

**CITY OF FAIR OAKS RANCH
AGENDA – CITY COUNCIL REGULAR MEETING**

July 18, 2019 6:30 PM
City Hall Council Chambers
7286 Dietz Elkhorn, Fair Oaks Ranch

I. OPEN MEETING

- A. Roll Call – Declaration of a Quorum.
- B. Pledge of Allegiance.

II. CITIZENS and GUEST FORUM / PRESENTATIONS

To address the Council, please sign the Attendance Roster located on the table at the entrance of the Council Chamber. In accordance with the Open Meetings Act, Council may not discuss or take action on any item which has not been posted on the agenda.

- A. Citizens to be heard.
- B. Chief Sandoval from Texas Police Chief Association presents the Law Enforcement Agency Best Practices Recognition to Fair Oaks Ranch Police Department.
- C. Promotion of Police Officer Richard Gonzales to Sergeant.
- D. Presentation of Employee of the Quarter Award.
- E. Elevated Water Storage Tank Presentation: Summary of Community Workshop #1.

Ryan Sowa, P.E., Kimley-Horn and Associates Pgs. 4-10

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

- A. Approval of June 17, 2019 Special City Council Meeting Minutes. Pgs. 11-12
- B. Approval of June 18, 2019 Town Hall Meeting Minutes. Pg. 13
- C. Approval of June 20, 2019 Regular City Council Meeting Minutes. Pgs. 14-16
- D. Approval of the Second reading of an Ordinance adopting updated building codes. Pgs. 17-21
- E. Approval of Mayor Pro Tem Havard's absence for the June 20, 2019 Council Meeting. Pg. 22
- F. Approval of Council Member Patel's absence for the June 20, 2019 Council Meeting. Pg. 23
- G. Approval of Council Member Hartpence's absence for the July 18, 2019 Council Meeting. Pg. 24

IV. DISCUSSION/CONSIDERATION ITEMS

- A. Discussion and possible action amending the approved contract amount for the High Density Mineral Bond portion of the 2019 Street Maintenance and Repair Program.
Adrian M. Garcia P.E., Manager of Engineering Services Pg. 25
- B. Discussion and possible action awarding the bid of the 2019 Chip Seal Project and authorizing the City Manager to sign Agreement.
Adrian M. Garcia P.E., Manager of Engineering Services Pgs. 26-28

- C. Discussion and possible action to approve the first reading of an ordinance repealing and replacing Appendix A "Master Fee Schedule" Article A2.000 "Development/Building Fees: of the City's Code of Ordinances.
Jim Earl, Building Official Pgs. 29-35
- D. Consideration and possible action to approve the First Reading of an Ordinance amending various provisions in the Code of Ordinances to comply with the Home Rule Charter.
Christina Picioccio, City Secretary Pgs. 36-40
- E. Discussion and possible action nominating a member of the community to serve on the new San Antonio Water System (SAWS) Rate Advisory Committee.
Tobin Maples, City Manager Pgs. 41-43
- F. Discussion and possible action appointing a Fair Oaks Ranch water/wastewater rate advisory committee.
Ron Emmons P.E., Director of Public Works Pgs. 44-45
- G. Discussion and possible action appointing a Fair Oaks Ranch stormwater finance advisory committee.
Tobin Maples, City Manager Pgs. 46-47
- H. Discussion and possible action appointing a Fair Oaks Ranch citywide branding advisory committee.
Tobin Maples, City Manager Pg. 48
- I. Discussion and possible action on the City of Fair Oaks Ranch Planning and Zoning position opening.
Tobin Maples, City Manager Pgs. 49-57

V. REPORTS FROM STAFF/COMMITTEES/COUNCIL

- A. Report on Texas Regional White House Conference. Council Member Koerner

VI. 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:

- A. 551.071 (Consultation with Attorney) - Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs Edward I. Hill, Robert E. Heckendorn, Craig M. Luitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.
- B. 551.071 (Consultation with Attorney); to receive legal advice regarding claims made on behalf of a real property owner against the City's operation of the K-3 Trinity Glen Rose Water Well.
- C. 551.071 (Consultation with Attorney) - to receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
- D. 551.074 (Personnel Matters) - to discuss the Fair Oaks Ranch Municipal Court Judge and Prosecutor positions.

VII. RECONVENE INTO OPEN SESSION

Discussion and possible action on items discussed in Executive Session.

VIII. ADJOURNMENT

Requests for City topic needing additional information/research; or, potential consideration for a future agenda.

Signature of Agenda Approval: _____

Todd Maph

I, Christina Picioccio, 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. Said Notice was posted by 5:00 PM July 15, 2019 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side 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).



CITY COUNCIL PRESENTATION CITY OF FAIR OAKS RANCH, TEXAS July 18, 2019

AGENDA TOPIC: Elevated Water Storage Tank Presentation: Summary of Community Workshop #1

DATE: July 18, 2019

DEPARTMENT: Public Works

PRESENTED BY: Ryan Sowa, P.E., Kimley-Horn and Associates

INTRODUCTION/BACKGROUND:

On April 18, 2019, the City entered into a Professional Services Agreement with Kimley-Horn and Associates to provide engineering and design services for an Elevated Storage Tank (Water Tower). As part of the preliminary design process, multiple meetings were included in the scope to receive community feedback and to keep the public and elected officials updated.

On June 18, 2019, the City held a community workshop to received feedback on the Elevated Storage Tank Project. Kimley-Horn and Associates presented the project to the community along with specific information on the design process.

Kimley-Horn and Associates will present a summary of the feedback gathered from the community workshop and will give an update on the overall project status.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

N/A

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

Presentation, no official action recommended.

City of Fair Oaks Ranch, TX

Elevated Storage Tank Project
Council Briefing – July 18, 2019

Ryan Sowa, P.E.



Kimley»Horn

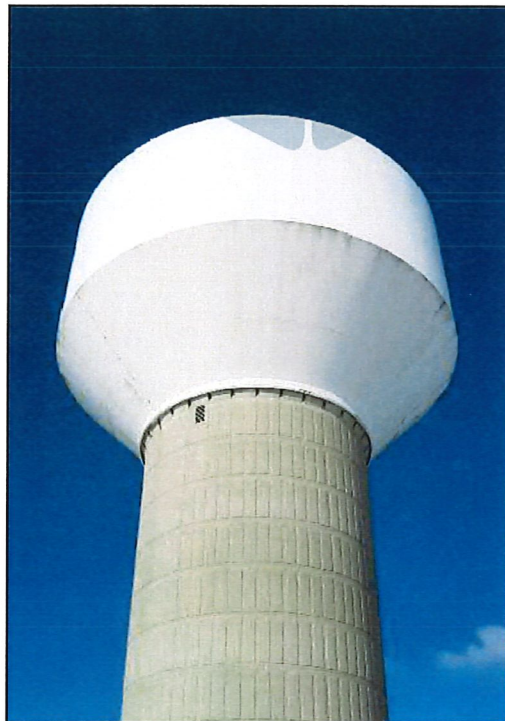
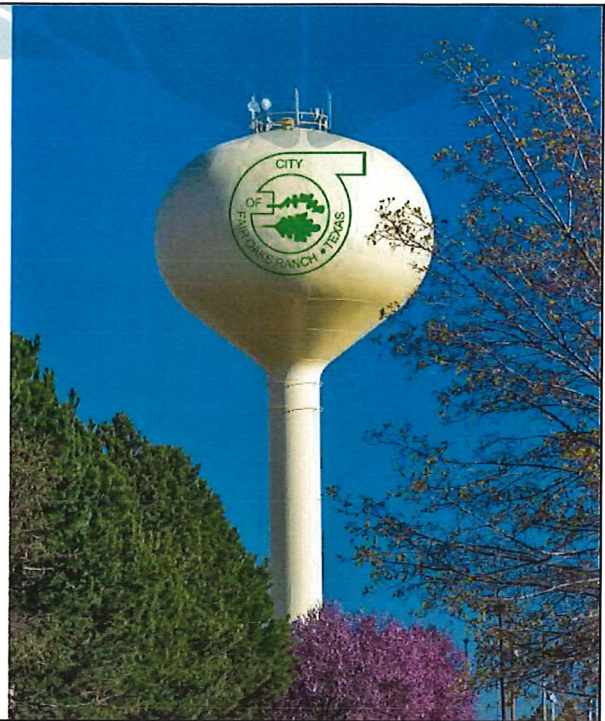
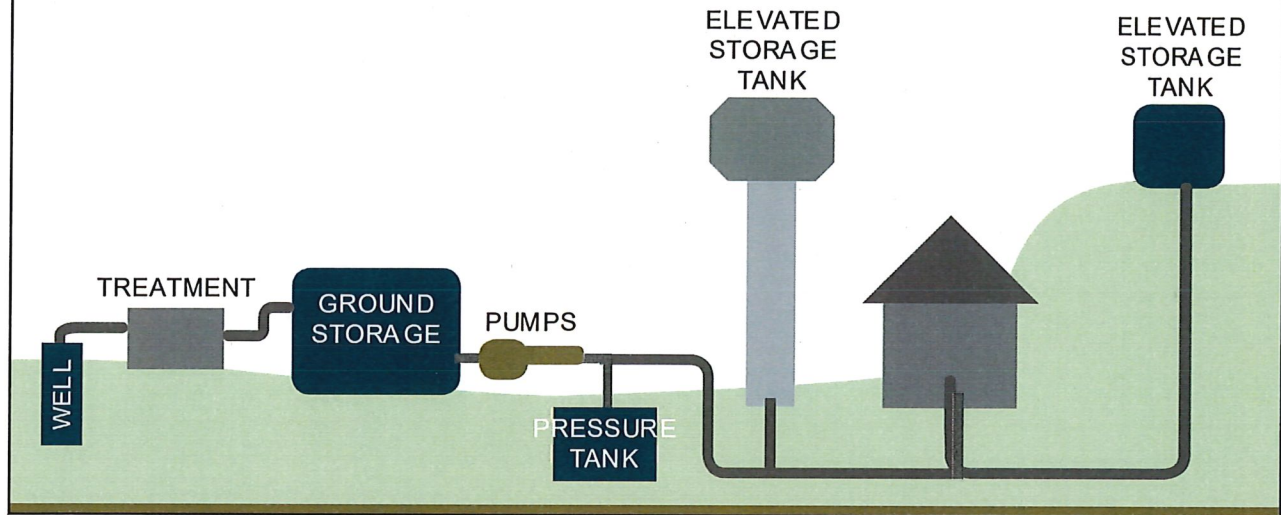


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- Background on Elevated Storage Tank
- History of the City's Elevated Storage Tank Project
- Community Workshop #1
- Community Workshop Stations/Feedback
- Next Steps

Background on Elevated Storage Tank

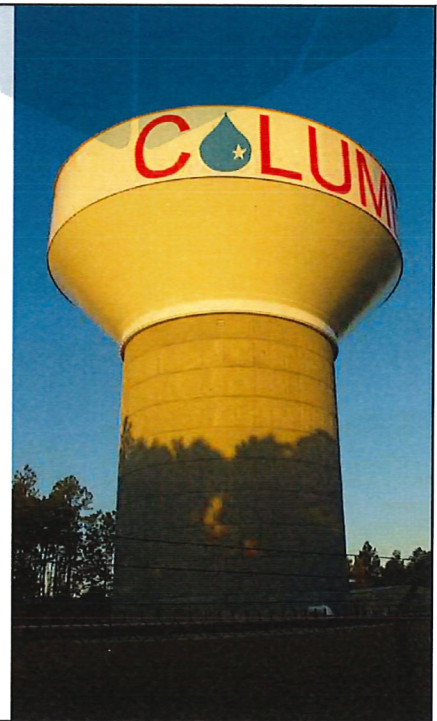
How does an Elevated Storage Tank Function?



