the regular city activities.

- At the April 11th regular Planning and Zoning Commission meeting, the Commission took the following actions:

- Discussed and recommended approval of the final plat establishing Van Raub Elementary School which will be forwarded to City Council.

- Discussed and recommended approval of a preliminary plat that establishes Elkhorn Ridge Unit 3.

Plat Approvals

- At the April 18, 2019 regular council meeting, the Council approved the final plat establishing Dietz Elkhorn Elementary School (Van Raub). This project was initially begun when the school site was in our ETJ but the area was annexed in November 2017. In our City Attorney's opinion, BISD had a vested right to finalize this project under Bexar County's jurisdiction. BISD stated their preference to complete platting with the City of Fair Oaks Ranch with the submission of a new plat application. Accordingly, the City agreed to advance an expedited review of the construction plans and plat that BISD had submitted to Bexar County. Final administrative items were received in March 2019 and the P&Z reviewed the final plat on April 11th and recommended approval of the final plat to the City.

Zoning Board of Adjustment

As of the time I am writing this newsletter, we have received seven applications to serve on the Zoning Board of Adjustment (ZBOA). Since many of us are still learning the terminology, the primary responsibilities of the ZBOA are:

- Hear and decide appeals when error is alleged in any order, requirements, decision or determination made by an administrative official of the City in the enforcement of any zoning related decisions
- Authorize, in specific cases, a variance from zoning regulations...

There are specific guidelines that the ZBOA must follow in reaching its decisions. This body is considered to be a quasi-judicial group because their decisions are final at the city level. There is no appellate route or final decision making at the City Council level on matters brought before the ZBOA. If a party bringing an issue to the ZBOA is not satisfied with their ruling, the appellate route is through the District Courts.

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(Continued from Cover)

Council has scheduled a special executive session on April 22nd to interview in executive session the seven candidates who submitted applications. I am anticipating that all seven will be approved and that two of the seven will be designated as alternates. I will express my appreciation in advance for the seven residents who came forward to offer their service. The candidates are:

Shane Stolarczyk
Rich Nichols
Richard Morris
Craig Matson
John Wall
Chris Weigand
Warren Needels

Council Begins Strategic Planning Update

At the April 4th regular council meeting, we reviewed the Strategic Action Plan for 2019-20 that was initially formulated at a Council Retreat on January 29, 2019. The consulting firm, Strategic Government Resources (SGR), facilitated this retreat. Pre-retreat interviews were conducted with all council members by Dr. Scott Willingham, of SGR.

The council considered reputational drivers and pressing needs of the citizens. We also developed strategic pillars for the future and mile-markers for the strategic pillars.

At the council meeting, we reviewed more refined mile-markers that were developed by our professional staff following the retreat. Sarah Buckelew, our Finance Director and Tobin Maples, our City Manager, presented the updated action plan to council for discussion. All senior professional staff participated in this discussion with Council. Council ratified the high level action plan and asked the professional staff to continue their work and incorporate the Strategic Action Plan into the budget planning process.

The five key pillars we will be addressing are:

- Financial Integrity
- Responsible Growth Management
- Reliable and Sustainable Infrastructure
- Public Health, Safety, and Welfare
- Operational Excellence

Council Approves First Reading of Backflow Prevention Ordinance

City Council approved a first reading of a backflow prevention ordinance at the April 18th regular council meeting. We anticipate final approval at the Second Reading of the Ordinance at the May 16, 2019 regular council meeting. We have a substantial amount of information available about backflow prevention on our city website, so I will not go into the details here.

Presuming final acceptance on the Second Reading, here are the major things you will want to know:

- The Ordinance goes into effect on October 1, 2019.
- The Ordinance applies only to customers of the City of Fair Oaks Ranch utilities system. We encourage those residents who are not on our utility system to follow these safe practices too, but we will not

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Animal Control.....210-698-0990

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Fair Oaks Ranch Elementary210-698-1616

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.....(service trouble or repairs) 210-353-4357
Fair Oaks Ranch Utilities - Water.....210-698-7685
GVTC - Cable & Telephone800-367-4882
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be involved in enforcement.

