



CITY OF FAIR OAKS RANCH CITY COUNCIL REGULAR MEETING

Thursday, May 1, 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, and Swarek

Council Absent: Council Member Parker

With a quorum present, the meeting was called to order at 6:31 PM.

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

CITIZENS and GUEST FORUM

3. Citizens to be heard.

Resident Carole Willoughby congratulated Council Member Koerner on her eight years of service to the City of Fair Oaks Ranch. She expressed a desire for increased transparency in how information is communicated to residents, particularly regarding decisions made by the City. She emphasized the importance of clear messaging to help minimize misunderstandings. Ms. Willoughby also inquired about the timeline for the Community Center project and whether the facility would be available for private event rentals.

Resident Sharon Brimhall thanked Council Member Koerner for her service and echoed Ms. Willoughby's comments regarding the proposed Community Center. She raised questions about the intended use of the facility and expressed concern for the preservation of the heritage oaks surrounding the site.

PRESENTATIONS

4. Municipal Clerks Week Proclamation.

Gregory C. Maxton, Mayor, presented a proclamation honoring Municipal Clerks Week, May 4 – May 10, 2025.

5. Police Week and Peace Officers Memorial Day Proclamation.

Gregory C. Maxton, Mayor, presented a proclamation honoring Police Week, May 11 – May 17, 2025, and Peace Officers Memorial Day, May 1, 2025.

6. Lemonade Day Proclamation

Gregory C. Maxton, Mayor, presented a proclamation encouraging the citizens of Fair Oaks Ranch to support the children that participate in Lemonade Day, May 3, 2025.

7. Honoring Council Member Koerner's Eight Years of Service

Mayor Gregory C. Maxton recognized Council Member Laura Koerner for her eight years of dedicated service to the City of Fair Oaks Ranch. He commended her leadership, commitment, and the meaningful impact she has made on the community. The City Council expressed their appreciation and offered best wishes for her future endeavors.

CONSENT AGENDA

- 8. Approval of the April 17, 2025, Regular City Council meeting minutes**
- 9. Approval of the second reading of an ordinance amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025**
- 10. Approval of the second reading of an ordinance of the City Council of the City Fair Oaks Ranch, Texas amending the Fair Oaks Ranch Code of Ordinances, Chapter 12 Traffic and Vehicles, Article 12.01 General Provisions, Section 12.01.002 Stop and Yield Signs by establishing a four-way stop intersection at Battle Intense, High Eschelon, and Hansel Drive**
- 11. Approval of 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**
- 12. Approval of a resolution authorizing the execution of an agreement with Clark Construction of Texas, Inc. for mill and overlay road construction, expenditure of the required funds, and execution of all applicable documents by the City Manager**
- 13. Approval of a resolution authorizing the execution of an agreement with Intermountain Slurry Seal, Inc. for micro-surfacing, expenditure of the required funds, and execution of all applicable documents by the City Manager**
- 14. Approval of a resolution authorizing the execution of a purchase order with Chastang Ford for a Ford F-450, expenditure of the required funds, and execution of all applicable documents by the City Manager**

MOTION: Made by Council Member Stroup, seconded by Council Member Rhoden, to approve the Consent Agenda.

VOTE: 6 - 0; Motion Passed.

CONSIDERATION/DISCUSSION ITEMS

- 15. 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 Swarek, to approve a resolution amending the City of Fair Oaks Ranch's Personnel Policies with the amendment of striking the word "permanent" in Section 4.01.01. The section will now read "Regular full-time employees are individuals employed to authorized positions

where the employee is scheduled to work, on average, more than 32 hours per work week. Regular full-time employees are eligible for all employee benefit programs offered by the City.”

VOTE: 6 - 0; Motion Passed.

16. Consideration and possible action approving a resolution of the City Council of the City of Fair Oaks Ranch, Texas authorizing the placement of two radar feedback signs on Dietz Elkhorn Road west

MOTION 1: Made by Council Member Swarek, seconded by Council Member Stroup, to approve resolution authorizing the placement of the two radar feedback signs on Dietz Elkhorn Road west.

VOTE 2: 6 - 0; Motion Passed.

17. Consideration and possible action approving a resolution authorizing a Utility Service Agreement between the City of Fair Oaks Ranch, Texas and AD Acquisitions, LLC regarding water and wastewater services for an 80.69-acre parcel of land at 29850 Ralph Fair Road, a portion of the Corley Tract, and execution of all applicable documents by the City Manager

The Mayor left the meeting at 7:49 PM and returned at 7:51 PM.

MOTION: Made by Council Member Stroup, seconded by Council Member Rhoden, to approve a resolution authorizing execution of a Chapter 377 project funding agreement with the Fair Oaks Ranch Municipal Development District for the construction of a gateway monument.

VOTE: 6 - 0; Motion Passed.

WORKSHOP

18. FY 2026-30 Five-Year Financial Plan

Council Member Olvera left the meeting at 8:13 PM and returned at 8:14 PM.

Director of Finance Summer Fleming led a workshop summarizing projected five-year financial scenarios based on revenue and expense assumptions. The City Council expressed interest in maintaining a 50% operating reserve, aligning revenues with expenses, and identifying a plan for the unallocated fund balance. Staff will return on May 15 with additional modeling based on City Council direction.

REQUESTS AND ANNOUNCEMENTS

19. Announcements and reports by Mayor and Council Members.

Council Member Rhoden highlighted the various ways the City Council and staff are sharing information with the public, including posted agendas, live-streamed and archived meetings on YouTube, social media platforms (Facebook, NextDoor, Instagram), regular video updates from the Mayor, Town Halls, and occasional City Council meet and greets.

Council Member Stroup announced several events taking place on Saturday, May 3: Election Day at the Public Safety Training Room, Shred Day at the Fair Oaks Ranch Elementary School parking lot, Fair Oaks Ranch Market Day at Cibolo Creek Church, and Lemonade Day.

Mayor Maxton noted that Election Day will be held on Saturday, May 3, from 7:00 AM to 7:00 PM at the Public Safety Training Room and Boerne City Hall. He also announced that the Cibolo Creek Bridge is anticipated to be open in both directions on Friday, May 2.

20. Announcements by the City Manager.

N/A

21. 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 9:03 PM 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:

22. 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.

City Council did not convene into closed session regarding:

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

RECONVENE INTO OPEN SESSION

City Council reconvened into open session at 9:57 PM.

ADJOURNMENT

Mayor Maxton adjourned the meeting at 9:57 PM. No action was taken.

ATTEST:

Gregory C. Maxton, Mayor

Christina Picioccio, TRMC, City Secretary