



CITY OF FAIR OAKS RANCH
AGENDA – CITY COUNCIL REGULAR MEETING
March 17, 2016; 7:00 PM
FAIR OAKS RANCH CITY HALL, 7286 DIETZ ELKHORN

I. ROLL CALL – DECLARATION OF A QUORUM

II. OPEN MEETING

- A. Veteran Foreign Wars (VFW Post 688) Posting of Colors.
- B. Pledge of Allegiance by Purple Heart Recipients.
- C. National Anthem.

III. CEREMONIAL EVENT

- A. Proclamation Honoring the Military Order of the Purple Heart.

IV. CITIZENS and GUEST FORUM / PRESENTATIONS

To address the Council, please sign the Attendance Roster located on the table at the entrance of the Council Chamber. In accordance with the Open Meetings Act, Council may not discuss or take action on any item which has not been posted on the agenda.

- A. Citizens to be Heard
- B. Presentation from Tom Armstrong, Republic Services on the recent trash brush/bulk pick up.

V. DECLARATION OF CONFLICTS OF INTEREST

VI. CONSENT AGENDA

All of the following items are considered to be routine by the City Council, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Council Member by making such request prior to a motion and vote.

- A. Approval of February 4, 2016 and February 18, 2016 Regular City Council Meeting Minutes. P1-P6
- B. Approval of February 9, 2016 Special City Council Meeting Minutes. P7

VII. CONSIDERATION/DISCUSSION ITEMS

- A. Approval of Vortex Infrastructure Products proposal for the rehabilitation of three corrugated metal culverts, below Sweetwind Circle, for a total sum of \$91,849.95 including a 10% contingency sum and authorizing the City Administrator to sign the contract.

- Project Engineer

P8-P15

- B. Discussion of content and how to distribute the Council's request for Home Rule Charter Commission volunteers

- Alderman Hartpence

P16-P17

VIII. REPORTS FROM STAFF / COMMITTEES / COUNCIL

- 1) Public Works Director – Capital Improvement Advisory Committee (CIAC) Summary Update. P18

- 2) Deputy City Administrator – Update on City Council Chambers upgraded audio/visual hardware project and personnel updates. P19
- 3) Interim City Administrator – Update on the meeting for preliminary hearing for the TCEQ wastewater discharge permit on the property known as The Reserve and potential tour of the wastewater facility.
- 4) Mayor – Leon Springs Fire Department Educational Forum. P20
- 5) Council - Requests for City topic needing additional information/research; or, potential consideration for a future agenda.

IX. ADJOURNMENT

Signature of Agenda Approval:



I, Priscilla Abrego, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the city's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times. Said Notice was posted by 5:00 p.m., March 14, 2016 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to *Tex Gov't Code* Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

**MINUTES, February 4, 2016
City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015**

I. ROLL CALL – DECLARATION OF A QUORUM

Council Members Present: Mayor Pro Tem Schmidt, Alderman Damstra, Alderman Hartpence, Alderman Manitzas and Alderwoman Havard.

Having a quorum present, Mayor Landman called the Regular City Council Meeting to order at 9:31 a.m.

II. OPEN MEETING

Pledge of Allegiance was led by Mary McConnell, Fair Oaks Ranch resident.

III. CITIZENS and GUEST FORUM / PRESENTATIONS

Steve Dean, P.E., Vice President of Pape-Dawson Engineering presented the quarterly road reconstruction project report which included the design phase submittal, drainage and utilities, updated schedule, and community outreach ideas.

Rodney and Tiffany Schott, Owner of Schott Country Store presented a future 14,000 sq. ft. building development on Leslie Pfeiffer and IH10. The concept consists of a 6,500 sq. ft. meat market/convenience store inclusive of a pump station. The rest of the space will be rented out to businesses (i.e. Starbucks, Great Clips, & Dry Cleaners). The Schott's main store is located in Helotes, Texas. Mr. Schott anticipates a Fall 2016 completion date for this project and will come back to Council in the future for re-platting approval and a sign variance request.

Rich Nichols, 8115 Windmill Circle expressed concerns on the type of tenants/businesses that will be renting retail space from Schott's Country Store.

Joe DuMenil, 8657 Willow Wind Drive expressed concerns about landscaping and irrigation Schott's Country Store will utilize.

IV. CONSENT AGENDA

MOTION: Made by Mayor Pro Tem Schmidt, seconded by Alderman Damstra to approve authorizing the City Secretary to sign a Joint Election Agreement with Bexar County Elections to conduct the City's May 7, 2016 General and Special Election; approve Resolution calling the General Election; and approve Ordinance calling the Special Election reauthorizing the levying of local sales and use tax for the maintenance and repair of municipal streets.

VOTE: 5-0

V. CONSIDERATION/DISCUSSION ITEMS

A. Discuss and consider proposed development agreement with Scott Felder Homes and David & Diane Owens to build 91 homes on 145 acres in Bexar and Comal County on FM 3351.

Marcus Jahns, Interim City Administrator introduced Steve Krasoff, President of Scott Felder Homes Inc. and Rob Killen, Attorney representing Scott Felder Homes Inc. Mr. Killen stated the property owner will be asking for voluntary annexation and connections to Utilities (water and wastewater). The 91 homes will be built on approximately 47 acres, with an 18-acre natural buffer that will be maintained by Scott Felder Homes, Inc. The remaining acreage would be dedicated to

the City or left as a natural buffer. This acreage consists of a 75-acre preserve and 5 acres for the City to build a new wastewater treatment plant. To date Scott Felder Homes, Inc. is under contract and has not closed on the property with Mr. and Mrs. Owens. Once closing takes place there is 180-day dedication (remaining acres must be deeded to the City). The agreement is good for 15 years with two additional extensions for a total maximum amount of 45 years.

