

From the Mayor's Desk
March 2020

Planning and Zoning Commission

The P&Z Regular meeting was held on February 13, 2020. The Commission considered a plat establishing Front Gate Unit 5. The developer provided several documents that had been missing in the original submission and the Commission recommended approval of the plat. The plat will be presented at the next regular Council meeting.

Zoning Board of Adjustment

ZBOA has not had a need to meet since the last report.

Water Rights Project

As I am writing this, the City is preparing for an Injunction hearing in the 451st Judicial District court in Kendall County on February 21st. I will be providing testimony at this hearing as will other city representatives.

As I commented last time, Pape-Dawson has begun their work of surveying all the easements and well sites. This work is being done to ensure that we have accurate legal descriptions of these properties filed of record. Documentation with the new metes and bounds description will be filed in the deed records of the applicable county to replace any older descriptions.

The Special Counsel, acting on authority granted by the City Council, has also engaged Glen Co., Inc. to appraise the easements and groundwater as part of the condemnation process, if that becomes necessary. The City is making every effort to notify the impacted residents when the consultants will be on site to do their work.

Tobin Maples, our City Manager, asks anyone needing to discuss specific issues with him to please call him at City Hall at 210-698-0900 or email him at tmaples@fairoaksranchtx.org. Additionally, our Special Legal Counsel is available to answer questions (Rhonda Jolley at 210-598-5406 or Joe Davis at 210-598-5414).

Municipal Storm Water Utility Consulting Services

Kimley-Horn has been engaged to provide engineering consulting services regarding the consideration of establishing a Storm Water Utility District to improve, operate, and maintain our municipal drainage systems. Creating such a district is one way in which the city can address some 46 areas that were identified in our Master Drainage Plan. How we decide to do this is important because the estimated price tag on these improvements including engineering, land acquisition, and construction is around \$10.4 million.

Of the possible ways to provide a funding mechanism, creating a new utility district was the one with which our city had the least familiarity. This approach has,

however, been widely used by other cities in Texas and we engaged Kimley-Horn to help structure consideration of this alternative.

If we decide to go down the path of a new utility, one of the most important decisions to make is determining what is the most equitable way to levy a fee on the various types of property in the city. Kimley-Horn led us through a discussion of this potential funding mechanism and the considerations of methods for setting a fee at the February 20th council meeting. Council determined that the Parcel Impervious Area method would produce the most equitable result for our city.

Creating a new utility is a relatively complex process. We want to be sure we understand the ramifications of a decision like this before we dive into it, so we are moving slowly and cautiously as we consider this alternative. The one thing of which we are sure is that our residents expect us to get these drainage problems fixed and set up a structure and procedures to make sure we don't create new issues. That is our goal.

City Planning Consultant Services

Our city management completed the process of engaging Gunda Corporation to provide city planning services for our city. The consultant will develop and oversee the City's development review process. Engaging this consulting service is a way for our city to deal with this growing need for professional services without having to hire full time staff.

New Impact Fees Adopted after Public Hearing

At the February 20th council meeting, we held a public hearing to consider possible adoption of Water and Wastewater Impact Fees. No citizens chose to speak at this public hearing. The Capital Improvement Advisory Committee recommended increasing the water impact fee from \$5,400 per connection to \$8,670 per connection and the Wastewater Impact fee from \$1,550 per connection to \$6,069. The Council deliberated on this topic and adopted the fees recommended by the Capital Improvement Advisory Committee.

Brush/Bulk Pick-up 2020

The bi-annual brush/bulk pick-up began as scheduled on February 10th. Republic Services sent out a flyer to explain the rules and our Code Compliance Officer has been working with residents to ensure that the brush/bulk piles are set up within guidelines so the refuse can be removed. Our contractual relationship with Republic Services governs how much brush an individual property owner can put out. If you have more than the contractually allowed amount, you can contract separately with Republic or make other arrangements to have the excess removed.

The process has generally gone very smoothly. The City and Republic communicated about the event through multiple media platforms. The easiest way for residents to keep up with timing of putting out brush and pick up times and rules is to sign up for "Notify Me" through the city's website. This will cause important

notifications to be routed directly to your email. I have been on this for years and it works very well.

Calling the Hogs!

Most of you are aware we have seen the feral hogs showing up on the east side of Ralph Fair Road. Our police department has done some good scouting work with a game camera and we have a pretty good idea where a bunch of them are bedding down. Interim Police Chief Tim Moring and Assistant City Manager Carole Vanzant gave a good presentation describing locations of the hogs at the February 20th council meeting. Chief Moring presented some very good game camera and police car video of the hogs. At this meeting council voted to engage Ortiz Game Management Services again for a three month trapping project like we did last time this problem showed up.