- All systems requiring backflow prevention devices (that's mostly irrigation systems for our residents) will be required to be inspected initially in the 12 months following the Ordinance going into effect.

- Systems that are categorized by the Texas Commission on Environmental Quality (TCEQ) as non-health hazard (again, primarily irrigation systems in our community) will require inspection once every three years following the initial inspection. This three year inspection interval was established by City Council. Our adopted Plumbing Code recommends annual inspection, but the council decided to go with a longer interval for residential applications that are not categorized as "health hazard" by TCEQ. I will caution everyone, that TCEQ can change their regulations. If they move to a prescribed interval for "non- health hazard" in the future, we will have to amend our Ordinance to comply.

- If you have just built a home with lawn irrigation or just installed irrigation that was permitted and tested in the past two fiscal years (10-1-17 – 9-30-19), you should already have a backflow prevention device in place and it should have been tested as part of the permitting process. You will skip the initial testing cycle and go into the three year cycle. No point in testing a system that has just been installed and tested.

- Systems that are categorized as "health hazard" (primarily commercial establishments or residential with on-site separate septic systems) will require annual inspection. This inspection interval is mandated by TCEQ.

- The administration of the program will be done by a third party (Vepo, LLC) which will notify property owners of the need for inspection, provide a list of licensed and authorized inspection service providers from which residents can select an inspector, and provide reporting to the city of the satisfaction of the inspection requirements.

- Any system requiring backflow prevention which does not have backflow prevention in place will have to be updated to provide this protection. We do not anticipate this will affect many residents, but there may be older properties or systems installed by non-licensed irrigators where this condition will exist.

- All decisions about service providers for testing or for doing repair/replacement work will be made by the individual residents. The city will play no role in selecting service providers or problem resolution. This is basically like picking someone to work on your air conditioning or finding a plumber you like. You will have to pick a tester from an approved list, but the list will be large so you will have lots of choices. If you have a favorite licensed tester who is not on the approved list, there will be procedures for adding that service provider to the list.

Elevated Storage Tank

At the April 18th regular council meeting, the Council approved a Professional Service Agreement with Kimley-Horn and Associates, Inc. for engineering consulting services for an elevated storage tank and authorized the City Manager to sign the agreement. This decision followed staff review of seven Statements of Qualifications from

engineering consulting firms in the area. The scope of work for this multi-year project includes substantial public outreach as we work through the decision making for the best location for the facility. This project will support TCEQ requirements for elevated tanks based on number of existing connections to the utility as well as the need to maintain appropriate pressure for firefighting.

Household Hazardous Waste Event

We conducted our second annual Household Hazardous Waste event on March 16th. The event was a terrific success. We had 168 cars come through the line. We collected 12,141 pounds of waste or about 72 pounds per participant. This was a little less than half the collection per participant as last year so it looks like many residents unloaded a multi-year collection last year. Thanks again to Republic Services, Stericycle Environmental Solutions, our city staff members who helped with the event, and a dozen Fair Oaks Ranch Rotary Club volunteers who also helped stage the event. The HHW event will take place once each year.

Legislative Update

Many of you are aware that the legislature is introducing bills that would cap the increase in property tax rates on a year to year basis. At the time I am writing this column, the current cap being considered is somewhere between 2.5% and 3.5% year over year.

I have told you before that this is the kind of legislation that is seductive to voters because it sounds great on the surface. The problem is that it translates into reducing or eliminating city services that the state is not going to provide for you while providing no meaningful reduction in your tax bill.

At a minimum, the bills legislate that an election must be held to approve the tax rate if it is above whatever cap is set. This costs money and moves decision making about holding a tax limitation election from you to the state. Under current rules, you can petition for a tax rollback election if you think the increase is more than justified and is above an 8% rollback cap.

I encourage all of you to follow this regulation during the legislative session. If you think, as I do, that some of this is bad public policy, take the time to contact your legislators and let them know your thoughts.

Resident Volunteers/City Staffers at Work

- Our city Facebook page is continuing to attract readers. We currently have 1,582 people following our page. We have had 1,406 likes and have reached as many as 8,928 members in a single day during the month. 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.