DISCUSSION: Alderman Hartpence stated the development agreement enclosed in the Councils packet was not the updated version. Mayor Pro Tem Schmidt inquired if the community will be gated or ungated. Steve Krasoff responded that decision has not been made at this point but will probably be gated with separate access to the public park off Ralph Fair Road. Alderman Hartpence indicated the original plan showed the community being gated, as preferred by the City, and is also reflected in the City's comprehensive plan; however, many residents prefer non-gated communities. Alderman Manitzas agreed and inquired about a turning lane into the subdivision. Mr. Krasoff responded there is no turning lane planned but that is a TXDOT decision. Alderman Manitzas inquired what type of fence would surround this community and if a school bus will be picking up the children in this community. Mr. Krasoff responded Fencecrete and most likely a school bus would pick up the children but that is school's decision. Alderwoman Havard queried on the minimum lot size. Mr. Krasoff responded approximately 10,000 square feet. Mayor Pro Tem Schmidt requested an explanation on why the builder did not want to develop the preserve area. Mr. Krasoff responded because it's in the floodplain and the Edward's recharge zone. Mayor Pro Tem Schmidt added the plans show one entrance/exit but in an emergency situation, a second entrance/exit may be needed. Mr. Krasoff responded that he intends to comply with the ordinances and if a second exit is needed he would be willing to accommodate. Mayor Pro Tem Schmidt expressed concerns about the buffer area and removal of Heritage trees. Alderman Hartpence responded there is a detailed tree plan enclosed in the package that identifies all of the trees that are to be kept/removed. Mayor Pro Tem Schmidt asked if oak wilt was located on the property. Mr. Killen stated that he was not aware of any oak wilt and reminded Council that at the end of the day Scott Felder Homes Inc. is trying to sell homes and trees add value to a property. Alderman Manitzas stated that some lots do not have trees and asked how that would be addressed. Mr. Krasoff stated two trees would be planted in each of those lots. Mayor Pro Tem Schmidt is concerned about the upkeep cost of the 75-acre preserve. Mr. Krasoff stated that a Right to Refusal clause can be added to the development agreement should Fair Oaks Ranch Homeowners Association decide to decline the 75-acre preserve. Alderman Hartpence added the City will have 180 days after the agreement is signed to complete its due diligence.

Charlan Beal, FORHA President, stated the Board of Directors is evaluating the maintenance costs, taxation, and access to the park. However, FORHA acquiring the land will not be considered until it has been annexed into the City.

Rich Nichols, 8115 Windmill Circle requested the subdivision be ungated and limited to 72 homes as originally presented.

Craig Matson, 8607 Fairway Green Drive, would like the subdivision to have larger lots and look more rural.

Joe Steen, 8125 Flagstone Hill Drive, expressed security concerns.

Ken Nichols, 30143 Cibolo Run, expressed concerns about the preserve road access, maintenance of trails, and buffer zone should FORHA accept the land.

Dedie Manitzas, 30850 Man O War Drive, expressed concerns on Ralph Fair Road in relation to the development and possible noise issues. She recommended the developer consider mirroring Setterfeld Estates entrance and set home back further away from Ralph Fair Road.

Joe DuMenil, 8657 Willow Wind Drive, expressed concerns about limited access to the preserve during times of high water.

Mary McConnell, 31036 Post Oak Trail, would like a turn lane off of Ralph Fair Road into the entrance for safety issues.

Roy Elizondo, FORHA Treasurer, added that FORHA is actively discussing the preserve area.

MOTION: Made by Alderman Hartpence, seconded by Alderman Manitzas to postpone the consideration of the development agreement until Council has additional legal and policy questions answered and time to communicate with FORHA the issue of accepting or deeding the preserve area to the City or FORHA until a subsequent Council meeting with the earliest being February 18, 2016.

VOTE: 5-0

VI. REPORTS FROM STAFF / COMMITTEES / COUNCIL

- 1) Ralph Wiesepape, Project Manager reported on the Public Safety Facility stating the lower roof has been completed, gutters have been installed, and the electrical has been roughed in. Stucco will begin next week. Mayor Pro Tem Schmidt expressed concerns about potential parking issues. Ralph stated he will ask the construction workers to park in the gated area.
- 2) Council had no requests for a future consideration items.

VII. ADJOURNMENT

Mayor Landman adjourned the meeting at 11:33 a.m.

Mayor Cheryl Landman

ATTEST:

City Secretary P. Abrego

MINUTES, FEBRUARY 18, 2016; 7:00 PM
CITY OF FAIR OAKS RANCH
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

I. ROLL CALL – DECLARATION OF A QUORUM

Council Members Present: Alderman Damstra, Alderman Manitzas, Mayor Pro Tem Schmidt, Alderman Hartpence, and Alderwoman Havard.

Having a quorum present, Mayor Landman called the Regular City Council meeting to order at 7:00 p.m.

II. OPEN MEETING

Pledge of Allegiance was led by Roy Thomas, Former Fair Oaks Ranch City Administrator.

III. CEREMONIAL EVENT

A. Mayor Landman ceremoniously provided newly-hired police officer Allen Paz his Oath of Office.

B. Mayor Landman read and presented a Proclamation honoring 23 years of the Fair Oaks Ranch Police Department.

IV. CITIZENS & GUEST FORUM / PRESENTATIONS

Ken Nichols, 30143 Cibolo Run, thanked Council and Carole Vanzant, Deputy City Administrator for the public wireless internet access at City Hall.

Kim Roach, Auditor, Armstrong, Vaughan & Associates presented the FY2014-2015 Financial audit. She outlined the net pension liability and stated the City has a healthy net income position. She pointed out the addition of two new funds: Capital Improvement and Bond Capital which records the expenses of the new Public Safety Building and capital projects authorized from the recently issued bond. It is recommended that cities have 3-6 months operating expenses set aside, Fair Oaks Ranch has 4 months. The City received a passing audit report with no deficiencies.

