

**CITY OF FAIR OAKS RANCH CITY COUNCIL MEETING**

Thursday, September 17, 2026 at 6:30 PM

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

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

AGENDA

TAXPAYER IMPACT STATEMENT PER TEXAS GOV'T CODE 551.043 (C) 2:

For the median valued homestead of \$686,217, the estimated property tax bill for the current fiscal year is \$1,958. If the proposed FY 2026-27 budget is adopted, the bill is projected to be \$2,139. If a balanced budget were adopted at the no-new-revenue tax rate, the bill would be \$1,963.

OPEN MEETING

1. Roll Call- Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the City Council, please sign the Attendance Roster located on the table at the entrance in the foyer of the Public Safety Training Room. In accordance with the Open Meetings Act, Council or Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

PRESENTATIONS

4. Human Resources Professionals Day Proclamation

Gregory C. Maxton, Mayor

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 or Committee Member by making such request prior to a motion and vote.

5. Approval of the September 3, 2026 Special City Council meeting minutes

Amanda Valdez, TRMC, City Secretary

6. Approval of the September 3, 2026 Regular City Council meeting minutes

Amanda Valdez, TRMC, City Secretary

7. Approval of the second reading of an ordinance amending the Code of Ordinances Chapter 3, Article 3.15 Outdoor Lighting, and the Unified Development Code Chapter 4, Section 4.9 Permitted Uses and Section 4.10 Conditional Uses; Chapter 6, Section 6.8 Outdoor Lighting; Chapter 10, Section 10.9 Political Signs on Public Property; and administrative changes

Jessica Relucio, ENV SP, City Planner

8. Approval of the second reading of an ordinance amending the City of Fair Oaks Ranch Code of Ordinances Chapter 3, Article 3.14, Division 2, Placement or Maintenance of Facilities in Public Right-of-Way and Appendix A, Article A11.000(d) Right-of-way construction permit

Lee Muniz, P.E., CFM, Engineering Manager

9. Approval of a resolution authorizing the City Manager to execute an Interlocal Agreement between the City of Fair Oaks Ranch and the Fair Oaks Ranch Municipal Development District for the City to provide administrative, financial, and professional services to the District

Laura Koerner, MDD President

10. Approval of a resolution approving an amendment to the FY 2026-27 Fair Oaks Ranch Municipal Development District Budget to appropriate \$25,000 for professional services related to strategic planning

Summer Fleming, CGFO, Director of Finance

PUBLIC HEARING

11. FY 2026-27 Proposed Budget

- A. The Mayor opens the Public Hearing
- B. Staff presentation of the FY 2026-27 Proposed Budget
- C. The City Council receives public testimony
- D. The Mayor closes the Public Hearing

Summer Fleming, CGFO, Director of Finance

12. FY 2026-27 Proposed Tax Rate

- A. The Mayor opens the Public Hearing
- B. Staff presentation of the FY 2026-27 Proposed Tax Rate
- C. The City Council receives public testimony
- D. The Mayor closes the Public Hearing

Summer Fleming, CGFO, Director of Finance

CONSIDERATION/DISCUSSION ITEMS

13. Consideration and possible action approving the first reading of an ordinance adopting the City budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027

Summer Fleming, CGFO, Director of Finance

14. Consideration and possible action approving the first reading of an ordinance levying a property tax rate of 31.176 cents per \$100 taxable valuation on property in the City of Fair Oaks Ranch for tax year 2026; determining due and delinquent dates; and providing an effective date

Summer Fleming, CGFO, Director of Finance

15. Consideration and possible action approving a resolution adopting the FY 2026-27 General Government and Public Safety salary, certification, stipend, and longevity pay schedules

Joanna Merrill, PSHRA-SCP, Director of Human Resources

16. Consideration and possible action approving a resolution authorizing the execution of a construction agreement with Salas Service Group, LLC for the Chartwell Channel Stabilization and Erosion Control Project; expenditure of the required funds; and execution of all applicable documents by the City Manager

Clayton Hoelscher, Procurement Manager

17. Consideration and possible action approving a resolution appointing members to fill places on the City of Fair Oaks Ranch Board of Appeals

Amanda Valdez, TRMC, City Secretary

18. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Capital Improvements Advisory Committee

Amanda Valdez, TRMC, City Secretary

19. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Municipal Development District Board of Directors

Amanda Valdez, TRMC, City Secretary

20. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Planning and Zoning Commission

Amanda Valdez, TRMC, City Secretary

21. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Transportation Safety Advisory Committee

Amanda Valdez, TRMC, City Secretary

22. Consideration and possible action approving a resolution appointing members to the City of Fair Oaks Ranch Zoning Board of Adjustment

Amanda Valdez, TRMC, City Secretary

WORKSHOP

23. Comprehensive Plan Update Process

Jessica Relucio, ENV SP, City Planner

24. Update on the Facilities Master Plan: Strategic Options

Jessica Relucio, ENV SP, City Planner
Chas Jordan, Senior Manager, Matrix Consulting Group

REQUESTS AND ANNOUNCEMENTS

25. Announcements and reports by Mayor and Council
26. Announcements by the City Manager
27. Requests by Mayor and Council Members that items be placed on a future City Council agenda

CONVENE INTO EXECUTIVE SESSION

Pursuant to Section 551.101 of the Open Meetings Act, Texas Gov't Code, a quorum of the governing body hereby convenes into closed session:

28. Sec. 551.074 (Personnel Matters)

To deliberate the appointment, duties, discipline, dismissals and/or duties of public officers or employees for the following Boards, Committees, and Commissions of the City of Fair Oaks Ranch:

- a. Board of Appeals
- b. Municipal Development District Board of Directors
- c. Planning & Zoning Commission
- d. Zoning Board of Adjustment

29. Sec. 551.072 (Deliberation regarding real property)

To deliberate on certain matters related to a drainage easement which concerns the purchase, exchange, lease, or value of real property.

RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session

ADJOURNMENT

Signature of Agenda Approval:

s/ Scott M. Huizenga
Scott M. Huizenga, City Manager

I, Amanda Valdez, TRMC, 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.

As per Texas Government Code 551.045, said Notice was posted by September 11, 2026, and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of various boards, committees, and commissions may attend the City Council meeting.

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main 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 Texas Government 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).