Introducing our New Employees

We are pleased to announce four new employees coming on board.

- Clifford (Cliff) McLendon is our new Custodian/Maintenance Worker. Cliff comes to us with over 17 years of experience, many of them working in a city government environment. This is a new position that we planned for in last year's budget process.

- Brian Le Tuere is our new IT Manager. Brian has 18 years' experience

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working with Federal Agencies and specializing in cyber security. He holds various degrees and certifications in networks communications and information systems management with concentrations in network security. We have recognized the growing need for this skill set over the past couple of budget cycles and are happy to have Brian filling the role.

- Eddie Merrill has joined us as a Utility Technician in the Public Works department. Eddie's background includes 14 years of experience as a Security Police Officer with the Department of Energy along with experience as a city police officer and experience in a Parks and Recreation Department prior to that.

- Romello Valentine is also coming on board as a Utility Technician. Romello has experience as a communications technician and a construction worker.

This is a good time of year with tax filing deadlines behind us and yard work in front of us. Dedie and I are not going to be hiding Easter eggs this year because our only young grandchild is out of town. It was getting hard to hide them from our oldest grandson anyway since he is 6 feet 4 inches tall now! Get the ladder Grandpa!

Our best to all of you and your families,
Garry Manitzas
Mayor – Fair Oaks Ranch

Mangus Realty Group Opens Full-Service Real Estate Brokerage Firm in Boerne With Seasoned Realtors Tony Mangus and Armando Muzquiz at the Helm

Two seasoned real estate professionals, Tony Mangus and Armando Muzquiz, have joined efforts to open a new, full-service real estate brokerage firm, Mangus Realty Group, at 140 E. Bandera St at the Corner of Schweppe St. along Boerne's bustling business corridor.

Mangus, formerly a Platinum Top 50 Semi-Finalist agent with Keller-Williams, and Muzquiz, a licensed real estate agent since 1999 with vast commercial knowledge, together have 30 years combined experience in the field. Both are long-time residents of the area.

Mangus is known for having broad market understanding

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and experience to assist both buyers and sellers make informed decisions about their real estate matters. Muzquiz has been assisting commercial clients for almost two decades finding the right property, facilitate required steps such as annexation and zoning, and complete the final transaction in an efficient manner.

The Mangus Realty Group assist clients in land development, commercial and residential transactions, investments properties, as well as 1031 exchanges, with special emphasis on properties in the Boerne, Fair Oaks, Comfort corridor.

Mangus and Muzquiz are building their business on the foundation of thousands of satisfied customers and solid referrals. Currently the team is looking to attract seasoned agents to join the group, where integrity, professionalism and skill are core principles.

For more information about The Mangus Realty Group, please contact Tony Mangus at 210-413-8229 or Armando Muzquiz at 210-412-1607.



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Mosquitoes

– Wizzie Brown, Texas A&M AgriLife Extension



Mosquitoes can not only be irritating by biting, but they also are able to transmit various diseases to humans and animals. They are known to transmit heartworm in dogs and cats, and they can spread encephalitis (including West Nile Virus), Chikungunya,

Zika, dengue, yellow fever, malaria, and filariasis among humans.

Most female mosquitoes require a blood meal for egg production whereas males feed on nectar and do not bite. Eggs are laid on the surface of water or in dry locations that can be flooded by water. Eggs laid in dry locations can remain dormant for several months. Eggs hatch into larvae, or wigglers. Mosquito larvae live in water and feed on organic debris or microscopic plants and animals. Larvae molt into pupae which are non-feeding. Mosquito pupae spend the majority of their time at the surface of the water, only moving when disturbed.

Many things can help to reduce mosquito problems around the home. Since three of the four life stages of mosquitoes are in or near water, it is best to eliminate all sources of standing water. Containers such as watering cans, buckets, and bottles can turn into mosquito breeding grounds. Water should be drained from birdbaths, gutters, flowerpots, and pet dishes at least once a week. Children's wading pools should be emptied of water at least once a week and stored so they cannot collect water when not in use. Tree holes should be filled in with sand or mortar, or drained after each rain. Leaky faucets and pipes located outside should be repaired.