V. CONSENT AGENDA

MOTION: Made by Alderman Manitzas, seconded by Alderman Hartpence to approve the January 7, 2016, and January 21, 2016, regular city council meeting minutes.

VOTE: 5-0; Motion Passed

VI. CONSIDERATION ITEMS

A. Approval of a sign variance submitted by DK Signs for Schott's Country Store to be located at IH-10 @ Leslie Pfeiffer Road.

Jim Earl, Building Official, announced DK Signs, representative of Schott's Country Store, submitted a sign variance to install a pole sign larger than authorized by city ordinance on track 2 located at IH-10 and Leslie Pfeiffer Road. Daniel Santee, functioning City Attorney, broke down the variance requirements for approval into the technical elements that needed to be addressed by Council. Mr. Earl noted the variance only meets criteria number one, five and six of the required six affirmative findings. Darrell Keller from DK Signs was introduced who assured Council that Mr. Schott is looking to build a first class commercial facility that will serve the community well.

MOTION: Made by Alderwoman Havard, seconded by Alderman Damstra to table the sign variance submitted by DK Signs for Schott's Country Store until March 3, 2016, regular city council meeting.

DISCUSSION: Mayor Pro Tem Schmidt requested standardization on the appearance of both signs. Mr. Keller responded the variance request is for the height and size of the pole sign to that is comparable to other signs on IH10 that is needed to draw national clients. Mr. Keller added the appearance of the signs can be modified. Alderman Manitzas inquired on how many residents would be impacted, visually, by the sign. Mr. Keller stated the sign will be uniform to everything within a one-mile radius. Mayor Landman inquired on the height of the Frost Bank sign. Mr. Keller responded approximately 50 feet. Alderman Manitzas inquired upon Jim Earl the height of the Frost Bank sign. Mr. Earl responded that is unknown as it was erected prior to the ordinance. Alderman Hartpence stated he would like to see only one sign on the property. Mayor Pro Tem Schmidt stated he understands the need for two signs since one will display gas prices however he would like to see consistency in the appearance of both signs. Alderman Manitzas would like to have reviewed comparable signs and heights. Alderwoman Havard added the ordinance allows for two signs and the location of this property is at a lower elevation requiring visibility on both sides of the highway. Alderman Damstra reminded Council of the Fair Oaks Ranch Village sign at 50 feet high. Mr. Keller added that he can replicate the smaller sign design to the pole sign if Council likes the aesthetic of that signage. Mayor Pro Tem Schmidt stated it looked more consistent and visually appealing.

Rich Nichols, 8115 Windmill Circle, expressed gratitude that Council decided to table the item and requested the citizens have a little more time to review and investigate before making a decision.

VOTE: 5-0; Motion Passed

B. Discuss and consider proposed development agreement with Scott Felder Homes and David & Dianne Owens to build 91 homes on 145 acres in Bexar and Comal County on FM 3351.

Marcus Moreno, Vice President of Scott Felder Homes, LLC, discussed the historical timeline of the Development Agreement. He stated the home prices in this community will range from approximately \$420,000 upwards to \$620,000. He noted a few additions made to the Agreement include a breakaway gate as an alternate exit and the Preserve area will include a nature trail with 12-foot high clearance to allow for horseback riding and a parking lot.

MOTION: Made by Alderman Hartpence, seconded by Alderwoman Manitzas to approve the Development Agreement with Scott Felder Homes and David & Dianne Owens to build 91 homes on 145 acres in Bexar and Comal County on FM 3351.

DISCUSSION: Alderwoman Havard inquired on what trees will be removed. Mr. Moreno responded as trees add value to the community they intend to very cautious in removing trees. He noted a tree removal plan was submitted with the preliminary plat as required by city ordinance and is included in the agenda packet. Alderman Manitzas asked if the trail would be set back from the road. Mr. Moreno responded yes. Mayor Pro Tem Schmidt expressed concern about a number of trees that could be potentially removed, the safety issues in the preserve area and of the staffing it will take to maintain the preserve area. He feels the acreage should be deeded to the City and not Fair Oaks Ranch Homeowners Association (FORHA).

Charlan Beal, FORHA President, stated two board members have met with Alderman Hartpence on the preserved acreage and that, at this time, no formal presentation has been given to FORHA Board or its' members. The Board is evaluating the maintenance costs, taxation, and access to the park.

FORHA decision to take the land will not take place until after the Development Agreement has been signed.

Robert (Bob) Weiss, 28615 Whirlaway Circle, asked Council if water reservation fees, that have been paid by other developers, have been considered when taking this development into consideration.

Ken Nichols, 30143 Cibolo Run, clarified the trail and road in the preserve fall into two counties.

Al McDavid, 31202 Keeneland Drive, is concerned about tax dollars paying for something he has not viewed.

Joe Steen, 8125 Flagstone Hill Drive, expressed concerns about the accessibility of the preserve area in a flooding situation.

VOTE: 4-1; Motion Passed (Naye Mayor Pro Tem Al Schmidt)

VII. REPORTS FROM STAFF / COMMITTEES / COUNCIL

- 1) Linda Coones, Interim Finance Officer, presented January 2015 financials.
- 2) Scott Rubin, Police Chief, discussed the Police department's Annual Report.
- 3) Priscilla Abrego, City Secretary, presented the May 2016 early voting dates and times, announced the annual pet clinic and shred day events, and provided an update on the recent bush/bulk pick-up service.
- 4) Alderwoman Havard reported on Military liaison activities and recommendations for future associations.

VIII. ADJOURNMENT

Mayor Landman adjourned the meeting at 9:27 p.m.

