

The FAIR OAKS Gazette

August 2019

Volume 9 Issue 8



NEWS FOR THE RESIDENTS OF FAIR OAKS RANCH

FROM THE MAYOR'S DESK AUGUST 2019

Planning and Zoning Commission (P&Z)

P&Z Commission had no active business to consider in July. Therefore the regular meeting was cancelled. Council and P&Z will be conducting a joint interview session in the near future for the five volunteers who came forward to offer to fill the vacancy created by Conrad Fothergill's resignation. We are very blessed as a community to have five qualified individuals step forward to offer their services to fill this vacancy. I will certainly ask whichever four we do not select to allow us to keep their name on our list for possible future volunteer roles.

Zoning Board of Adjustment

ZBOA will be meeting on July 24th to develop their procedural rules and elect officers. This is the next step in getting this quasi-judicial group stood up for operation.

Staff and Council Continue Work on Annual Budget

Since the last time I wrote to you, our professional staff and Council have continued work on the budget proposal for the 2019-20 fiscal year. You probably recall that the budget is driven by our Strategic Planning process. As a reminder I am repeating below the five pillars of the strategic plan that we are addressing.

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

Yesterday, July 18th, Council and staff conducted a four hour workshop to consider the entire budget, both Operating and Maintenance and Utility Fund. We focused on the initiatives identified in the Strategic Action Plan (SAP) and had some very

productive discussions of various financing mechanisms that can be used to advance the different initiatives we need to accomplish as a city.

It is clear from the discussions that we are going to need to consider sources of financing other than operating reserves if we are to advance the strategic initiatives and make progress on the goals we have set. We had a discussion about using Certificates of Obligation (COs) or other debt instruments as a financing source for major projects like drainage improvements and renovating City Hall.

The City Hall renovation project is of particular significance. We have approved the positions we need to advance our strategic initiatives in the previous budget cycle, but have deferred hiring most of them simply because we lack adequate space to seat them. While we are also evaluating other temporary solutions, ultimately I believe we are going to need to create more work spaces within the existing foot print of City Hall.

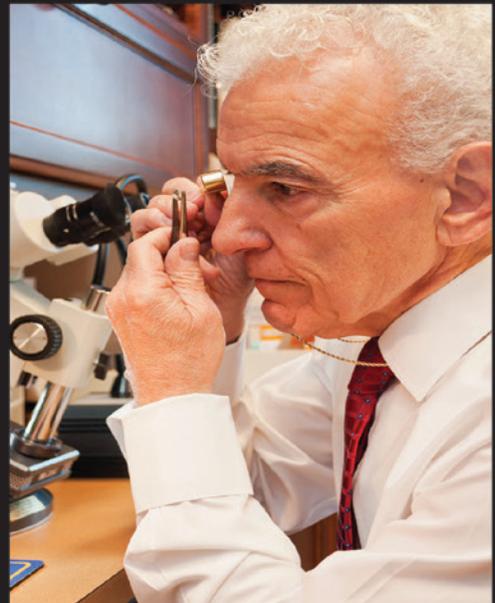
Based on the first round bids, all of which we rejected due to sufficient funding not being available, I believe we can renovate the old Police building and City Hall for about half the cost we spent on constructing the new Municipal Court and Police building. We will be careful to amortize the debt over a period not to exceed our expected useful life of the facility. A very preliminary look at financing City Hall renovations over a five year amortization suggests that the impact on an average priced home would be around \$35 per year. As Councilwoman Koerner pointed out, one of the advantages of using debt financing is that it automatically goes away from the Interest and Sinking Fund portion of the tax

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(Continued from Cover)

rate when it is paid off.

It is also clear from the discussions, that, even if we add some debt financing, some projects which are worthy to do, will have to be deferred if we are to stay within the tax rollback rate which we would like to do. The current rules limiting increases in Operating and Maintenance related taxes to an 8% cap before citizens have the right to petition for a rollback are still in effect for this budget cycle.

Regarding property taxes, it is my personal opinion that the new caps (3.5% increase limit on Operating and Maintenance revenue) set by the state legislature starting next year will do little, if anything, to reduce the overall tax burdens on all of us. I believe most of what the state legislature did on property taxation was just a bunch of distracting noise.

The simple fact is that it takes a certain amount of money to properly run a city. The state has not offered to provide money to help us run the city operations, they have simply passed rules to force elections if we want to raise operating and maintenance funds from property taxes more than 3.5%. Cities will end up using more debt funds, raising money from fees to fill the gaps, or wasting taxpayer resources on holding mandated elections. The legislature has done little more than create a "shell game" in their attempt to make all of us believe they have provided relief. Giving them their due, they did at least attempt to create some exception rules for smaller cities. We'll see how that plays out.

