



CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING

Tuesday, May 20, 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, Pearson, 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 and Fair Oaks Ranch Homeowners Association (FORHA) President Rene Gallegos highlighted the benefits of FORHA and advocated for a mutually beneficial partnership between FORHA and the Post Oak Development.

CONSIDERATION/DISCUSSION ITEMS

4. Consideration and possible action approving a resolution amending a development agreement related to The Reserve at Fair Oaks Ranch and authorizing the execution of all related documents by the City Manager

MOTION: Made by Council Member Parker, seconded by Council Member Swarek, to approve the resolution amending a development agreement with Bitterblue, Inc. and authorizing the execution of all related documents by the City Manager.

VOTE: 7 - 0; Motion Passed.

5. Consideration and possible action approving a resolution accepting a petition for annexation from BRMK Boerne Ranch, LLC; authorizing the City Manager to negotiate a written services agreement with the petitioner; and setting a public hearing date for said annexation

MOTION: Made by Council Member Rhoden, seconded by Council Member Pearson, to approve a resolution accepting the petition for annexation from BRMK Boerne Ranch, LLC, authorizing the City Manager to negotiate a services agreement, and setting June 19, 2025 as the public hearing date for said annexation.

VOTE: 7 - 0; Motion Passed.

6. **Consideration and possible action approving a resolution accepting a petition for a Public Improvement District (PID) and setting a public hearing date**

MOTION: Made by Council Member Swarek, seconded by Council Member Olvera, to approve a resolution accepting for filing a landowner petition requesting the creation of the Post Oak Public Improvement District; finding the petition to be compliant with applicable laws; calling a public hearing for June 19, 2025 to consider the creation of the Public Improvement District; and authorizing and directing that notice of the public hearing be given as required by law.

VOTE: 7 - 0; Motion Passed.

7. **Consideration and possible action approving a resolution authorizing a professional services reimbursement agreement between the City and Bitterblue, Inc. and the execution of all applicable documents by the City Manager**

MOTION: Made by Council Member Swarek, seconded by Council Member Parker, to approve a resolution authorizing the execution of a professional services agreement, as amended, between the City and Bitterblue, Inc., and authorizing the execution of all applicable documents by the City Manager.

VOTE: 7 - 0; Motion Passed.

8. **Consideration and possible action approving a resolution authorizing the execution of a Public Improvement District Administrator agreement with P3Works, LLC, and execution of all applicable documents by the City Manager**

MOTION: Made by Council Member Olvera, seconded by Council Member Rhoden, to approve a resolution authorizing the execution of a Public Improvement District administrator agreement with P3Works, LLC, and execution of all applicable documents by the City Manager.

VOTE: 7 - 0; Motion Passed.

ADJOURNMENT

Mayor Maxton adjourned the meeting at 7:22 PM

ATTEST:

Gregory C. Maxton, Mayor

Christina Picioccio, TRMC, City Secretary