Background on Elevated Storage Tank

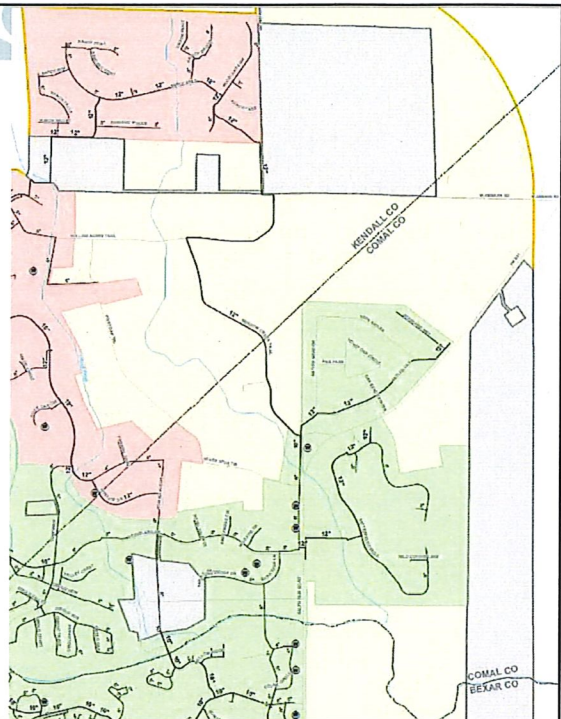
TCEQ Regulation

- TCEQ 290.45 (b)(1)(D)(iv) – requires public water supply systems to have an elevated storage capacity of 100 gallons per connection for systems with more than 2,500 connections.



History of the City's Elevated Storage Tank Project

- **2006** – City acquires 3,258 acres of ETJ from COSA
- **2007** – After developers coordinate with GBRA, both parties approach the City to provide water services to the area. Water study performed for ETJ identifies a need for an EST as this area develops. GBRA agrees to provide more water to the City for servicing the ETJ property.
- **2008** – City Enters into several Water Supply Agreements with property owners within the ETJ. Owners would pay a "Contribution in Aid to Construct" the EST.
- **2017** – City receives notification from the TCEQ of exceeding 85% capacity per 30 TAC 291.93 (3).
- **2018** – City advertises a Request for Qualifications (RFQ) for engineering services associated with design of EST.



Community Workshop #1

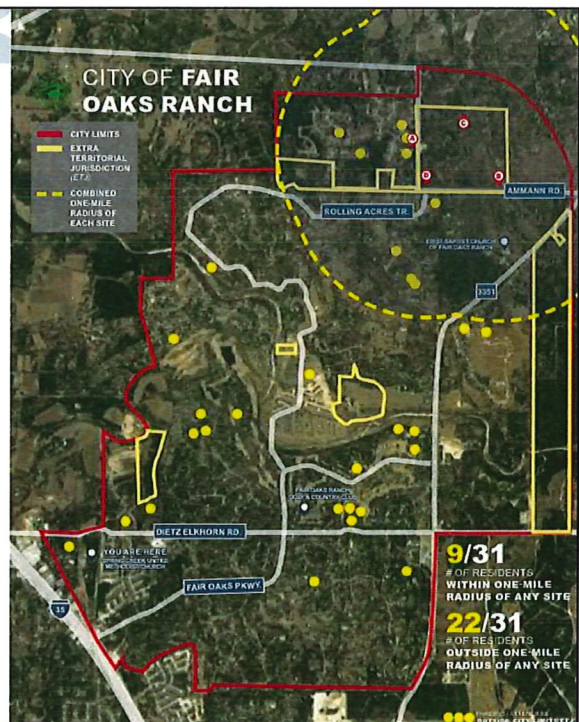
- Hosted at Spring Creek United Methodist Church

34 Total Attendees

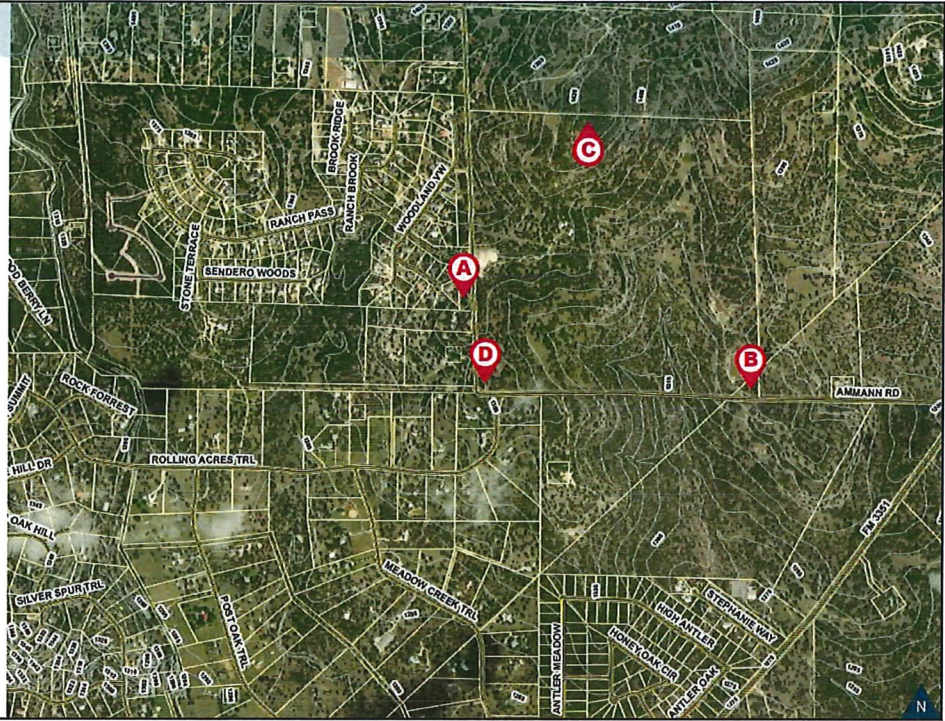
- **31** City of Fair Oaks Ranch Residents
- **9** Residents identified as living within 1-mile radius of any four potential tank sites

Workshop Format

- Presentation
- Exhibit Stations



Station 1: Potential Tank Location



Potential Tank Site Results

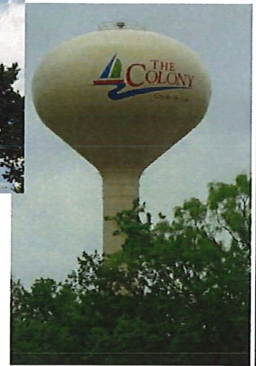
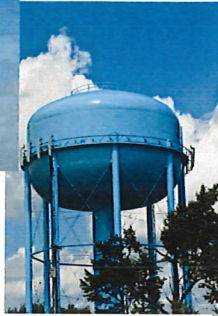
Option A	0 votes
Option B	8 votes ■■■■■■
Option C	20 votes ■■■■■■■■■■■■■■■■■■
Option D	0 votes

Feedback Received:

- Strong preference for avoiding sites immediately adjacent to existing residences.
- Preference for installing the tank at higher elevation, to reduce the overall height of the tank (and potential construction cost).

Station 2: Site/Tank Evaluation Criteria

- Tank Styles
- Tank/Site Evaluation Criteria



Tank Design Results

Multi-Column Tank	0 votes
Composite Tank	10 votes ■■■■■■■■
Spheroid Tank	12 votes ■■■■■■■■■■

Tank/Site Evaluation Feedback Received

- Strong concerns expressed with tank cost.
 - Initial Capital Cost (height of tank)
 - Long-term maintenance cost
- Concerns expressed with tank aesthetics.
 - Tank style
 - Color of tank
- Limited concerns expressed for City's long term Master Plan.
- Minimal concerns expressed for construction impacts and permits/approvals.

Next Steps

- **30% Design Phase**
 - Site Assessment
 - Meet/Coordinate with Stakeholders (FAA, GBRA, TCEQ, Camp Bullis, Camp Stanley)
- **Community Workshop #2** – Tuesday September 10, 2019 (Tentative)
- **City Council Approves Final Tank Site** – November 2019

CITY OF FAIR OAKS RANCH
CITY COUNCIL SPECIAL MEETING MINUTES
June 17, 2019
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

I. OPEN MEETING

A. Roll Call – Declaration of a Quorum

Present: Mayor Manitzas, Mayor Pro Tem Havard

Council Members: Elizondo, Hartpence, Koerner, Maxton, and Patel

With a quorum present, the Mayor called the City Council meeting to order at 8:32 AM.