Cheryl Landman, Mayor

ATTEST:

P. Abrego, City Secretary

MINUTES, February 9, 2016; 1:30 PM
CITY OF FAIR OAKS RANCH
7286 DIETZ ELKHORN
FAIR OAKS RANCH, TEXAS 78015

I. CALL TO ORDER

Council Members Present: Alderwoman Havard, Alderman Manitzas, Alderman Damstra, Alderman Hartpence, and Mayor Pro Tem Schmidt.

Having a quorum present, Mayor Landman called the special Council meeting to order at 1:30 p.m.

II. CONVENE INTO CLOSED SESSION

City Council convened into closed session pursuant to GC §551.071, to consult with Chris Hartung Consulting on Personnel Matters of the Open Meetings Act, *Texas Gov't Code*, a quorum of the governing body hereby convenes into closed session to discuss and consider candidates for employment in the position of City Administrator at 1:30 p.m.

III. RECONVENE INTO OPEN SESSION

At 2:58 p.m., Mayor Landman reconvened into open session announcing Chris Hartung will move forward as discussed on the selected eight candidates:

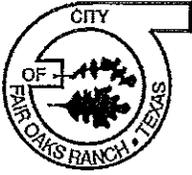
IV. ADJOURNMENT

Mayor Landman adjourned the meeting at 3:00 p.m.

Cheryl Landman, Mayor

ATTEST:

P. Abrego, City Secretary



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Sweetwind Circle Culvert Rehabilitation
START/END DATE: 03/03/2015 to Present
DEPARTMENT: Public Works
PRESENTED BY: Project Engineer

INTRODUCTION/BACKGROUND:

In March 2015, City staff targeted a culvert at Sweetwind Circle as a candidate for rehabilitation. The corrugated metal culvert contains large amounts of corrosion. Large holes could be seen on the surface of the structure which has compromised its structural integrity. Two companies submitted proposals to rehabilitate the three (3) culverts that run below Sweetwind Circle. The rehabilitation treatment will consist of a geopolymer spray lining that will re-establish structural integrity and provide a corrosion resistant layer inside the existing pipe.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The rehabilitation treatment on the three (3) culverts will protect the conveyance system from collapse, which could ultimately lead to a damaged roadway.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

The city budgeted \$94,096 for contract drainage work in the 2015-2016 General Budget under account 01-506-532. Proposals were gathered from two (2) companies that specialize in the application of the geopolymer spray lining:

Company	Total Purchase Price
IPR (Inland Pipe Rehabilitation)	\$90,284.00
Vortex Infrastructure Products	\$83,499.95

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to accept the proposal furnished by Vortex Infrastructure Products for the rehabilitation of three (3) corrugated metal culverts that run below Sweetwind Circle, along with a 10% contingency sum, for a total of \$91,849.95 and authorize the City Administrator to sign the contract.

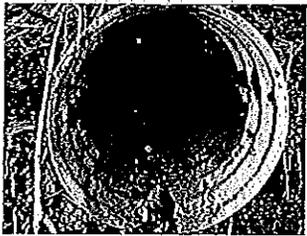
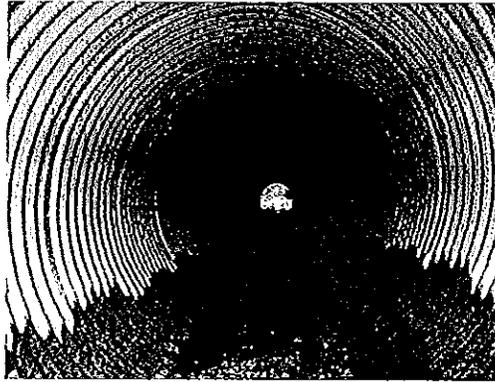
SWEET WIND CIRCLE CULVERT REHABILITATION

Contents

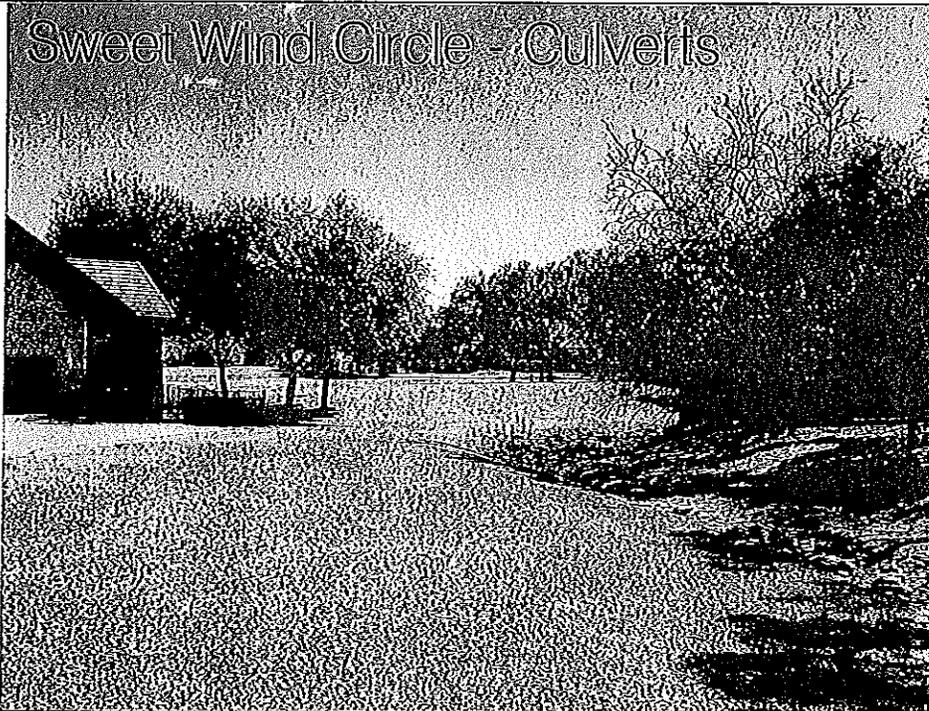
- Culvert Failure
- Sweet Wind Circle
- Road Damage
- Culvert Reconstruction
- Culvert Rehabilitation