Areas that cannot be drained, such as ponds or large rain collection systems, can be stocked with fish that eat mosquito larvae. Dunks can also be used in these areas. Dunks are a small, donut-shaped product that contains *Bacillus thuringiensis* var. *israeliensis*. The donut disrupts the life cycle of the mosquito and is non-toxic to humans, amphibians, and fish.

Avoiding outdoor activities during peak mosquito hours is the best method to avoid being bitten. When outside, wear loose-fitting, light colored clothing with long sleeves, and long pants. Repellants containing active ingredients such as DEET, picaridin, IR3535, oil of lemon eucalyptus (OLE), para-methane-diol (PMD), or 2-undecanone can be effective to keep mosquitoes from biting when evening activities cannot be rescheduled.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com



Spring 2019

Wildlife News



SAVE THE DATE! APRIL?? PLANT EVENT CITY HALL - TIME



Spring is Early and So are the Fawns!!

Whitetail fawns are typically born in early spring through June and are very frail at birth. Axis deer fawns are usually born in early January to mid-April, although fawns may arrive in all seasons. A fawn can be left anywhere by their mothers even on your front porch! A fawn's white-spots, relative lack of scent and ability to remain perfectly still help it avoid being detected by predators. Even if you cannot see the mother, she is very likely nearby and will return within 12 hours, usually at dawn and dusk. When she comes back, she may or may not move the fawn to a new spot.

Do not try to feed the fawn or offer it water as it is totally dependent on its mother's milk

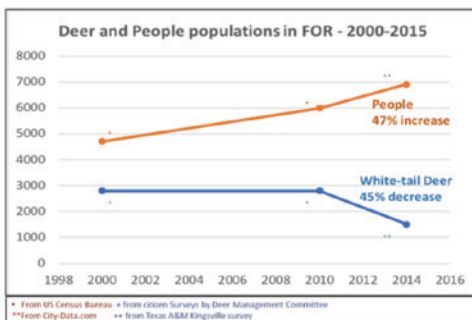
The best action is no action, they are best left to their mothers.

If you find an injured deer that does not appear to be able to ambulate on its own, call the Boerne Police Dispatch number at (830) 816-3194 or (830) 249-8645. Animal Control will respond Monday through Friday 8-5. The Fair Oaks Ranch Police department will respond on weekends and evenings.



The Wildside of FOR

Where You Find Answers to Your Questions
Why Does FOR Have a No Feed Ordinance?



The chart shows that FOR Deer population is not increasing and TPW believes we have sufficient land for a healthy population. The major reason for increased interactions between deer and people is due to the increase in people living in FOR, not deer.

After extensive consultation with experts and gathering public opinion through many venues, the City Council enacted a no feeding ordinance in April of 2016. It is believed this will aid our enjoyment and interaction with our four legged friends in several ways:

- Reduce the frequency of vehicle collisions and damage to landscaping by avoiding large congregations of deer near residences
- Reduce an unhealthy dependence of deer on "handouts" that could link to artificial unhealthy increases in deer population
- Reduce the potential for parasites and infections caused by concentration of deer droppings
- Reduce potential for attraction of less desirable wildlife (Feral Hogs)

The general observation is that the No Feed Ordinance has been effective in dispersing our deer population over a greater area, and limiting

Close Encounters of the Wild Kind

Pictures and Stories of the Wildlife around us!

WEC recently received an email expressing concerns about Axis Deer. Axis Deer were imported from India and Sri Lanka to Texas in 1932 as a game animal. Those of us who live near Battle Intense have observed Axis around Cibolo Creek for years, but we did not see them in the Fairways until recently, but even then it is not daily.

Axis deer are grass grazers and do tend to roam. At this point we cannot say if their population is increasing or that they are just on the move due to development in the area.

We will be keeping an eye on it and would like any citizen who has noticed a change in their part of city to contact the city or email the WEC. We have discussed including Axis as a part of any future surveys of the deer population. It has been estimated in the past that they are about 50% of our deer population.



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