B. The Pledge of Allegiance was led by Tom Jaster.

II. CITIZENS and GUEST FORUM / PRESENTATIONS

A. There were no citizens to be heard.

III. DISCUSSION/CONSIDERATION ITEMS

A. **Discussion and possible action regarding Council Member Hartpence’s “Rethinking the Water/Wastewater Master Plan” summary.**

Council Member Hartpence expressed his concern that the Master Plan overstates the requirements for future water and wastewater capacity needs. He cited the following underlying assumptions as the cause: using the maximum possible water and wastewater connections at full build out, using a daily peak factor of 2.5 for water and 3.5 for wastewater (higher than operating history), not factoring in consumer water conservation practices. Council Member Hartpence also questioned the need to build a new wastewater treatment plant versus pursuing upgrades to the current plant. Council discussion ensued regarding: the need to plan for worse case scenarios, limited access to wastewater treatment plant and close proximity to residential subdivisions, typical use of peaking factors in utility calculations and that current 3.5 value was decreased from original recommendation of 4, and CCN obligations. Council consensus was to move forward with existing plan knowing the plan can be modified as development characteristics evolve.

Council Member Koerner left the meeting at 9:06 AM.

IV. WORKSHOP

Finance Director Sarah Buckelew and Public Works Director, Ron Emmons P.E., presented the FY 2019-20 enterprise budget and strategic action plan then answered questions posed by Council.

Council Member Koerner returned at 9:39 AM.

Council Member Koerner left the meeting at 10:31 AM.

V. CONVENE INTO EXECUTIVE SESSION

City Council did not convene into closed session regarding:

A. 551.071 (Consultation with Attorney) - to receive legal advice regarding claims made on behalf of a real property owner against the City’s operation of the K-3 Trinity Glen Rose Water Well.

- B. 551.071 (Consultation with Attorney) – to receive legal advice from Special Counsel and the City Attorney regarding the City’s ground water rights.

VI. ADJOURNMENT

Mayor Manitzas adjourned the meeting at 10:58 AM.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary

**CITY OF FAIR OAKS RANCH
TOWN HALL MINUTES
June 18, 2019, 6:30 PM
Spring Creek Methodist Church
9200 Dietz Elkhorn Road
Fair Oaks Ranch, TX 78015**

An Elevated Storage Tank Town Hall was held at the Spring Creek Methodist Church. The following Council Members were present: Mayor Manitzas, and Council Members: Maxton, Hartpence, Koerner and Elizondo. No discussion or action occurred.

Garry Manitzas, Mayor

ATTEST:

Christina Picioccio, City Secretary

CITY OF FAIR OAKS RANCH
CITY COUNCIL MEETING MINUTES
June 20, 2019
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

I. OPEN MEETING

A. Roll Call – Declaration of a Quorum

Present: Mayor Manitzas

Council Members: Elizondo, Hartpence, Koerner, and Maxton

Absent: Mayor Pro Tem Havard and Council Member Patel

With a quorum present, the Mayor called the City Council meeting to order at 6:32 PM.

B. The Pledge of Allegiance was led by Director of Human Resources and Communications, Joanna Merrill.

II. CITIZENS and GUEST FORUM / PRESENTATIONS

A. Citizens to be heard.

1. Jonathan Collins, resident, requested that the strategic action plan timeline be moved up for drainage as rainfall is entering his house on Triple Crown. He offered to be part of the process should a committee be created to look into the drainage problem.
2. Debra Doyle, resident, expressed concerns of public safety due to mosquitos in light of the stagnant, ankle deep water in her front yard during rain events as the culverts are not draining property.
3. Randall Dausin, resident and neighbor to Debra Doyle (above), addressed additional concerns of flooding, backwater, erosion and leaning utility poles due to recent rains and requested help from the city.

III. CONSENT AGENDA

A. Approval of May 16, 2019 Regular City Council Meeting Minutes.

B. Approval of June 6, 2019 Regular City Council Meeting Minutes.

C. Approval of the second reading of an Ordinance amending the City of Fair Oaks Ranch Code of Ordinances Chapter 11 "Taxation" Article 11.02 "Property Taxes".

The Mayor presented the Consent Agenda and with no discussion, the Consent Agenda was approved by unanimous consent.

IV. DISCUSSION/CONSIDERATION ITEMS

A. Consideration and action on electing a Council Member to serve as Mayor Pro-Tem until the next regular city election.

MOTION: Made by Council Member Hartpence, seconded by Council Member Maxton to elect Council Member Elizondo as Mayor Pro Tem.

VOTE: 5-0; Motion Passed.

B. Discussion and possible action to approve the final plat that establishes Elkhorn Ridge, Unit 3.

MOTION: Made by Mayor Pro Tem Elizondo, seconded by Council Member Hartpence to approve the final plat that establishes Elkhorn Ridge Unit 3.

VOTE: 5-0; Motion Passed.

C. Discussion and possible action approving the first reading of an ordinance adopting updated building codes.

MOTION: Made by Council Member Hartpence, seconded by Council Member Koerner to approve the first reading of an ordinance amending the Fair Oaks Ranch Code of Ordinances Chapter 3 regarding building regulations.

VOTE: 5-0; Motion Passed.

D. Discussion and possible action to approve the first reading of an ordinance repealing and replacing Appendix A “Master Fee Schedule” Article A.2000 “Development/Building Fees” of the City’s code of ordinances.

MOTION: Made by Mayor Pro Tem Elizondo, seconded by Council Member Koerner to approve the first reading of an Ordinance repealing and replacing Appendix A “Master Fee Schedule” Article A2.000 “Development/Building Fees” of the city’s code of ordinances.

VOTE: 5-0; Motion Passed.

E. Discussion regarding regulations establishing responsibility for mowing city rights-of-way.

Council Member Hartpence brought up for discussion establishing responsibility for mowing city rights-of-way citing fire safety due to high grass/weeds. Concerns of resident safety due to sloping lawns/rocky swales/improper equipment was expressed should residents be required to maintain these areas. Staff was asked to research and bring this item back to Council after the budget cycle.

F. Discussion and possible action on rejecting all bids for the renovation of the Fair Oaks Ranch City Hall and Former Police Building.

MOTION: Made by Council Member Maxton, seconded by Mayor Pro Tem Elizondo to reject all bids received for the Renovation of the Fair Oaks Ranch City Hall and former Police Building and authorize staff to rebid.

VOTE: 5-0; Motion Passed

V. REPORTS FROM STAFF / COMMITTEES / COUNCIL

None

VI. CONVENE INTO EXECUTIVE SESSION

City Council did not convene into closed session regarding:

- A. 551.071 (Consultation with Attorney) - Cause No. 2018-CI-00202; the City of Fair Oaks Ranch, Texas vs Edward I. Hill, Robert E. Heckendorn, Craig M. Luitjen, Roger Fuentes, Wesley A. Pieper, Esther W. Hicks, William A. McDowell, Yolanda D. Ayala, PG Pfeiffer Ranches LLC, Maureen Pfeiffer Stevenson Family Trust.

City Council convened into Executive Session at 7:22 PM regarding:

- B. 551.071 (Consultation with Attorney) - to receive legal advice regarding claims made on behalf of a real property owner against the City's operation of the K-3 Trinity Glen Rose Water Well.
- C. 551.071 (Consultation with Attorney) - to receive legal advice from Special Council and the City Attorney regarding the City's ground water rights.

VII. RECONVENE INTO OPEN SESSION

Mayor Manitzas reconvened into open session at 8:34 PM.

MOTION: Made by Mayor Pro Tem Elizondo, seconded by Council Member Koerner to authorize the City Manager and legal counsel to take all action deemed necessary to protect the rights held by the City.

VOTE: 5-0; Motion Passed.

VIII. ADJOURNMENT

Requests for City topic needing additional information/research; or, potential consideration for a future agenda.

Council Member Hartpence would like to revisit the recording capabilities in the council chambers.

Council Member Koerner requested that drainage issue be addressed in future budget agenda.

Mayor Manitzas adjourned the meeting at 8:36 PM.

ATTEST:

Garry Manitzas, Mayor

Christina Picioccio, City Secretary



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 18, 2019

AGENDA TOPIC: Approval of the second reading of an ordinance adopting updated building codes.

DATE: July 18, 2019

DEPARTMENT: Building Codes

PRESENTED BY: Jim Earl, Building Official

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch has from time to time updated the various building codes adopted by Ordinance. The current codes in effect are the International Building Codes 2015 edition and National Electric Code 2014 edition. It is suggested we adopt the 2018 and 2017 editions respectively. In addition the testing frequency for backflow prevention assemblies mandated in Ordinance 2019-05 is now reflected in the Building Codes Ordinance.

At the June 20, 2019 City Council meeting, City Council approved the first reading of the ordinance.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

By periodically adopting updated building codes, the building Department is enabled to enforce new regulations in keeping with ever evolving building standards, thus contributing to the overall health, safety and welfare of the citizenry of Fair Oaks Ranch.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Minimal. Staff time to modify builder's permitting information hand-outs as well as code references on the city's web site. The code books were budgeted for this fiscal year.

LEGAL ANALYSIS:

Municipalities are permitted to adopt new building codes as they see fit by state law. Ordinance was reviewed and approved as to form.

RECOMMENDATION/PROPOSED MOTION:

(Consent Agenda) I move to approve the second reading of an ordinance amending the Fair Oaks Ranch Code of Ordinances Chapter 3 regarding Building regulations.

AN ORDINANCE

AN ORDINANCE OF THE CITY OF FAIR OAKS RANCH AMENDING THE 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 CHAPTER 5 "FIRE PREVENTION AND PROTECTION", ARTICLE 5.02 "FIRE CODE"; REPEALING ARTICLE 3.10 "UNSAFE BUILDING AND STRUCTURES"; PROVIDING FOR A PENALTY OF NOT MORE THAN \$2000 PER VIOLATION PER DAY FOR NONCOMPLIANCE, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, it is the desire of the City of Fair Oaks Ranch, Texas, to adopt, in all respects, the various International Codes relating to buildings, residential, energy conservation, plumbing, mechanical, and gas, and to adopt the National Electrical Code, and;

WHEREAS, the adoption of these Codes is done to facilitate proper inspection activities by the City of Fair Oaks Ranch, Texas relating to construction and to maintenance of buildings within the corporate city limits and relating to public safety, health and general welfare, and;

WHEREAS, at times it is necessary to update the city's Building Regulations in the Fair Oaks Ranch Code of Ordinances Chapter 3 and Fire Prevention and Protection in Chapter 5 of same Code, and;

WHEREAS, unsafe buildings and structures found in Article 3.10 of the city's current code of ordinances is now referenced under the International Existing Building Code; and,

WHEREAS, in May 2019, the city adopted a Cross-Connection Control and Backflow Prevention Program (Ordinance 2019-05) that provides the procedures for testing of backflow prevention assemblies; and,

WHEREAS, the City Council of the City of Fair Oaks Ranch deems it necessary to amend articles of the City of Fair Oaks Ranch Code of Ordinances Chapter 3 Building Regulations and Chapter 5 Fire Prevention & Protection.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

PART 1. 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 Chapter 5 "Fire Prevention and Protection" Article 5.02 "Fire Code" are hereby amended as set forth in the attached Exhibit A.