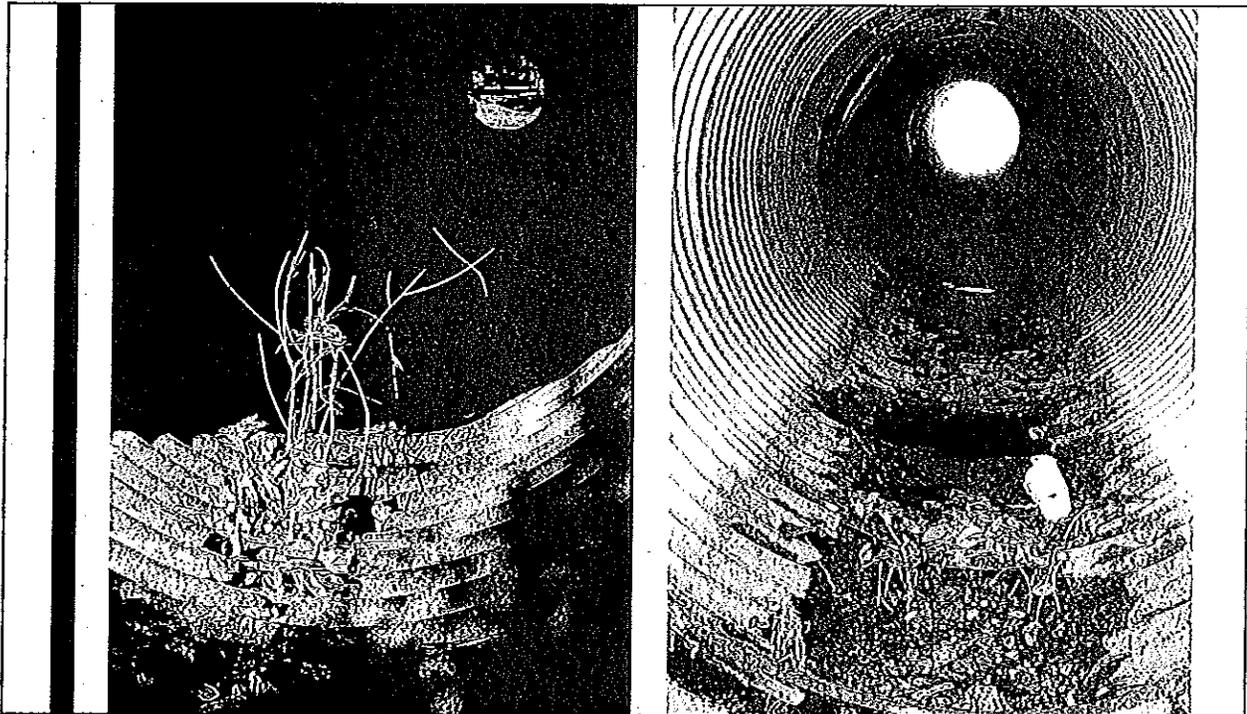


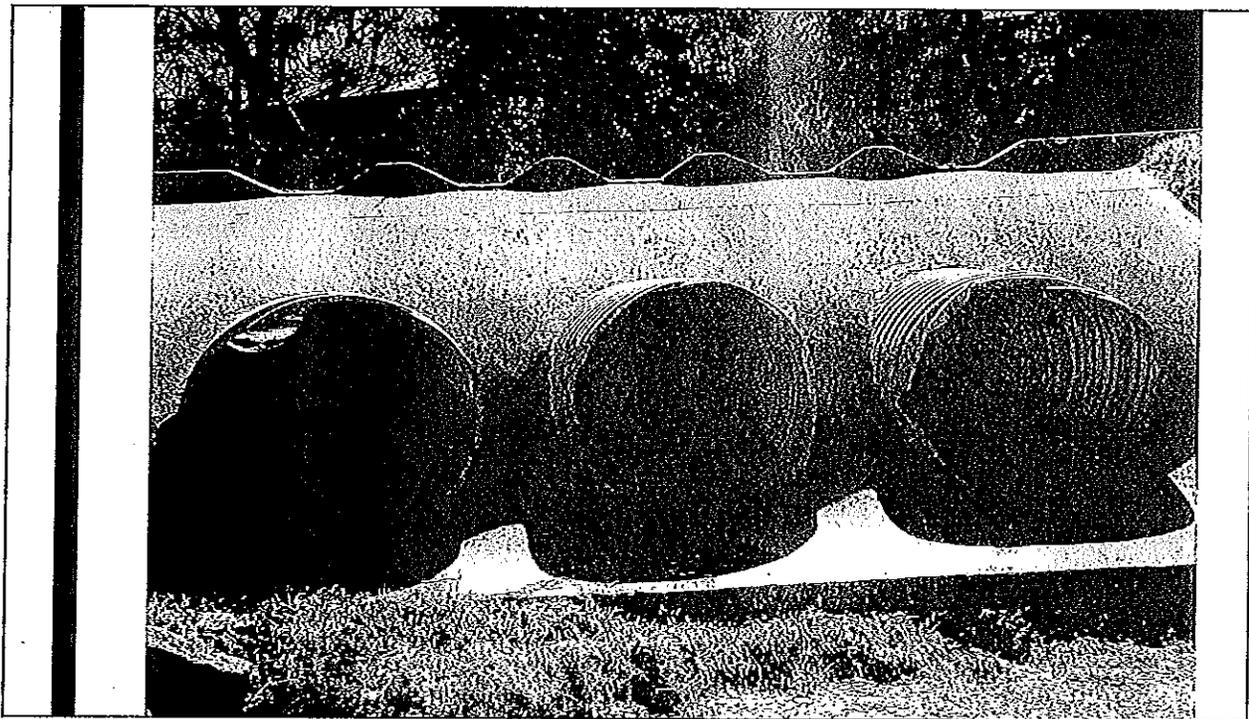
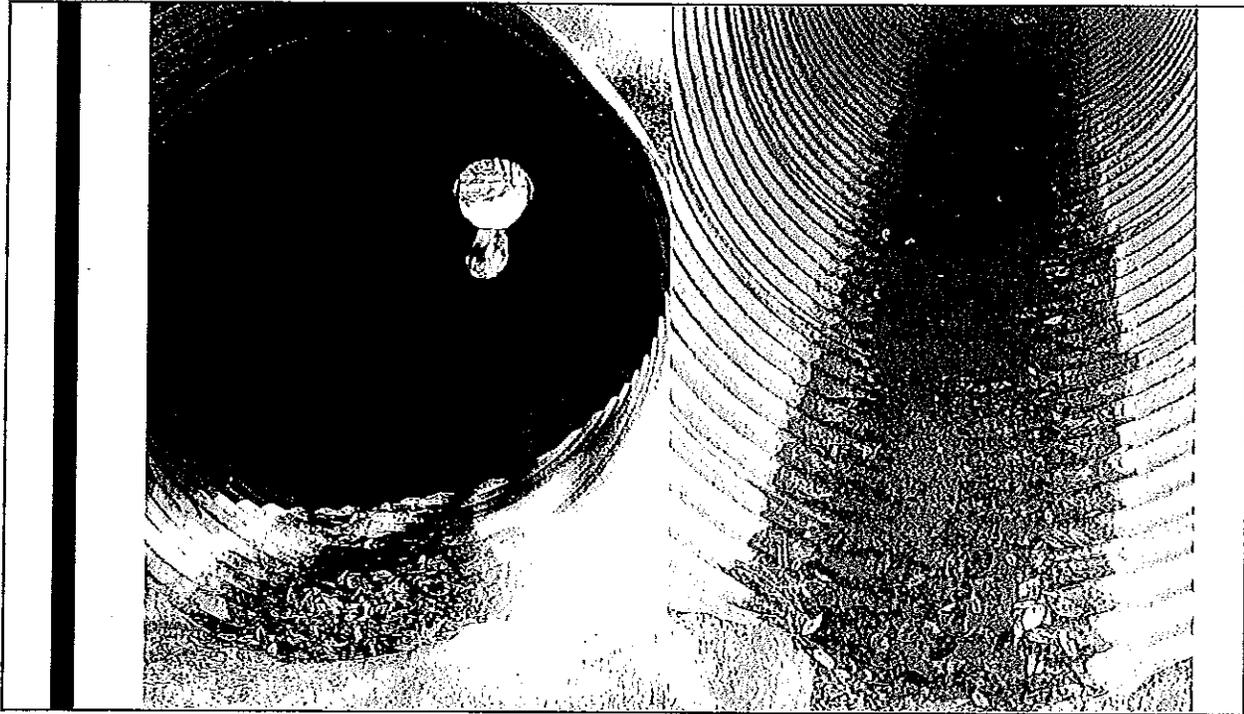
Example Culvert Failure



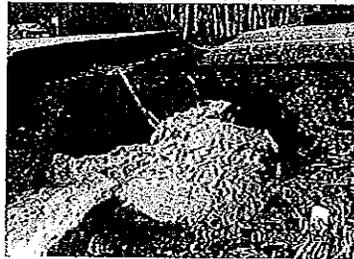
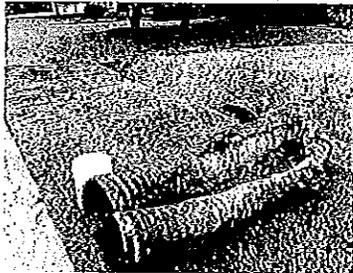
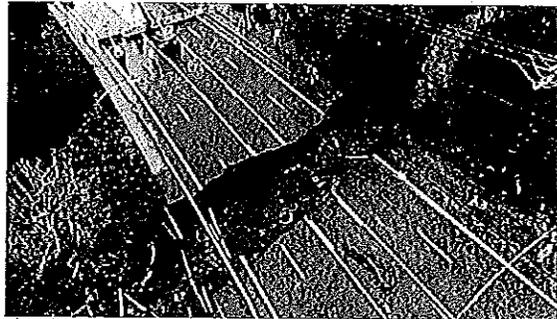
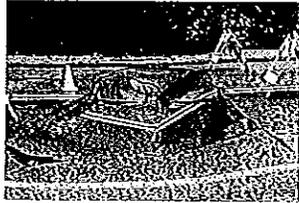
Sweet Wind Circle - Culverts