The one exception to my personal legislative "report card" is school finance. The legislature did finally get serious about that this last session and I applaud the progress they have made in this area. I think the state reversing its downward trend in funding for education may provide some tax relief for us on school property taxes.

Council Members Staffing Advisory Committees

Our council members had made a standing offer to assist staff with taking leadership roles on advisory committees to allow us to supplement staff time and move projects down the road more quickly. At the July 18th meeting, we agreed to the following assignments for council members:

- Serve on the SAWS Rate Advisory Committee. This project is to give representation to residents in FOR who receive water/sewer service from San Antonio Water System. Customers of SAWS in San Antonio are represented by their respective San Antonio city council members. Customers who live outside of San Antonio do not have this representation so SAWS asked us to provide a representative. Councilman Steve Hartpence has agreed to serve in this role.

- Serve on the FOR Water/Wastewater Rate Advisory Committee. The following council members have agreed to serve in this capacity: Mayor Pro Tem Roy Elizondo, Councilwoman Marianne Havard, Councilman Greg Maxton. This will be a complex project which will be assisted by consulting resources.

(Continued on Page 4)

IMPORTANT NUMBERS

EMERGENCIES NUMBERS

EMERGENCY	911
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

Allied Waste Services - Garbage & Recycling.....	210-648-5222
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	
607 E. Blanco. Rd. - Boerne, TX.....	830-249-2414
.....	(delivery info, stops, fuds, ect.) 830-249-9303
5837 De Zavala Rd - San Antonio, TX.....	210-641-0248

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- Serve on the Fair Oaks Ranch storm water finance advisory committee. Councilwoman Laura Koerner, Councilwoman Snehal Patel, and Councilman Steve Hartpence have agreed to serve on this committee. This will be another complex project that will require consulting assistance. There are multiple ways to organize and finance managing storm water. This committee will be charged with reviewing choices and bringing recommendations back to council.

- Serve on the FOR citywide branding advisory committee. I am going to serve on this committee and have asked Councilwoman Laura Koerner and Councilwoman Snehal Patel to join me in coming up with some branding themes and applications for our city. For those of you who have been asking me for months when we are going to do something about the I10 entrance to the city, this group will begin addressing that question. I anticipate that we will engage some creative design assistance on this project. My hope is that we can come up with themes that can be replicated to some degree on the numerous gateways we have to our city.

All of these are advisory committees to the city council. The output and recommendations they make will be discussed in open council meetings that will have posted agendas. Deliberations that result in decision making will be done in public meetings. The working sessions for these groups will not be posted and will not be open to the public.

Elevated Storage Tank

I will remind you that at the April 18th regular council meeting, the Council approved a Professional Service Agreement with Kimley-Horn and Associates, Inc. for engineering design services for an elevated storage tank and authorized the City Manager to sign the agreement. There are both regulatory and practical drivers for doing storage tanks. When you reach a certain number of connections on a water system, TCEQ requires that you provide elevated water storage. This facility is also important for maintaining proper pressure for firefighting.

Kimley-Horn did a good presentation at our July 18th council meeting. Not surprisingly they reported that everyone who attended the meeting at the church voted to put the elevated water storage tank anywhere other than in their back yard. No surprise there!

We anticipate the next meeting will be held around September 10th. By this point, the engineers will have done much more work and will be presenting recommendations regarding siting and design. We are expecting council to approve a final site in November of this year. Engineering design is expected to be completed by August 2020 with construction to begin around November 2020. Construction time for a project of this magnitude is about a year, so that would indicate completed construction around November 2021.

Boerne-Fair Oaks Ranch-Kendall County Transportation Planning Committee

I participated in a meeting at Kendall County Judge Lux's office

regarding a regional approach to transportation planning. The goal is to develop short range and long range programs of transportation improvements and a program of recommended policies to guide the planning and design of the transportation/land use system within Kendall County. The other participants in this meeting included Mayor Tim Handren from Boerne and Kendall County Commissioner Don Durden.

Today, July 19th, the city of Fair Oaks Ranch sent out a request for a couple of volunteers to serve on this task force. We will see who volunteers. I anticipate making recommendations for two FOR residents at the August 1 council meeting. I will ask council to ratify my recommendations. This is a "hot" enough topic I expect to see a few offers to help.

Resident Volunteers/City Staffers at Work

- Our city Facebook page is continuing to attract readers. We currently have 1,678 people following our page. We have had 1,489 likes and reached 1,159 members during the past 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.

- We welcome Lillianna (Lilly) Calvo to our team. Lilly is an administrative clerk for the Police Department. She comes to us with over 4 years of experience in direct customer service and cash handling. Welcome Lilly!

- Congratulations to Police Officer Richard Gonzales. Officer Gonzales was promoted to Sergeant at our June 18th council meeting.