PART 2. Chapter 3 "Building Regulations" Article 3.10 "Unsafe Building and Structures" is hereby repealed.

PART 3. All existing amendments to the International Residential Code 2015 edition, International Plumbing Code 2015 edition, and National Electric Code 2014 edition, shall remain in effect and be considered amendments to the appropriate codes adopted herein.

PART 4. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

PART 5. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

PART 6. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

PART 7. This ordinance shall take effect immediately from and after its second reading, passage and publication as may be required by governing law.

PART 8. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Fair Oaks Ranch under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

PART 9. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

PART 10. Any person, firm, corporation, or association violating the provision of this ordinance shall, upon conviction, be fined in any sum consistent with Section 1.01.009 of the Fair Oaks Ranch Code of Ordinances.

PASSED on first reading this 20th day of June, 2019.

PASSED, APPROVED AND ADOPTED on second reading this 18th day of July, 2019.

Garry Manitzas, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, City Secretary

Denton Navarro Rocha Bernal & Zech, P.C.,
City Attorney

Exhibit A

[Deletions shown as strikethrough and additions shown as italics]

A. Chapter 3 “Building Regulations” is hereby amended as follows:

Article 3.03 Building Code

Section 3.03.001 Adopted

- (a) The following codes are hereby adopted by reference as though copied herein fully:
- (1) International Building Code, ~~2015~~ *2018* edition. Section 113 (IBC) board of appeals is hereby repealed in its entirety.
 - (2) International Existing Building Code, ~~2015-2018~~ edition. Section 112 board of appeals is hereby repealed in its entirety.

Article 3.04 Residential Code

Section 3.04.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Residential Code for One- and Two-Family Dwellings, ~~2015~~ *2018* edition, including appendixes A, B, C, D, G, H, J, *N, and P* but excluding Sections R313 and P2904. Section R112 (IRC) Board of Appeals is hereby repealed in its entirety.

Article 3.05 Energy Conservation Code

Section 3.05.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Energy Conservation Code, ~~2015~~ *2018* edition. Section C109 (IEC) Board of Appeals is hereby repealed in its entirety.

Article 3.06 Plumbing Division 2 Plumbing Code

Section 3.06.031 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Plumbing Code, ~~2015~~ *2018* edition. *Including Appendix E.* Section 109 (IPC) means of appeal is hereby repealed in its entirety.
- (c) *“Testing” in Section 312.10.2 of the 2018 International Plumbing Code is hereby amended to include: “exception, backflow preventers for single family residential irrigation systems where a health hazard is not present shall be tested every three years, as provided for in the city’s Cross-Connection Control and Backflow Prevention Program.”*

Article 3.07 Electricity Division 2 Electrical Code

Section 3.07.031 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: National Electric Code, ~~2014~~ *2017* edition.

Article 3.08 Mechanical Code

Section 3.08.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Mechanical Code, ~~2015~~ 2018 edition. Section 109 (IMC) means of appeal is hereby repealed in its entirety.

Article 3.09 Fuel Gas Code

Section 3.09.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Fuel Gas Code, ~~2015~~ 2018 edition. *Including Appendices A, B, and C.* Section 109 (IFGC) means of appeal is hereby repealed in its entirety.

Article 3.11 Swimming Pools and Spas

Adopted

- (a) *The following code is hereby adopted by reference as though copied herein fully: International Swimming and Spa Code, 2018 edition. Section 108 (ISPSC) means of appeal is hereby repealed in its entirety.*
- (b) *Within said code, when reference is made to the duties of certain officials named therein, that designated official of the city who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcing the provisions of said is concerned.*

B. Chapter 5 “Fire Prevention and Protection” is hereby amended as follows:

Article 5.02 Fire Code

Section 5.02.001 Adopted

- (a) The following code is hereby adopted by reference as though copied herein fully: International Fire Code, ~~2015~~ 2018 edition. Section 109 (IFC) board of appeals is hereby repealed in its entirety.
- (b) *“Security Gates” in Section 503.6 of the 2018 International Fire Code is hereby amended by replacing “Approved” with “Siren Operated Sensor”.*



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 18, 2019

AGENDA TOPIC: Approval of Mayor Pro Tem Havard's absence from the June 20, 2019 Council Meeting.

DATE: July 18, 2019

DEPARTMENT: City Council

PRESENTED BY: Consent Agenda – Mayor Pro Tem Havard

INTRODUCTION/BACKGROUND:

Due to a family emergency.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Section 3.09 of the Home Rule Charter

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

(Consent Agenda) Approval of Mayor Pro Tem Havard's absence from the June 18, 2019 Council Meeting.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 18, 2019

AGENDA TOPIC: Approval of Council Member Patel's absence from the June 20, 2019 Council Meeting.

DATE: July 18, 2019

DEPARTMENT: City Council

PRESENTED BY: Consent Agenda – Council Member Patel

INTRODUCTION/BACKGROUND:

Due to being out of town.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Section 3.09 of the Home Rule Charter

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

(Consent Agenda) Approval of Council Member Patel's absence from the June 18, 2019 Council Meeting.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 18, 2019

AGENDA TOPIC: Approval of Council Member Hartpence's absence from the July 18, 2019 Council Meeting.

DATE: July 18, 2019

DEPARTMENT: City Council

PRESENTED BY: Consent Agenda – Council Member Hartpence

INTRODUCTION/BACKGROUND:

Due to being out of town.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Section 3.09 of the Home Rule Charter

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

(Consent Agenda) Approval of Council Member Hartpence's absence from the June 18, 2019 Council Meeting.



CITY COUNCIL CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
July 18, 2019

AGENDA TOPIC: Discussion and possible action amending the approved contract amount for the High Density Mineral Bond portion of the 2019 Street Maintenance and Repair Program

DATE: July 18, 2019

DEPARTMENT: Public Works

PRESENTED BY: Adrian M. Garcia, P.E., Manager of Engineering Services

INTRODUCTION/BACKGROUND:

At the June 6, 2019 regular City Council meeting, City council approved a contract in the amount of \$ 187,581.05 to Andale Construction Inc. The scope of work for the bid received was as follows: apply a High Density Mineral Bond (HDMB) to the curbed streets in this year's project area which would be 53,308 square yards (S.Y).

City staff found a discrepancy between the specified streets and the surface area calculation for this year's project area. It was determined that the correct value for the surface area was 60,585, a difference of 7,277 square yards. This additional area would exceed the approved budget amount of \$187,581.05 by \$15,378.70.

The Public Works department recommends amending the approved budget amount by \$25,526.95 for a total amount not to exceed \$213,108 which contains a 5% contingency.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The annual Street Maintenance and Repair Program aims to apply the most effective preventative maintenance procedure to each City street on an eight year cycle. The specific treatments seal the surface of the road to protect the base layer from water infiltration, which could lead to failure of the road surface, and ultimately higher repair costs in the future.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

The City budgeted \$347,711 under Street Maintenance (01-642-254) for this year's Street Maintenance and Repair Program.

LEGAL ANALYSIS:

Contractor will be required to sign and adhere to the City's Standard Construction Agreement prior to the commencement of work.

RECOMMENDATION/PROPOSED MOTION:

I move to amend the approved contract amount for the High Density Mineral Bond portion of the 2019 Street Maintenance and Repair Program for a total amount not to exceed \$213,108.



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action awarding the bid for the 2019 Chip Seal Project and authorizing the City Manager to sign the agreement

DATE: July 18, 2019

DEPARTMENT: Public Works

PRESENTED BY: Adrian M. Garcia, P.E., Manager of Engineering Services

INTRODUCTION/BACKGROUND:

The City has long relied on the Chip Seal maintenance method for its annual Street Maintenance and Repair Program due to its quick cure time, general low cost, and its effectiveness at preserving pavement. In recent years, the City has explored additional pavement preservation methods and has reserved the Chip Seal preventative maintenance method for curb-less streets.

On May 7, 2019, the Street Maintenance and Repair Program was released for bid with two options which included treating 53,308 square yards with a High Density Mineral Bond and 96,252 square yards with a chip seal. Unfortunately, no bids were received for the chip seal portion of the project. The bid package was re-released with only the chip seal portion of the project on June 13, 2019.

On July 10, 2019 at 3:00 p.m. bids were opened for the 2019 Street Maintenance and Repair Program with the following Bid Tabulations:

COMPANY NAME	TOTAL BID
Cox Paving of Texas	\$242,454.56

A total of 96,252 square yards has been targeted for this year's chip seal project with the roads outlined on the map on the following page. This breaks out to a unit price of approximately \$2.52 per square yard.

The Public Works Department recommends awarding the chip seal project to Cox Paving of Texas in the amount of \$242,454.56 with a 5% contingency for the total amount not to exceed \$254,578.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

The annual Street Maintenance and Repair Program aims to apply the most effective preventative maintenance procedure to each City street on an eight year cycle. The specific treatments seal the surface of the road to protect the base layer from water infiltration, which could lead to failure of the road surface, and ultimately higher repair costs in the future.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

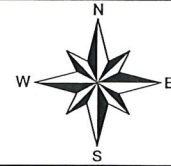
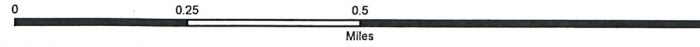
The City budgeted \$347,711 under Street Maintenance (01-642-254) for this year's Street Maintenance and Repair Program.

LEGAL ANALYSIS:

Contractor will be required to sign and adhere to the City's Standard Construction Agreement prior to the commencement of work.

RECOMMENDATION/PROPOSED MOTION:

I move to award the bid for the 2019 Chip Seal Project to Cox Paving of Texas and authorize the City Manager to sign the agreement.