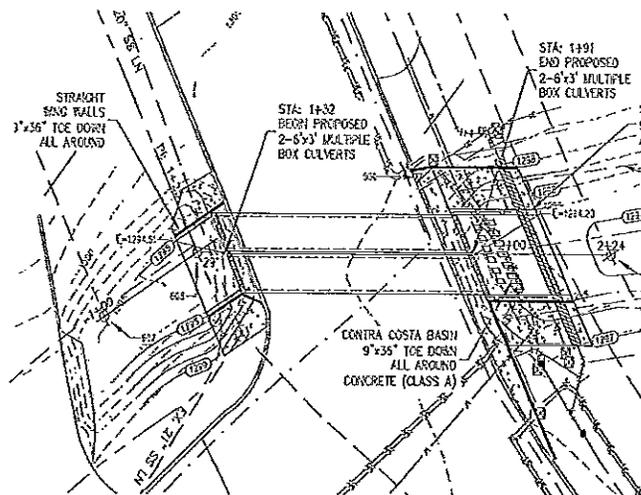


Example Road Damage

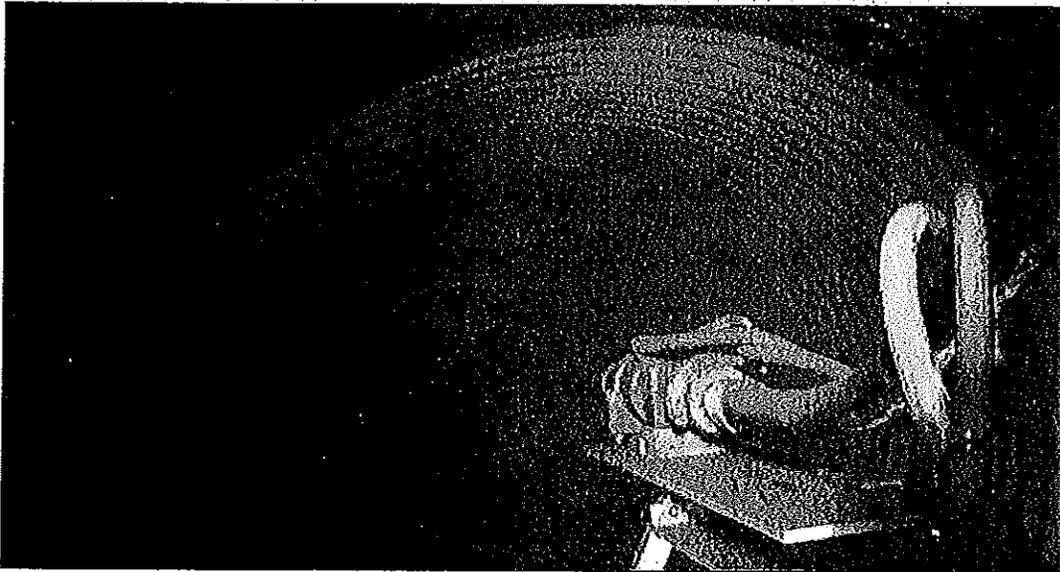


Fair Oaks Parkway Culvert Reconstruction

- Engineering
 - \$44,580
- Construction
 - \$218,735
- Total
 - \$263,315



Culvert Rehabilitation – Geopolymer



Rehabilitation Product	ASTM C109	ASTM C293	ASTM C882M	ASTM C496
	Compressive Strength (psi)	Flexural Strength (psi)	Bond Strength (psi)	Tensile Strength (psi)
EcoCast (IPR)	8000	800	1600	750
GeoKrete (Vortex)	8000	750	2000	800
Conventional Mortar	5000	500	N/A	400

Conclusion

- Cost Effective Rehabilitation
- Same Treatment Being Considered for Dietz Elkhorn
- Culvert Inspection Program

YOUR CHANCE TO VOLUNTEER FOR OUR HOME RULE CHARTER COMMISSION

Background

Your City Council recently passed a resolution expressing a desire to transition Fair Oaks Ranch from a General Law city to a Home Rule city. Almost every Texas city of our size or larger has already made this change. As of 2010, only 19 of the 309 Texas cities of more than 5,000 population had not adopted a home rule charter. We are late to the game and are missing out on the significant advantages of Home Rule. Before we can become a Home Rule city, a citizens' committee must write the city charter and it must be approved by a majority vote in a city-wide election. We are seeking volunteers for membership on this Committee which will be formally known as the Fair Oaks Ranch Charter Commission.

History of Home Rule Charters in Texas

Prior to amending the Texas Constitution in 1912 to allow Home Rule Charters, every city charter had to be approved by a bill in the Texas Legislature. Because Texas was growing rapidly, the legislature found itself spending more and more time on these charters and the Texas Constitution was amended to allow any city with more than 5,000 residents to vote to adopt a home-rule charter. You can read a brief summary of the history here: <https://tshaonline.org/handbook/online/articles/mvhek>

Home Rule Advantages

It takes a lot of work to make the transition to Home Rule and a lot of work to keep the home rule charter up to date after it is passed. No city would undertake this amount of work unless there were big advantages to the residents from doing so:

- As a General Law city, we can only take actions that are specifically permitted by Texas statutes. Home Rule cities can take any actions that are not specifically prohibited by state and federal law or that are unconstitutional. This will give us enormous flexibility in developing local solutions to our local problems.
- As a General Law city, our form of government with an elected Mayor and five elected aldermen is one of only two options permitted by the Texas Local Government Code. Home Rule cities are free to adopt their form of municipal government (Mayor-Council, Council-Manager, and so on); choose the Council form and size, fix the terms of office for Council members at two, three, or four years, specify the balance of power among the Mayor, City Council and City Administrator/Manager and can decide whether the Mayor is directly elected, selected from among Council members or chosen by some other method. Certain powers can also be vested in boards or commissions established by the Charter.
- As a General Law city, our residents have no power over the actions of the Mayor and Council other than the ability to vote them out of office once every two years. The citizens in a Home Rule city have three potent powers: initiative, referendum and recall.
 - **Initiative:** An Initiative Petition requires the City Council to consider a specific ordinance or resolution usually because they have refused to do so. The Council must either vote to accept the petition or call an election for a citizen vote on the issue. The Council does not have the option to reject the petition.
 - **Referendum:** A Referendum Petition works exactly the same way as an initiative but in reverse. It is used to repeal ordinances or resolutions the Council has passed against the will of the citizens. Again, the Council must either vote to repeal or call an election to decide the issue. The Council cannot reject the petition.
 - **Recall:** A Recall Petition is a process by which citizens can remove the Mayor and/or Council members at any time. The targeted official(s) may resign or stand for a recall election.

