



## **CITY OF FAIR OAKS RANCH**

# **CITY COUNCIL REGULAR MEETING**

Thursday, April 03, 2025 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

Live Stream: <https://www.youtube.com/channel/UCDqRvLvReqxrh1lbajwshKA/live>

---

## **MINUTES**

---

### **OPEN MEETING**

#### **1. Roll Call - Declaration of a Quorum**

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Koerner, Parker and Swarek

With a quorum present, the meeting was called to order at 6:30 PM.

#### **2. Pledge of Allegiance** – The Pledge of Allegiance was recited in unison.

### **CITIZENS and GUEST FORUM**

#### **3. Citizens to be heard.**

Resident Rich Nichols addressed the City Council regarding his repeated requests for a four-way stop sign at the intersection of Keeneland and Venturer. He expressed dissatisfaction that Council did not accept a recommendation from the Transportation Safety Advisory Committee to install signage as an alternate and stated that he would no longer pursue the matter.

Resident Nolan Kuehn encouraged the City Council to take an active role in the development of a trail system within the City. He noted that, despite an agreement with Bexar County to address potholes on Old Fredericksburg Road, the potholes remain unrepaired. Additionally, Mr. Kuehn also informed the Council that he is collaborating with the developers of Lemon Creek on a proposed bicycle trail and requested Council's support.

Resident Jim Roff requested that the second reading of the ordinance amending the composition of the MDD Board be removed from the Consent Agenda. He expressed concern that the MDD Board had not reached a final decision regarding the proposed language and noted that some individuals were asked to leave a prior meeting due to a quorum of the MDD being present, which he believes resulted in them being denied the opportunity to speak. Mr. Roff stated that this situation supports limiting the number of City Council members serving on the MDD Board to two.

### **PRESENTATIONS**

#### **4. Introduction of New Employees: Patrick Kearney, Civilian Investigator; Rodney Debose, Civilian Investigator; Charles Starks III, Police Officer; Michael De Hoyos, Police Officer; Garrett Crawford, Police Officer; Sara Cleboski, Animal Services Officer**

Chief of Police Todd Smith introduced each of the new Police Department employees and provided a brief overview of their professional backgrounds, including how they came to join the City.

**5. Recognition of the Employee of the Quarter (Q2 - January 2025 through March 2025): Casey Parker, Multimedia Communications Officer**

Joanna Merrill, PSHRA-SCP, Director of Human Resources and Communications, announced that Casey Parker was selected as the Quarter 2 Employee of the Quarter and highlighted the positive impact his work has had on the City's ability to communicate effectively with our residents.

**6. Recognizing Champion High School welding students for their work fabricating a custom City logo**

Mayor Maxton recognized and thanked the staff and students from Champion High School for their efforts in creating a custom City logo. He also unveiled the welded sign featuring the logo during the meeting.

**CONSENT AGENDA**

- 7. Approval of the March 20, 2025, Regular City Council meeting minutes**
- 8. Approving the second reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas, amending Chapter 1 General Provisions, Article 1.08 Boards, Commissions, and Committees, Section 1.08.001 Municipal Development District Board of Directors of the City of Fair Oaks Ranch Code of Ordinances; removing place position and allowing for change of status of board members**

*Council Member Rhoden asked to remove Item 8 from the consent agenda for discussion.*

MOTION: Made by Council Member Olvera, seconded by Council Member Koerner, to approve the Consent Agenda.

VOTE: 7 - 0; Motion Passed.

**PUBLIC HEARING**

- 9. The City of Fair Oaks Ranch City Council will conduct a public hearing to receive public testimony on proposed local amendments to International Residential Code (IRC) Section E3901.4.2 and National Electric Code (NEC) Section 210.52 (c) (2)**
- A. Mayor Maxton opened the public hearing at 7:08 PM
  - B. Building Official Scott Davis provided a brief report regarding the proposed local amendments
  - C. City Council received no public testimony for/against the proposed local amendments to IRC Section E3901.4.2 and NEC Section 210.52 (c) (2)
  - D. The City Council asked clarifying questions of the Building Official
  - E. The Mayor closed the public hearing at 7:13 PM

*Council Member Koerner left the meeting at 7:08 PM and returned at 7:11 PM.*

**CONSIDERATION/DISCUSSION ITEMS**

10. **Consideration and possible action approving the first reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Article 3.03 Building Code, Article 3.04 Residential Code, Article 3.05 Energy Conservation Code, Article 3.06 Plumbing, Article 3.07 Electricity, Article 3.08 Mechanical Code, Article 3.09 Fuel Gas Code, Article 3.11 Swimming Pools and Spas, and Chapter 5 Fire Prevention and Protection, Article 5.02 Fire Code**

MOTION: Made by Council Member Swarek, seconded by Council Member Rhoden, to approve the first reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances, Chapter 3 Building Regulations, Article 3.03 Building Code, Article 3.04 Residential Code, Article 3.05 Energy Conservation Code, Article 3.06 Plumbing, Article 3.07 Electricity, Article 3.08 Mechanical Code, Article 3.09 Fuel Gas Code, Article 3.11 Swimming Pools and Spas, and Chapter 5 Fire Prevention and Protection, as presented amending Section 5.02.001 paragraph A, excluding Appendix B.