Location	Area (SY)	Location	Area (SY)
Damascus Drive	3564	Quadrille Lane	3806
Jim Dandy Circle	1424	Rocking Horse Lane (curbless)	20757
Kahilan Drive	2023	Royal Ascot Drive	11232
Paddock Lane	2039	Ruffian Drive	5931
Percheron	1125	Secretariat Lane	8619
Pintado	1364	Steeplechase Lane	4186
Preakness Lane	11267	Triple Crown	18915
Total Curbless			96,252



Notes

- NOTE 1 FOR SEAL COAT (ITEM NO. 204) THE ASPHALTIC MATERIAL SHALL BE CHFRS-2P EMULSIFIED ASPHALT. THE AGGREGATE FOR ROADS SHALL BE GRADE 5 IGNEOUS TRAP ROCK FOR CURBLESS ROADS.
- NOTE 2 SPECIAL CARE SHALL BE TAKEN IN SEAL COATING THE CIRCLES AT THE ENDS OF CUL-DE-SACS TO ENSURE THAT THE AGGREGATE IS PROPERLY SEATED. EXCESSIVE AGGREGATE MUST NOT BE APPLIED AND THE CIRCLES MUST BE FULLY ROLLED TO COMPENSATE FOR THE LACK OF A STEADY VOLUME OF STRAIGHT AHEAD VEHICULAR TRAFFIC.
- NOTE 3 ON THOSE ROADS THAT HAVE PAVEMENT MARKERS OR BLUE FIRE HYDRANT MARKERS, THE MARKERS SHALL BE REMOVED PRIOR TO THE APPLICATION OF THE SEAL COAT. CONTRACTOR IS RESPONSIBLE TO REPLACE ALL DAMAGED MARKERS.
- NOTE 4 SEAL COAT SHALL BE PLACED TO SEAL THE SEAM BETWEEN THE CURB AND THE EDGE OF PAVEMENT. THE SEAL COAT SHALL NOT EXTEND MORE THAN ONE INCH ON THE CURB.
- NOTE 5 APPLICATION OF THE SEAL COAT SHALL HAVE NO VISIBLE SEAM WHERE A TIE-IN IS MADE, GIVING THE APPEARANCE OF A HOMOGENEOUS APPLICATION. IN ADDITION, STARTS AND STOPS SHOULD BE PROPERLY PROTECTED FROM EXTRA OVERLAY OF SEAL COAT.
- NOTE 6 DO NOT ALLOW SEAL COAT MATERIAL IN BETWEEN MANHOLE COVER AND FRAME.



Street Maintenance and Repair Program 2019 Location Sheet, Seal Coat Schedule and Notes

No.	Issue	By	Date
1	ADDED NEW CUL-DE-SAC CIRCLES	EM	12/27/19
2	REMOVED BLUE FIRE HYDRANT CIRCLES AND REPAVED CIRCLES	EM	1/13/20
3			
4			



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action on the first reading of an ordinance repealing and replacing Appendix A “Master Fee Schedule” Article A2.000 “Development/Building Fees” of the city’s code of ordinances.

DATE: July 18, 2019

DEPARTMENT: Building Department

PRESENTED BY: Jim Earl, Building Official

INTRODUCTION/BACKGROUND:

The City Council considered and approved the first reading of this ordinance at the June 20, 2019 regular business meeting. Having reviewed a wider sample of previously issued pool permits since the first reading of June 20th, a change was made in the fee schedule concerning pool permit fees. Rather than basing pool permit fees on gallon capacity a flat fee is proposed. To ensure transparency relative to the modification of the ordinance addressing pool permit fees, staff opted to bring the modified ordinance back as a first reading.

As a reminder, on May 21st, 2019 the Texas state legislature passed House Bill 852 (see Attachment A), effective immediately, which prohibits building permit fees from being based on the cost of a proposed structure or improvement as many cities currently do. Specifically, the bill provides that:

1. in determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling, a city may not consider (a) the value of the dwelling; or (b) the cost of constructing or improving the dwelling; and
2. a city may not require the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program

Currently the City of Fair Oaks Ranch Building Department utilizes proposed cost of construction as a means of calculating permit fees for new commercial projects, commercial additions, commercial remodels, residential additions, residential remodels, detached buildings, solar installations, irrigation systems, swimming pools, and driveway approaches.

The proposed changes to the fee schedule were developed by staff with two goals in mind:

1. To remove any reference to “value” or “cost of construction” in calculating fees and,
2. To maintain fee rates conducive to the Building Department’s current level of service.

Where simple mathematical means of calculating fees were useful, they were incorporated such as square footage and panel count for solar installations. Flat fees were also utilized where

practicable such as in the case of irrigation installations and driveway approaches and swimming pools.

In order to effectively capture “scope of work” for widely variable projects such as additions, remodels and detached buildings, a fixture fee schedule has been incorporated. A variety of previously issued permits were recalculated using the new fee schedule to insure minimal budgetary impact.

This agenda item today is for City Council to consider repealing and replacing the current building fees to ensure the City complies with House Bill 852. Exhibit A of proposed ordinance reflects the changes in italics.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Compliance with House Bill 852, passed May 21, 2019.
2. Ensures services associated with a user fee or charge, the direct and indirect costs of that service is offset, where possible.
3. Sets fees and rates to meet the fiscal and policy goals and objectives of the City.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

No negative impact to the Building Department’s level of service nor to future budgets are anticipated.

LEGAL ANALYSIS:

Ordinance was reviewed and approved as to form.

RECOMMENDATION/PROPOSED MOTION:

I move to approve the first reading of an Ordinance repealing and replacing Appendix A “Master Fee Schedule” Article A2.000 “Development/Building Fees” of the city’s code of ordinances.

H.B. No. 852

AN ACT

relating to information a municipality may consider in determining the amount of certain building permit and inspection fees.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter Z, Chapter 214, Local Government Code, is amended by adding Section 214.907 to read as follows:

Sec. 214.907. PROHIBITION ON CERTAIN VALUE-BASED BUILDING PERMIT AND INSPECTION FEES.

(a) In determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling, a municipality may not consider:

(1) the value of the dwelling; or

(2) the cost of constructing or improving the dwelling.

(b) A municipality may not require the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program.

SECTION 2. Section 214.907(a), Local Government Code, as added by this Act, applies only to a building permit or inspection fee assessed by a municipality on or after the effective date of this Act in connection with the construction or improvement of a residential dwelling.

SECTION 3. This Act takes effect immediately if it receives a vote of two-thirds of all the members elected to each house, as provided by Section 39, Article III, Texas Constitution. If this Act does not receive the vote necessary for immediate effect, this Act takes effect September 1, 2019.

H.B. No. 852 was passed by the House on April 16, 2019, by the following vote: Yeas 126, Nays 9, 2 present, not voting.

H.B. No. 852 was passed by the Senate on May 8, 2019, by the following vote: Yeas 29, Nays 2.

AN ORDINANCE

REPEALING AND REPLACING APPENDIX A “MASTER FEE SCHEDULE” ARTICLE A2.000 “DEVELOPMENT/BUILDING FEES” OF THE CITY OF FAIR OAKS RANCH CODE OF ORDINANCES OF THE CITY OF FAIR OAKS RANCH, TEXAS; CONTAINING FINDINGS AND PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, a Master Fee Schedule, found in the City’s Code of Ordinance as Appendix A, providing for fees assessed to cover the costs associated with the efficient operation of the City, was passed and approved in November 2018; and,

WHEREAS, the passing of House Bill 852 by the State Legislature on May 21, 2019 precludes the assessment of building permit fees be based on value; and,

WHEREAS, city staff, after performing a review of the Master Fee Schedule Article A2.000 has provided recommendations to the Schedule for City Council consideration; and,

WHEREAS, the City Council finds the repealing and replacing of Appendix A “Master Fee Schedule” Article A2.000 “Development/Building Fees” is warranted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS THAT:

PART 1. Appendix A “Fee Schedule”; Article A2.000 “Development /Building Fees” is hereby repealed and replaced as forth in the attached Exhibit A.

PART 2. That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the City Council.

PART 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

PART 4. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

PART 5. This ordinance shall take effect immediately from and after its second reading, passage and publication as may be required by governing law.

PART 6. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Fair Oaks Ranch under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

PART 7. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

PASSED and APPROVED on first reading this 18th day of July, 2019.

PASSED, APPROVED AND ADOPTED on second reading this 1st day of August, 2019.

Garry Manitzas, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, City Secretary

Denton Navarro Rocha Bernal & Zech, P.C., City
Attorney

Exhibit A

Appendix A "Fee Schedule"; Article A2.000 "Development/Building Fees" is hereby repealed and replaced as follows:

ARTICLE A2.000 BUILDING FEES

- (a) Building permit/inspection (new homes): \$0.52 per square foot
- (b) *Building permit/inspection (commercial new) - \$0.60 per square foot*
- (c) *Building permit/inspection (commercial addition) - \$0.50 per square foot plus fixture fee total**
- (d) *Building permit/inspection (commercial remodel) - \$0.44 per square foot plus fixture fee total**
- (e) *Building permit/inspection (residential remodel) - \$0.36 per square foot plus fixture fee total**
- (f) *Building permit/inspection (residential addition) - \$0.40 per square foot plus fixture fee total**
- (g) *Detached Building Permit (no living area) - \$0.30 per square foot plus fixture fee total**
- (h) *Miscellaneous Permits - \$50.00 plus fixture fee total**
- (i) *Swimming Pool Permit - \$400.00*
- (j) *Solar Permit - \$8.00 per panel*
- (k) Irrigation/Backflow permit - \$50.00
- (l) Driveway Approach - \$50.00
- (m) Fence permit fee- \$50.00
- (n) Moving building permit including temporary structures - \$100.00
- (o) Demolition building permit fee - \$100.00
- (p) Extension of expired permit - 50% of original permit fee (good for 60 day period)
- (q) Administrative fee for cancellation of issued permit: 10% of permit fee
- (r) Re-inspection - \$50.00
- (s) Contractor registration - \$75.00
- (t) Plan review fee (commercial only) - 50% of the cost of permit fee
- (u) Floodplain development permit - \$50.00
- (v) Board of appeals (building codes) - \$75.00 (nonrefundable)
- (w) Penalty fees:
 - 1. Failure to obtain certificate of occupancy prior to occupying - \$200.00
 - 2. Failure to obtain permit prior to construction - Double of original permit fee
- (x) **Fixture Fees (Add \$2.50 for each of the following):*
 - 1. *Receptacle*
 - 2. *Switch*
 - 3. *Light fixture*
 - 4. *Ceiling Fan*
 - 5. *Smoke/Carbon Monoxide detector*
 - 6. *Refrigerator/freezer*
 - 7. *Ice machine*
 - 8. *Exhaust fan*
 - 9. *Vent hood*
 - 10. *Dishwasher*