- As a General Law city, our greatest single problem is our complete inability to control development in our Extraterritorial Jurisdiction (our ETJ is the unincorporated land within five miles of our city limits that is not within the city limits or ETJ of another city). The reason we have no power is because we can't annex ETJ land unless the landowner requests it. Here is a map showing our ETJ in pink: <http://www.fairoaksranchtx.org/DocumentCenter/View/46>. Once we are a Home Rule city, the situation changes completely and we will be in control by having the power of annexation which, in turn, allows us to extend zoning regulations into our ETJ. As an example, when we become a Home Rule city we will have the luxury of negotiating with the power of annexation and zoning in our pocket. We will be able to point to our zoning regulations and Land Use Map and simply say "There are your minimum lot sizes." You can view the Land Use Map here: <http://www.fairoaksranchtx.org/DocumentCenter/Home/View/37>

What would a Fair Oaks Ranch Home Rule Charter look like?

The Charter is essentially a municipal constitution written by a citizen's group (you, if you volunteer) and adopted or rejected in a city-wide election. The Charter defines the powers, duties and responsibility of local government based on your own preferences and desires. It defines our form of local government and establishes organizational requirements and constraints. You will determine the necessary controls over our city government including elections, referendums, initiatives and recall, and will define the procedures to amend the Charter.

Your duties should you be selected as a Charter Commission member

Make no mistake, this will be a lot of work. The Commission will be made up of resident volunteers who are not Council members and will be advised by Charlie Zech, our city attorney. There will be early meetings where Charlie educates you on Home Rule possibilities and many subsequent meetings where you discuss and debate what our city government should be. There will be a lot of writing, editing and rewriting. You will test your ideas with your neighbors. You will report periodically to the Council and conduct Town Hall meetings with residents to see if you are on the right track. The process will probably take a year or more so you are signing up for a heavy time commitment over an extended period of time. Please don't volunteer if you have reservations about your commitment of time and effort.

How to Volunteer

If we haven't scared you off by now, the process to apply is simple. Just send an email to Carole Vanzant (carole@fairoaksranchtx.org) telling us why you would like to serve, what you will bring to the group and anything else you care to share. The Council will review the applications and appoint somewhere between 9 and 15 members to the Charter Commission. This is a real chance for you to help shape the future of Fair Oaks Ranch for many years to come.

To: Honorable Mayor Cheryl Landman and City Council Members
City of Fair Oaks Ranch

**Capital Improvements Advisory Committee Semiannual Progress Report
March 2016**

Overview:

A Capital Improvements Plan is required by LGC §395, Financing Capital Improvements Required by New Development in Municipalities, Counties and Certain other Local Governments; to identify capital improvement or facility expansions required by new service units projected; and to include a description of the service area and projection of changes in land uses, densities, intensities, and population in the service area over a 10-year period. Since the City imposes an impact fee, a periodic review shall be performed at least every five years to determine the need of updating the plans and/or impact fees.

Land use assumptions and projects to support proposed growth were evaluated and a Water and Wastewater Impact Fee report was prepared by Freese and Nichols. On December 18, 2014, City Council issued Ordinance No. 2014-18 which increased the water impact fees to \$5,400.00 and wastewater impact fees to \$1,550.00.

Progress Report:

The Capital Improvements Advisory Committee and Staff met at 8:30 AM on Monday, March 7, 2016 to review and evaluate the current land use assumptions and capital improvements plan. The committee determined that no impact fee update is required at this present time. The committee also recommended that funds be allocated for the FY 2016-2017 budget in anticipation that an impact fee update may be recommended by the committee at the September 2016 meeting.

Bob Weiss, resigned his position as the CIAC Interim Chairman and also announced that he will no longer be on the CIAC. His Chairman vacancy will be filled by John Merritt, current Vice Chairman, as recommended by the committee. A vacancy for the Vice Chairman position will be created, fortunately Harold Manning is willing to fulfill this position.

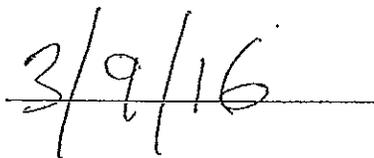
Glenn Damstra, the current City Council representative will be vacating his Council position with this year's upcoming City election in May 2016. Therefore, the City Council must appoint a new Council representative prior to the September 2016 CIAC meeting.

The next LUA/CIP/Impact Fee CIAC Meeting is scheduled for Monday, September 12, 2016 at 8:30 am.

Signed:


John Merritt, CIAC Vice Chairman

Date:





**CITY OF FAIR OAKS RANCH
PERSONNEL UPDATES**

A. PERSONNEL CHANGES THAT HAVE OCCURED

1. Internal transfer of Fulltime Administrative Clerk, Claudia Kousky, to Building Codes Administrative Clerk on February 22, 2016.
2. Fulltime Administration Clerk, Front Desk City Hall, Adriana Lewis, hired March 14, 2016.
3. Fulltime Utility Technician, Rafael Rios, hired February 22, 2016.
4. Fulltime Maintenance Worker, Derek Buchanan, hired February 22, 2016.

B. CURRENTLY RECRUITING FOR THE FOLLOWING OPEN POSITIONS

1. Police Officer (On Hold until April).
2. Police Officer (On Hold until April).



We handle "the heat"



Hosts



City of Fair Oaks Ranch
Fair Oaks Ranch Homeowners Association

Speakers

Leon Springs Volunteer Fire Department
Chris Lopez, Bexar County Fire Marshall
Craig Manifold, DO, Bexar County Medical Director

Invite

Fair Oaks Ranch Residents

to

Insider Info Nite*

Tuesday, March 29, 2016

6:30 – 8:00pm

Fair Oaks Ranch Elementary School

Chartwell Side - Cafeteria

(*Tips on safer construction options, safety options, emergency preparedness, 911 / Dispatch, and more.)

RSVP: 210-698-0900 City Hall, or cityhall@fairoaksranchtx.org