VOTE: 7 - 0; Motion Passed.

8. **Approving the second reading of an ordinance of the City Council of the City of Fair Oaks Ranch, Texas, amending Chapter 1 General Provisions, Article 1.08 Boards, Commissions, and Committees, Section 1.08.001 Municipal Development District Board of Directors of the City of Fair Oaks Ranch Code of Ordinances; removing place position and allowing for change of status of board members**

MOTION: Made by Council Member Rhoden, seconded by Council Member Olvera, that Council postpone indefinitely the second reading of the amending ordinance in the packet.

VOTE: 7 - 0; Motion Passed.

11. **Consideration and possible action approving a resolution amending the City of Fair Oaks Ranch's Personnel Policies**

MOTION: Made by Council Member Rhoden, seconded by Council Member Parker, to approve a resolution amending the City of Fair Oaks Ranch's Personnel Policies.

VOTE: 7 - 0; Motion Passed.

12. **Consideration and possible action approving a final plat request from Sitterle Homes LTD, on behalf of Oak Bend Forest, L.C., for Oak Bend Subdivision Phase I proposing 55 single-family residential lots**

MOTION: Made by Council Member Swarek, seconded by Council Member Koerner, to approve the Final Plat for Oak Bend Subdivision Phase I with the following conditions:

1. Applicant to provide an all-weather surface for all temporary fire truck turnarounds.
2. Applicant to correct all administrative errors on the Final Plat prior to recordation.

VOTE: 7 - 0; Motion Passed.

**WORKSHOP****13. FY 2025-26 Budget Calendar**

Summer Fleming, CGFO, Director of Finance led a workshop with Council detailing the calendar to develop the FY 2025-26 budget.

**REQUESTS AND ANNOUNCEMENTS****14. Announcements and reports by Mayor and Council Members**

Council Member Koerner announced that April 15<sup>th</sup> is Purple Up for Military Kids Day and April is Military Kids month. She encouraged people to wear purple on April 15<sup>th</sup> in support of military kids.

Mayor Maxton reminded residents that the City's updated Drought Contingency Plan went into effect on April 1, 2025. The Mayor went on to confirm that we are currently in Stage 2 and encouraged residents to visit our website for a list of restrictions in each stage.

**15. Announcements by the City Manager**

N/A

**16. Requests by Mayor and Council Members that items be placed on a future City Council agenda**

N/A

**CONVENE INTO EXECUTIVE SESSION**

City Council convened into closed session at 7:54 PM regarding:

**Sec. 551.072 (Deliberation regarding real property)****19. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements**

City Council did not convene into closed session regarding:

**Sec. 551.071 (Consultation with Attorney)** the City Council will meet in private consultation with legal counsel to seek the advice of its attorneys about pending or contemplated litigation, a settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with Chapter 551 of the Government Code; to wit:

17. Case No. 22-090-451; Vincent A. Caldarola, MD vs. City of Fair Oaks Ranch, Texas

18. Discussion related to possible terms and conditions necessary to resolve disputes that have been the subject of ongoing litigation with the development commonly known as Boerne Ranch Estates, LLC, aka Fair Oaks Meadows

**RECONVENE INTO OPEN SESSION**

City Council reconvened into open session at 8:29 PM.

- 20. Consideration and possible action approving a resolution of the City of Fair Oaks Ranch City Council authorizing the execution of a purchase and sale agreement between the City of Fair Oaks Ranch, Texas and the City of Boerne, Texas for the purchase of real property for the location of an elevated water storage tank; and execution of all applicable documents by the City Manager**

MOTION:      Made by Council Member Koerner, seconded by Council Member Rhoden to approve a resolution of the City of Fair Oaks Ranch City Council authorizing the execution of a purchase and sale agreement between the City of Fair Oaks Ranch, Texas and the City of Boerne, Texas for the purchase of real property for the location of an elevated water storage tank; and execution of all applicable documents by the City Manager.

VOTE:          7 - 0;   Motion Passed.

### **ADJOURNMENT**

Mayor Maxton adjourned the meeting at 8:31 PM

ATTEST:

---

Gregory C. Maxton, Mayor

---

Christina Picioccio, TRMC, City Secretary