11. *Clothes Washer*
 12. *Clothes Dryer*
 13. *Range/cooktop*
 14. *Trash Compacter*
 15. *Log Lighter*
 16. *Barbeque*
 17. *Pressure Reducing Valve*
 18. *Expansion Tank*
 19. *Steam Unit*
 20. *Sink (lavatory, kitchen, laundry)*
 21. *Tub/ Shower*
 22. *Water Closet*
 23. *Hose Bib*
 24. *Fire sprinkler head*
- (y) **Fixture Fees (Add \$5.00 for each of the following):*
1. *Electric Panel*
 2. *Water Heater/ Boiler*
 3. *Water Softener*
 4. *Sewer Line*
 5. *Water Line*
 6. *Grinder Pump*
 7. *Jacuzzi*
 8. *Fire Sprinkler Riser*
 9. *Backflow Preventer (non-irrigation)*
- (z) **Fixture Fees (Miscellaneous)*
1. *HVAC - Add \$10.00 per ton capacity*



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Consideration and possible action to approve the First Reading of an Ordinance amending various provisions in the Code of Ordinances to comply with the Home Rule Charter

DATE: July 18, 2019

DEPARTMENT: Administration

PRESENTED BY: Christina Picioccio, City Secretary

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch adopted a home rule charter by Resolution on May 18, 2017. There are provisions in the Home Rule Charter that address and supersede provisions in the City's Code of Ordinances. The City Secretary working with our Codification Attorney as well as the City's Attorney's Office recommend the following revisions to the Code of Ordinances to eliminate obsolete and/or repetitive provisions:

Chapter 1

Article 1.02	Elections	Covered by Article IV of the home rule charter
Article 1.03, Sec. 1.03.001	Cities of Fair Oaks Ranch North and Fair Oaks Ranch South Combined	Included as article II in the home rule charter regarding city boundaries
Article 1.03, Sec 1.03.002	Conversion from type B municipality to type A municipality	No longer necessary as home rule Charter adopted
Article 1.03, Division 2	Claims Against City	Section 7.04 of home rule charter supersedes regarding notice of damages or injury required
Article 1.04, Division 2	City Administrator	Section 5.01 of home rule charter provides for office of city manager

Chapter 7

Article 7.01, Sections 7.01.003, 7.01.004, and 7.01.005	General Provisions	Addressed in Section 5.03 of home rule charter regarding the municipal court judge, clerk and prosecutor
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POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

Cohesion of provisions between the home rule charter and Code of Ordinances.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

Not applicable

LEGAL ANALYSIS:

Reviewed by Codification Attorney and City Attorney's offices and approved to form.

RECOMMENDATION/PROPOSED MOTION:

I move to approve the First Reading of an Ordinance amending various provisions in the code of Ordinances to comply with the home rule charter.

AN ORDINANCE

AN ORDINANCE OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING VARIOUS PROVISIONS IN THE CODE OF ORDINANCES TO COMPLY WITH THE HOME RULE CHARTER; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF

WHEREAS, the City of Fair Oaks Ranch has now adopted a home rule charter;

AND WHEREAS, the home rule charter addresses and supersedes provisions currently contained in the city's Code of Ordinances;

AND WHEREAS, it has become necessary to revise the Code of Ordinances to eliminate obsolete and/or repetitive provisions;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS:

Part 1. The Code of Ordinances of the City of Fair Oaks Ranch shall be amended as set forth in the attached Exhibit A:

PART 2. That the recitals contain in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

PART 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

PART 4. That it is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

PART 5. This ordinance shall take effect immediately from and after its second reading, passage and publication as may be required by governing law.

PART 6. The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Fair Oaks Ranch under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

PART 7. The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein.

PASSED and APPROVED on first reading this 18th day of July, 2019.

PASSED, APPROVED AND ADOPTED on second reading this 1st day of August, 2019.

Garry Manitzas, Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Picioccio, City Secretary

Denton Navarro Rocha Bernal & Zech, P.C.,
City Attorney

Exhibit A:

The Code of Ordinances of the City of Fair Oaks Ranch is hereby amended as follows:

- A.** Chapter 1, Article 1.02 of the Code of Ordinances shall be repealed and revised to read as follows:

"The provisions of V.T.C.A., Election Code, shall apply in all elections held in the city."

- B.** Chapter 1, Article 1.03, Section 1.03.001 regarding combining the cities of Fair Oaks Ranch North and Fair Oaks Ranch South shall be repealed.
- C.** Chapter 1, Article 1.03, Section 1.03.002 regarding conversion of the city to a type A municipality shall be repealed.
- D.** Chapter 1, Article 1.03, Division 2 regarding claims against the city shall be repealed.
- E.** Chapter 1, Article 1.04, Division 2 regarding the office of City Administrator shall be repealed.
- F.** Throughout the Code, all references City Administrator shall be amended to City Manager.
- G.** Chapter 7, Article 7.01, Sections 7.01.003, 7.01.004 and 7.01.005 regarding the municipal court judge, clerk and prosecutor shall be repealed.



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action nominating an individual to serve on the San Antonio Water System (SAWS) Rate Advisory Committee (RAC).

DATE: July 18, 2019

DEPARTMENT: Administration

PRESENTED BY: Tobin E. Maples, AICP, City Manager

INTRODUCTION/BACKGROUND:

The San Antonio Water System (SAWS) provides water and/or wastewater services to a portion of Fair Oaks Ranch residents. Recently, SAWS informed the City they will be advancing their SAWS 2019 Cost of Service and Rate Design Study (see attached letter).

As part of their effort, the SAWS Board will seat a Rate Advisory Committee (RAC) to work alongside SAWS staff and their consulting team. Knowing a portion of the City is served by SAWS, they are seeking a Fair Oaks Ranch nomination to serve on the RAC. The nominee will help determine the framework of how SAWS charges its customers.

If available, staff recommends a city council member serve in this capacity reporting back to the whole council as necessary.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- The advisory committee will provide key insight and points of interest necessary for a scope development initiative on rate options, while also ensuring a sustainable system structure to serve the residents well into the future.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to nominate (insert name here) to serve on the SAWS 2019 rate advisory committee.



July 2, 2019

Mr. Tobin Maples
City of Fair Oaks Ranch
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Dear Mr. Maples,

Today, San Antonio Water System ("SAWS") Board of Trustees awarded a contract to Raftelis Financial Consultants ("Raftelis") to provide consulting services in connection with SAWS' 2019 Cost of Service and Rate Design Study ("2019 Rate Study"). Your assistance is needed in assembling a Rate Advisory Committee (RAC) to work with SAWS Staff and Raftelis to review SAWS current rate structures for water delivery, water supply, recycled water, wastewater, and recommend changes as appropriate to ensure fairness, equity and affordability.

As a community leader, we respectfully ask that you nominate a member of your community to serve on the new SAWS Rate Advisory Committee. Your nominee will help determine the framework of how SAWS charges its customers.

SAWS rates and rate structure should be of particular importance to all our customers. In selecting your RAC nominee, please consider an individual who is well acquainted with the uniqueness of our community and who will serve as an engaged member of this committee.

The RAC will convene in late September/early October and meet over a period of seven to 10 months. Over the course of the study effort, it is anticipated that the RAC will meet at least one evening per month for about two hours. The RAC will review Raftelis' cost of service findings and provide SAWS with recommendations for changes to SAWS rate structures for water delivery, water supply, recycled water, and wastewater.

To help us achieve this open and transparent rate study, please submit the attached form by July 31, 2019 with the name and contact information for your nominee to the RAC. Once received, we will contact your nominee and provide them with information regarding the RAC. In September, the slate of RAC members will be presented to the SAWS Board for approval.

Thank you in advance for helping us deliver reliable, affordable water services to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Gavino Ramos", is written over a horizontal line.

Gavino Ramos
Vice President of Communications & External Affairs

SAN ANTONIO WATER SYSTEM 2019 RATE ADVISORY COMMITTEE MEMBER NOMINATION

Please provide the following information for your nominee to the Rate Advisory Committee:

Name: _____

(Last) (First) (Middle)

Home Address: _____

(Street Address) (City) (Zip Code) (Home Telephone)

Business Address: _____

(Street Address) (City) (Zip Code) (Business Phone and Fax)

E-Mail Address: _____

Employer: _____ Occupation: _____

- 1) Does the nominee reside in the SAWS service area? Yes ___ No ___ How Long? _____
- 2) Does the nominee reside in a San Antonio City Council District? Yes ___ No ___ Council District _____

Please check all that apply to the nominee:

- ☐ Residential
 ☐ Inside City Limits
 ☐ Outside City Limits
☐ Low-Income Affordability Advocate
 ☐ Industrial
 ☐ Commercial
☐ Neighborhood Assn.
 ☐ Developer
 ☐ Apartments/Multi-family

Nominated By: _____ Signature _____ City Council District: _____

Please send nomination to Byron Gipson via e-mail (louis.lendman@saws.org) or fax (210-233-4643).

Nominations must be received no later than July 31, 2019



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action appointing a Fair Oaks Ranch water/wastewater rate study advisory committee.

DATE: July 18, 2019

DEPARTMENT: Public Works

PRESENTED BY: Ronald C. Emmons, P.E., Director of Public Works

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch owns the Fair Oaks Ranch Utilities (FORU) which provides water and/or wastewater services to a large portion of City residents. In order to maintain the operation of the system and to advance any infrastructure improvements, the utility requires a sound rate structure that equally balances the daily operations and prepares for any future improvements. Accordingly, best practices indicate that utilities, on a regular basis, conduct a comprehensive third-party review of their current rate structure and recommend changes as appropriate. To the best of my knowledge, the FORU has never conducted a comprehensive third-party review of this nature. All previous rate structures were developed internally.

The next step in the process of reviewing the current FORU rate structure is to develop and advance a cost of service and rate design study. Per City Council direction, funding is programmed to advance this effort starting with the development and publication of a Request for Qualifications (RFQ) for professional services.