Independence Day Fireworks

Our first Independence Day fireworks held at the Country Club on July 3rd were a smashing success. We estimate that more than 2,000 residents participated in this evening of fun. This is the largest crowd some of us remember seeing at the Country Club during the time we have lived here.

Magic in the Sky put on a stupendous display, including adding music this year. I got lots of compliments from residents on this event. Dedie and I got to lead the 4th of July parade in Raintree Woods and many of the residents there told me what a great time they had watching the fireworks from their porches and patios. They told me they could hear not only the fireworks but the little kids and the applause at the end of the show.

Special thanks to our city staff for doing a fine job of putting on the event. We especially appreciated our police officers who not only kept us all safe but participated in the fun by passing out glow sticks to the little kids. We also appreciated the partnering from Fair Oaks Ranch Golf and Country Club. I had lots of people tell me they wanted this to become an annual event, so I'm going to work on making that happen.

Best wishes for the rest of the summer,

Garry Manitzas

Mayor – Fair Oaks Ranch

TGR Salutes Don Reddout's Service to District



Don Reddout, Former TGR District 1 Representative

After nearly 11 years of service on the Trinity Glen Rose Groundwater Conservation District's board of directors, Don Reddout, decided to retire from the board. His board colleagues gave him a very fond farewell.

"Don's work on the Trinity Glen Rose board has been stellar, and we will certainly miss his steady hand and guidance moving forward," said TGR Board President Joe duMenil.

"Don is unique in that he worked through the District's transition from our startup years to the recent progress we've made in research on the Trinity Aquifer, community outreach and partnerships with other regional agencies. We certainly wish him the very best and know we can always count on him if we need his counsel in the future."

Reddout has served on board since 2008, and is a former City Administrator for the City of Bandera, Mayor of Grey Forest for eight years and is currently involved with the fire department in the Grey Forest and Helotes area. Reddout helped start the Grey Forest water utility.

District 1 is home to Madla Park and many aquifer recharge features. There are also various topography changes in the area, which border the Government Canyon Natural Area.

District 1 boundaries include Loop 1604 on the east, Culebra Rd. on the south, Galm Rd. on the west and Scenic Loop Rd. on the north.

TGR and the 86th Texas Legislative Session

The Texas Legislature meets every other year, and is just now wrapping up the 86th session of the State of Texas' governing bodies. Since the Trinity Glen Rose Groundwater Conservation District was established by the State of Texas, TGR board and staff members closely follow every action the legislature contemplates on water and the environment.

"Any piece of legislation that makes its way through the House and Senate must also include public hearings. So during a legislative session, we not only rely on our legislative consultant to keep us up to date on potential new laws, but we watch those sessions and hearings on the internet," said TGR General Manager George Wissmann. "Plus, we keep our board informed so they can stay in the loop as well."

FAIR OAKS RANCH

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Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
Becker, Mallory.....	17.....	•.....	•.....	•.....	•.....	830-981-8161
Buie, Morgan*+.....	15.....	•.....	•.....	•.....	•.....	830-431-5038
De Acetis, Mary*+.....	17.....	•.....	•.....	•.....	•.....	830-388-2362
Gerhart, Andrew.....	•.....	•.....	•.....	•.....	830-431-0536
Gerhart, Jacob.....	•.....	•.....	•.....	•.....	830-499-3203
Gerhart, Thomas.....	•.....	•.....	•.....	•.....	830-499-3203
Gordon, Jesselyn.....	16.....	•.....	•.....	•.....	•.....	210-698-1138
Gibbs, Madilyn.....	13.....	•.....	•.....	•.....	•.....	830-755-4790
Gidens, Abbey*~.....	16.....	•.....	•.....	•.....	•.....	210-912-9544
Harris, Sophie*.....	13.....	•.....	•.....	•.....	•.....	830-755-5393
Hernandez, Kandice.....	13.....	•.....	•.....	•.....	•.....	210-789-2940
Hotea, Sophia #.....	15.....	•.....	•.....	•.....	•.....	210-264-7171
Lester, Zachary.....	15.....	•.....	•.....	•.....	•.....	210-427-9270
Nevarez, Jacquelyn.....	15.....	•.....	•.....	•.....	•.....	210-860-8500
Nevarez, Jocelyn.....	15.....	•.....	•.....	•.....	•.....	210-860-8500
Nilsson, Noah.....	17.....	•.....	•.....	•.....	•.....	210-667-6910
Sanders, Madison*+.....	16.....	•.....	•.....	•.....	•.....	401-447-4752
Williams, Grant.....	17.....	•.....	•.....	•.....	•.....	210-904-5035

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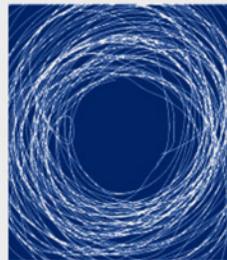
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