I had approached three other stakeholders who could be affected by this and asked if they were willing to do some cost sharing. I got yesses from Fair Oaks Ranch Homeowners Association, Fair Oaks Ranch Golf and Country Club, and the developer of The Arbors representing their unit HOA. At the same council meeting, we took formal action to accept private donations to help with the cost of trapping. We appreciate the willingness of these other stakeholders to step up and help cover some of the cost. The city has an existing business relationship with the trapper and will handle the contractual work.

Civic Center Concept

I think most residents know we have been looking for ways to re-purpose the old police department building on the city's campus. Our Architectural Designer, Holly Sanchez, and our City Manager, Tobin Maples, presented a concept to City Council at our February 20th meeting that involves tearing down the old building and including a civic center in the re-build. The configuration of our City Hall building makes it difficult to make our City Hall available for community events. We hope to create a facility that will help us solve our space needs for staff and also provide a place for community meetings. As we went through the steps evaluating how to re-purpose the building, it became clear that it was going to be much more feasible to demolish and re-build. I am anticipating that we will harvest the rock on the exterior of the building and incorporate it into the new design.

Tobin and Holly also presented an approach called Construction Manager At-Risk (CMAR) for council's consideration. This is a different approach than traditional Design/Bid/Build (DBB). CMAR advantages include cost certainty, an accelerated project schedule, substantial owner involvement in the process, and a single point of responsibility where the designer and construction manager are one company. Council expressed their willingness to consider this approach. The notion of a Civic Center also received favorable comments from council. One additional dimension is that the city may go to the Municipal Development District (MDD), which is a separate taxing entity, with a project request for funding.

Hazardous Waste Disposal

Saturday, March 28th from 8:00 am to 11:00 am at the City Hall complex will be our next hazardous waste disposal time. Please mark your calendars and look for future information.

Upcoming City Election

City Council places 2 and 6 are up for election this year. Mayor Pro-Tem/ Councilman Place 2, Roy Elizondo, has signed up for re-election. Mr. Tim Corley has signed up to run in opposition to Mayor Pro-Tem Elizondo. Councilman Greg Maxton has signed up to run for re-election to Place 6. Councilman Maxton is running unopposed. Early voting is from April 20th to April 28th. Election Day is May 2nd. All voting for this race may be done at Fair Oaks Ranch City Hall.

Backflow Prevention Program Updates

As of 2-20-20 we have received 417 backflow test and maintenance reports. Thanks to all of you who have complied thus far. Please remember that the deadline for initial testing is September 30, 2020. If you have any questions regarding your backflow prevention assembly, please contact the City's Environmental Compliance Manager at 210-698-0900.

Resident Volunteers/City Staffers at Work

- Our city Facebook page is continuing to attract readers. The Facebook fans 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 currently have 1,801 followers. We have had 1,586 likes recently and reached as many as 1,550 members on a post during the past month.
- We have some more new faces around City Hall. Jennifer Hudson has joined us in the HR department. Jennifer's duties will include working as a HR/Communications Specialist as well as assisting our HR Director in performing daily duties. Jennifer has worked with the Boerne Chamber of Commerce and we are delighted to have her joining our staff.

Congratulating R.W. and Fran Pratt

At the August 20th council meeting, we had a special treat in helping celebrate the 70th wedding anniversary of R.W. and Fran Pratt. When you read about the lives of this couple you get a real understanding of why their demographic group is called "The Greatest Generation." R.W. is a Navy veteran from World War II and Fran was a very accomplished Home Economics teacher before having a career in real estate. Their sons also attended the council meeting and R.W. did us the honor of leading the Pledge of Allegiance. Another great couple of which Fair Oaks Ranch is very proud!

Remembering Dan Kasprovicz

We recently lost the second mayor of Fair Oaks Ranch, who passed away in January at the age of 80. I had the good fortune to get to visit with Dan a few times after becoming mayor. Dan was a very fine man who gave generously of his time and talents to his community. Many of the areas he worked on during his service on council and as mayor, such as creating the Capital Improvement Advisory Committee and getting our utilities going, are still producing valuable benefits to the city today. Dan will be remembered fondly in our city and we all mourn his passing with Beverly and the rest of his family.

We honored Dan with a proclamation at the February 20th council meeting which was attended by his wife Beverly and his son Danny. In addition to presenting Beverly with the proclamation, we also presented her the name plate Dan used at the dais when he was serving as our mayor.

Also attending the council meeting to honor Dan were Cheryl Landman, the third mayor of Fair Oaks Ranch, and former council members Conrad Fothergill and Al Schmidt.

Dan's passing helps all of us remember the temporary nature of our time on earth. We should all keep that in mind in our relationships with our families and friends.

Wishing you and yours the very best,

Garry Manitzas
Mayor
Fair Oaks Ranch