This item is presented for Council consideration as a planned strategic planning objective to create an advisory committee tasked with working alongside city staff and the consulting team developing the scope of services (RFQ) necessary to complete the work. Similar to the FM 3351 advisory committee, it is suggested that up to three Councilmembers participate in the water/wastewater advisory committee. Meetings of the advisory committee will be internal working business meetings.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- An advisory committee will provide key insight and points of interest necessary for a scope development initiative on rate options, while also ensuring a sustainable system structure to serve the residents well into the future
- Demonstrates continuance of a timely and methodical process moving forward with implementing Council approved strategic objectives.

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

FY 2018-2019 budget includes programmed funding for professional services.

LEGAL ANALYSIS:

In order to avoid any conflict of interest, staff recommends that the water/wastewater advisory committee not be tasked with reviewing Statement of Qualifications (SOQ) submitted in response to the RFQ. The city staff review team will evaluate SOQ's, negotiate a scope of services, and present a Professional Services Agreement for City Council consideration.

RECOMMENDATION/PROPOSED MOTION:

I move to appoint (insert names here) to serve on the water/wastewater rate study advisory committee.



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action appointing a Fair Oaks Ranch stormwater advisory committee.

DATE: July 18, 2019

DEPARTMENT: Administration

PRESENTED BY: Tobin E. Maples, AICP, City Manager

INTRODUCTION/BACKGROUND:

The City of Fair Oaks Ranch (FOR) prepared a Master Drainage Plan (MDP) to complement the development of a comprehensive plan called *The Future of Fair Oaks Ranch*, an overall plan to maintain the character and attractiveness of the City over the next decade. The MDP consists of two overlapping parts: drainage policy to address new development and MDP capital improvement program (CIP) to resolve existing drainage issues.

Regarding the CIP, the MDP identified 46 different sites for which flooding or drainage issues have been experienced. Each of these sites were examined and categorized into "A", "B", and "C" sites depending the level of project assessment and consideration. Overall, the costs to construct "A", "B", and "C" sites were estimated to be \$3.15 million, \$2.02 million, and \$2.26 million, respectively, with the "A" sites having a more refined estimate than the "B" and "C" sites. The estimates do not include engineering design, land acquisition and construction inspection services. Further, the estimates do not include a cost build-up for the long-term maintenance of drainage improvements/facilities. Accordingly, staff anticipates the overall cost will increase beyond the above referenced estimates.

The next step in the implementation of the MDP CIP is the identification of funding options for the projects and development of a funding plan for advancing said projects. Funding options may include grants, debt issuance, the creation of a stormwater utility, etc. Per City Council direction, funding is programmed to advance this effort starting with the development and publication of a Request for Qualifications (RFQ) for professional services.

This item is presented for Council consideration as a planned strategic planning objective to create an advisory committee tasked with working alongside city staff and the consulting team to develop funding options for City Council and community consideration. Similar to the FM 3351 advisory committee, it is suggested that up to three Councilmembers participate in the stormwater advisory committee. Meetings of the advisory committee will be internal working business meetings.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- An advisory committee will provide key insight and points of interest necessary for a scope development initiative on funding options, while also ensuring a sustainable system structure to serve the residents well into the future
- Demonstrates continuance of a timely and methodical process moving forward with implementing Council approved strategic objectives.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

FY 2018-2019 budget includes programmed funding for professional services.

LEGAL ANALYSIS:

In order to avoid any conflict of interest, staff recommends that the stormwater advisory committee not be tasked with reviewing Statement of Qualifications (SOQ) submitted in response to the RFQ. The city staff review team will evaluate SOQ's, negotiate a scope of services, and present a Professional Services Agreement for City Council consideration.

RECOMMENDATION/PROPOSED MOTION:

I move to appoint (insert names here) to serve on the stormwater advisory committee.



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action appointing a citywide branding advisory committee.

DATE: July 18, 2019

DEPARTMENT: Administration

PRESENTED BY: Tobin E. Maples, AICP, City Manager

INTRODUCTION/BACKGROUND:

This item is presented for Council consideration as a planned strategic planning objective to create an advisory committee tasked with working alongside city staff to develop and implement a citywide branding program. Similar to the FM 3351 advisory committee, it is suggested that up to three Councilmembers participate in the branding advisory committee. Initiatives of this advisory committee may include but are not limited to the following:

- City entryway/gateway features
- Street name sign standards and specifications
- Logos
- Mission/Vision Statements
- Uniform standards and specifications for city presentations, letterhead, etc.
- Other initiatives identified by staff and/or the advisory committee.

Meetings of the advisory committee will be internal working business meetings.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Community pride, ownership, external messaging, etc.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

The proposed FY 2019-2020 budget includes programmed funding for this initiative.

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to appoint (insert names here) to serve on the branding advisory committee.



CITY COUNCIL CONSIDERATION ITEM

CITY OF FAIR OAKS RANCH, TEXAS

July 18, 2019

AGENDA TOPIC: Discussion and possible action to fill an unexpired term on the Planning and Zoning Commission.

DATE: July 18, 2019

DEPARTMENT: Administration

PRESENTED BY: Tobin E. Maples, AICP, City Manager

INTRODUCTION/BACKGROUND:

On Wednesday, May 22, 2019, the Mayor received an email from Place 1 Commissioner Conrad Fothergill informing the City he was resigning from the Planning and Zoning Commission (P&Z) effective immediately. At the July 6, 2019, City Council meeting, Council directed staff to advertise the opening to establish a fresh applicant pool of citizen volunteers. To date, the five (5) enclosed applications have been received.

At the June 13, 2019, P&Z meeting, the Commission expressed a desire to participate in the process to fill the unexpired term. Specifically, the Commission believes their involvement enhances the opportunity for successes relative to maintaining a cohesive skill set amongst Commissioners.

The purpose of this agenda item is to receive direction from Council regarding desired next steps. General thoughts to assist with framing the discussion are as follows:

- Schedule a joint City Council and P&Z meeting to interview each applicant;
- Schedule standalone City Council interviews (P&Z not involved);
- Schedule standalone P&Z interviews with P&Z recommendations advanced to City Council for consideration;
- City Council selection of an applicant without conducting interviews. The agenda posting for this item allows for a motion of this nature at today's meeting; or
- Other thoughts/approaches as identified by Council.

By way of background, the Planning and Zoning Commission was established, under Ordinance 2018-03, and members serve at the will of the City Council. When necessary, appointments to the Planning and Zoning Commission shall be made subsequent to the city election held annually on the uniform election date in May, or at such other times as may be authorized by State Law. Appointments to fill unexpired terms will be made on an as need basis.

The Commission consist of seven (7) regular members who serve for terms of three (3) years, staggered. Members will be resident citizens, real property owners, and qualified voters of the City. Each member shall occupy a place on the Commission, such places being numbered 1 through 7 as detailed in the following schedule.

	2018	2019	2020	2021
Place 1	3			3
Place 2	3			3
Place 3	3			3
Place 4	3			3
Place 5	2		3	
Place 6	2		3	
Place 7	2		3	

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

1. Compliance with State statues, City Charter, and adopted Planning and Zoning Commission Rules of Procedure.
2. Provides for citizen participation/volunteerism

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

N/A

RECOMMENDATION/PROPOSED MOTION:

I move to (insert balance of motion here).

PLANNING AND ZONING APPOINTMENT
APPLICATION

Full Name Linda Tom

Home Address 29615 Terra Vista

Cell Phone 210-415-6703

Email LindaTom99@gmail.com

Occupation Retired from computer sales

Number of years as a resident of the City of Fair Oaks Ranch? 36 + years

To the best of your knowledge, are you employed by, or a member of any entity (business or non-profit) with proposals, programs, requests, businesses, applicants, licenses or any other matters that may come before the P&Z Commission for review, support, or approval during your term of appointment? NO

If yes, please list the name of the entity and interest

1. Please check those qualifications that apply to you and further list any experience or special interest that further qualifies you to serve:

☐ Architect	☐ Contractor
☐ Development/Land/Urban Planner	☐ Economic Developer
☐ Educator	☐ Engineer
☐ Environmental or land use organization	☒ Merchant/Business Person
☐ Preservation Organization	☐ Real Estate Broker
☒ Other	

2. What interests you about serving on the Planning & Zoning Commission?

Fair Oaks Ranch has been my home for 36 years and volunteering in my community has always been part of my lifestyle.

At the inception of our city, I served as Mayor Pro Tem of Fair Oaks Ranch North. As a member of the Boerne School Board, I worked to build 3 schools, the first of which was Fair Oaks Ranch Elementary. I understand the importance of a well conceived plan for sustainable growth and would like to be part of this process for Fair Oaks Ranch.

3. Please provide any additional information you believe would be useful in considering your application.

Please see the attached sheet which includes my education, work and community volunteer experience.

4. Please briefly explain your opinions about the overall quality of life and issues you see are important to the City of Fair Oaks Ranch and its future.

The City of Fair Oaks Ranch needs balance between keeping our ranch charm and working with the new growth that is inevitable. Growth is best when planned and managed.

Police and fire protection, water, parks and natural areas, new businesses to meet local needs and roads are a few of the important issues that affect our city.

Certification I am not employed by the City of Fair Oaks Ranch. If appointed, I will notify the City of any changes in my residence or business, or of any other relevant changes that would affect my appointment. I will also notify the City if any potential conflicts of interest arise. I recognize that my appointment requires my regular attendance and participation at all scheduled meetings. Failure to do so may result in my removal. In filing this application, I understand that it becomes a part of the public records of the City of Fair Oaks Ranch*. I further understand and acknowledge that by signing this Application. I certify that all information on this Application is complete, truthful and accurate to the best of my knowledge.

Applicant Signature: Linda Tom Date: 7-2-18

Linda Tom

29615 Terra Vista, Fair Oaks Ranch, TX 78015
210-415-6703 cell LindaTom99@gmail.com

Work Experience	Boerne Convention and Visitors Bureau <i>Public Relations</i>	2009 –current
	Promote Boerne as tourist destination.	
	Omtex Systems, Inc. <i>Founder and President</i>	1994-2003
	Founded a value added reseller company, specializing in sales of computer systems and related products to educational and governmental organizations in the State of Texas.	
	Tomlin Consulting <i>Founder and President</i>	1990-1994
	Established a marketing consulting firm specializing in providing marketing strategies to the World Affairs Council of San Antonio.	
	Xerox Corporation <i>Executive Account Manager</i>	1989-1990
	Created and implemented a targeted marketing strategy for the sale of large scale laser printing solutions to major corporate accounts.	
	NCR Corporation <i>Executive Account Manager</i>	1977-1989
	Specialized in marketing large scale computing solutions to major financial institutions.	
Education	The University of Texas at San Antonio	1976 1976
	Masters of Business Administration – Marketing	
	Texas State University	1975 1975
	Bachelor of Business Administration - Management	
Community	Dedicated to contributing to community organizations in the Boerne area	
	▪ Boerne Noon Rotary, Vice president	2011
	▪ Kendall County United Way, President	2011-2012
	▪ Cibolo Nature Center, Herff Farm Committee	2011-2012
	▪ Boerne Chamber of Commerce, Volunteer	2008-2009
	▪ Fair Oaks Gardens, Secretary	2003-current
	▪ Hill Country Women in Business	1994-current
	▪ Fair Oaks Ranch Scholarship Foundation, Secretary	2002-2012
	▪ Leadership Boerne	2000-2001
	▪ Kendall County Appraisal Review Board	2003-2004
	▪ Kendall County Appraisal District Board	1994
	▪ Rotary International Business Exchange Recipient to Australia	1997
	▪ Boerne Independent School District, Board of Trustees	1994-2000
	▪ Fair Oaks Ranch Homeowner's Association, President	1991
	▪ Fair Oaks Ranch Country Club, Board of Governors	1988-1990
	▪ Fair Oaks Ranch North, Mayor Pro Tem	1986
	▪ University of Texas at San Antonio Alumni, Lifetime member	

4:37 PM

CP

PLANNING AND ZONING APPOINTMENT APPLICATION

Full Name Charles Pool
 Home Address 8330 Fair Oaks Parkway Fair Oaks Ranch Tx 78015
 Home Phone 8304310387 Cell Phone 8304310387
 Email Address pool.charles@gmail.com
 Occupation Executive at HEB
 Number of years as a resident of the City of Fair Oaks Ranch? 3 years

To the best of your knowledge, are you employed by, or a member of any entity (business or non-profit) with proposals, programs, requests, businesses, applicants, licenses or any other matters that may come before the P&Z Commission for review, support, or approval during your term of appointment?

If yes, please list the name of the entity and interest _____

1. Please check those qualifications that apply to you and further list any experience or special interest that further qualifies you to serve:

- | | |
|---|--|
| ☐ Architect | ☐ Contractor |
| ☐ Development/Land/Urban Planner | ☐ Economic Developer |
| ☐ Educator | ☐ Engineer |
| ☐ Environmental or land use organization | ☒ Merchant/Business Person |
| ☐ Preservation Organization | ☐ Real Estate Broker |
| ☐ Other | |

Previous City Councilman Denison Texas ; developed several real estate projects in North Texas. Worked with the EDC in bringing in retail/industrial projects while on City Council

2. What interests you about serving on the Planning & Zoning Commission?

I look forward to providing help to the council in shaping the future of Fair Oaks Ranch.

3. Please provide any additional information you believe would be useful in considering your application
Doug Leonard, a P&Z member, suggested that I submit an application.

4. Please briefly explain your opinions about the overall quality of life and issues you see are important to the City of Fair Oaks Ranch and its future.

My wife and I feel very blessed to have found our home in Fair Oaks Ranch. Having the ability to raise two sons in the BISD while maintaining our country lifestyle has been ideal. The City Council and FOR staff have the delicate balance of maintaining the existing qualities that represent the best of FOR with the ongoing growth both North and South of FOR. I believe that I am a great candidate who has worked on many of the same issues with my previous City Council experience. I humbly request that the Council review my application for this commission.

PLANNING AND ZONING APPOINTMENT APPLICATION

RECEIVED JUL 05 2019
Afternoon 88

Full Name CHARLES EDWARD PEARSON
Home Address 7800 FAIR OAKS PKWY
Home Phone [REDACTED] Cell Phone SAME
Email Address [REDACTED]
Occupation REAL ESTATE INVESTMENTS
Number of years as a resident of the City of Fair Oaks Ranch? 2 YEARS

To the best of your knowledge, are you employed by, or a member of any entity (business or non-profit) with proposals, programs, requests, businesses, applicants, licenses or any other matters that may come before the P&Z Commission for review, support, or approval during your term of appointment?

If yes, please list the name of the entity and interest NONE

1. Please check those qualifications that apply to you and further list any experience or special interest that further qualifies you to serve:

- | | |
|---|--|
| ☐ Architect | ☒ Contractor |
| ☐ Development/Land/Urban Planner | ☒ Economic Developer |
| ☐ Educator | ☒ Engineer |
| ☐ Environmental or land use organization | ☒ Merchant/Business Person |
| ☐ Preservation Organization | ☐ Real Estate Broker |
| ☒ Other | |

- SERVED AS HOA PRESIDENT IN HOUSTON & FREDERICKSBURG, VA
- WORKED WITH LAND DEVELOPMENT CONTRACTORS AS A BANKER

2. What interests you about serving on the Planning & Zoning Commission?

AS A RESIDENT OF FOR, I WANT TO SEE OUR CITY CONTINUE TO DEVELOP IN AN ORDERLY AND RESPONSIVE MANNER.

3. Please provide any additional information you believe would be useful in considering your application

AS A FORMER BANKER, ENGINEER AND PRESENTLY REAL ESTATE INVESTOR, I BELIEVE MY PAST AND PRESENT BUSINESS EXPERIENCE WILL BE HELPFUL TO THE P&Z COMMISSION.

4. Please briefly explain your opinions about the overall quality of life and issues you see are important to the City of Fair Oaks Ranch and its future.

I CONSIDER THE OVERALL QUALITY OF LIFE IN FOR TO BE EXCELLENT, WITH THE PRESENT AND PLANNED GROWTH, THERE WILL BE CHALLENGES WHICH WILL REQUIRE STEADY HANDS ON MANAGEMENT.

PLANNING AND ZONING APPOINTMENT APPLICATION

RECEIVED JUL 05 2019
4:31 PM CP

Full Name Arthur Waterman
Home Address 7740 Sweetwind Circle, Fair Oaks Ranch, Texas 78015
Home Phone 214.240.4106 Cell Phone 214.240.4106
Email Address arthur@watermange.com
Occupation Commercial General Contractor - Vice President, Waterman Construction
Number of years as a resident of the City of Fair Oaks Ranch? collectively 15 years

To the best of your knowledge, are you employed by, or a member of any entity (business or non-profit) with proposals, programs, requests, businesses, applicants, licenses or any other matters that may come before the P&Z Commission for review, support, or approval during your term of appointment?

If yes, please list the name of the entity and interest No, does not apply.

1. Please check those qualifications that apply to you and further list any experience or special interest that further qualifies you to serve:

- | | |
|---|---|
| ☐ Architect | ☒ Contractor |
| ☐ Development/Land/Urban Planner | ☐ Economic Developer |
| ☐ Educator | ☐ Engineer |
| ☐ Environmental or land use organization | ☐ Merchant/Business Person |
| ☐ Preservation Organization | ☐ Real Estate Broker |
| ☐ Other | |

Prior to moving back to Fair Oaks Ranch, served on City of Richardson (COR) Sign Control Board and was nominated to the COR Zoning Board of Adjustments.

2. What interests you about serving on the Planning & Zoning Commission?

As a resident of Fair Oaks Ranch, I believe it is important to volunteer and give back in areas of knowledge and expertise. P&Z is important to advise/consider, maintain and improve the best practices of the City in the areas of P&Z, understanding growth, safety and interests of the City and residents.

3. Please provide any additional information you believe would be useful in considering your application

My wife and our two daughters have recently returned from North Dallas to FOR. My parents raised me in FOR and it is important that I help continue the high caliber of the area for my daughters and their future families. I want to see the City continue to be a great place to live.

4. Please briefly explain your opinions about the overall quality of life and issues you see are important to the City of Fair Oaks Ranch and its future.

The City of Fair Oaks Ranch has been and will hopefully continue to be a great place to live and work (for a few people... not a large amount of business). As growth continues around City and in the City limits, it will be important to have quality developments in the correct locations and of the correct type.

PLANNING AND ZONING APPOINTMENT APPLICATION

Full Name Marcus Eil Garcia
 Home Address [REDACTED]
 Home Phone [REDACTED] Cell Phone [REDACTED]
 Email Address [REDACTED]
 Occupation Civil Engineer
 Number of years as a resident of the City of Fair Oaks Ranch? 2 year as of July 31, 2019

To the best of your knowledge, are you employed by, or a member of any entity (business or non-profit) with proposals, programs, requests, businesses, applicants, licenses or any other matters that may come before the P&Z Commission for review, support, or approval during your term of appointment?

If yes, please list the name of the entity and interest No, and as a civil engineer i may work for a current or future client that may have a matter in the future that comes to the P&Z Commission and i will recuse my self if this happens.

1. Please check those qualifications that apply to you and further list any experience or special interest that further qualifies you to serve:

- | | |
|---|---|
| ☐ Architect | ☐ Contractor |
| ☐ Development/Land/Urban Planner | ☐ Economic Developer |
| ☐ Educator | ☒ Engineer |
| ☐ Environmental or land use organization | ☐ Merchant/Business Person |
| ☐ Preservation Organization | ☐ Real Estate Broker |
| ☐ Other | |

2. What interests you about serving on the Planning & Zoning Commission?

Getting to know the elected officials, and city staff as well as volunteering my time to help preserve the uniqueness of Fair Oaks Ranch.

3. Please provide any additional information you believe would be useful in considering your application

I have had the ability with my occupation to work in different jurisdictions with city staff & elected officials in the processing of plats and variances through planning and or zoning commission and I believe my background knowledge would be useful in consideration of my application.

4. Please briefly explain your opinions about the overall quality of life and issues you see are important to the City of Fair Oaks Ranch and its future.

One of the reasons my family chose to build a home in Fair Oaks Ranch is because of its uniqueness and overall approach to quality of life. I think this quality of life is very important in preserving, and I would like to use my knowledge of my occupation in maintaining the uniqueness in Fair Oaks Ranch and if the need arises to be able to provide feedback on future additions to the P&Z ordinance.