



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

Thursday, January 20, 2022 at 6:30 PM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

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**AGENDA**

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**OPEN MEETING**

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

**CITIZENS and GUEST FORUM**

*To address the Council, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. 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. Speakers shall limit their comments to five (5) minutes each.*

3. Citizens to be heard.

**PRESENTATIONS**

4. Recognition of City Secretary, Christina Picioccio, for her achievement of Texas Municipal Clerks Certification.

Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications

5. Police Utilization Study Report.

Tim Moring, Police Chief  
John Schuggs, Matrix Representative

6. Annual Street Maintenance Plan Update.

Julio Colunga, Assistant Director of Public Works  
Mike Garza, P.E., PTOE, RSP1, General Engineering Consultant, Legacy Engineering Group

**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.*

7. Approval of the January 6, 2022 Regular City Council meeting minutes.

Christina Picioccio, TRMC, City Secretary

8. Approval of the second reading of an Ordinance amending the City of Fair Oaks Ranch Code of Ordinances Chapter 1 "General Provisions" by adding a new article entitled "Stormwater Pollution Prevention".

Katherine Schweitzer, P.E., Manager of Engineering Services

9. Approval of the second reading of an Ordinance amending the City of Fair Oaks Ranch Code of Ordinances Chapter 12 "Traffic & Vehicles" Article 12.04 "Operation of Golf Carts on Public Streets" by establishing regulations for the operation of recreational off-road vehicles and utility vehicles on city-owned streets and providing additional clarification regarding child safety restraints as defined by the Texas Transportation Code.

Scott Parker, Council Place 5  
Chesley Muenchow, Council Place 6  
Tim Moring, Chief of Police

10. Approval of the second reading of an Ordinance amending the City Council Rules of Procedure.

Christina Picioccio, TRMC, City Secretary

11. Approval of a Preliminary Plat request from Elkhorn Ridge SA, LLC for Elkhorn Ridge Unit 4 proposing 26 single-family residential lots, generally located north of the intersection of Dietz Elkhorn Road and Elkhorn Ridge, City of Fair Oaks Ranch, Texas

Katherine Schweitzer, P.E., Manager, Engineering Services

12. Approval of a request for an extension of time for consideration and possible action regarding the approval of a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas

Katherine Schweitzer, P.E., Manager, Engineering Services

#### **CONSIDERATION/DISCUSSION ITEMS**

13. Consideration and possible action approving a Preliminary Plat request from Green Land Ventures Ltd., for Stone Creek Ranch Unit 2C proposing 35 single-family residential lots, generally located north-west of the intersection of Rolling Acres Trail and Ammann Road, City of Fair Oaks Ranch, Texas.

Katherine Schweitzer, P.E., Manager, Engineering Services

14. Consideration and possible action approving a Resolution adopting an amendment to the City's Flexible Benefit Plan Section 6.2(c) definition of "medical expenses" and authorizing the City Manager to sign applicable documents.

Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications  
Scott Huizenga, Assistant City Manager, Administrative Services

15. Consideration and possible action approving a Resolution approving a Resolution to formalize the Application of Benefit Plan Surplus Funds.

Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications  
Scott Huizenga, Assistant City Manager, Administrative Services

16. Consideration and possible action to approve the City's proposed 5-year Drainage Capital Improvement Plan.

Grant Watanabe, P.E., Director of Public Works & Engineering Services

Julio Colunga, Assistant Director of Public Works

Mike Persyn, P.E., Water Business Practice Lead, K Frieze & Associates

17. Consideration and possible action authorizing the City Manager to execute a contract with Trox to purchase equipment for live streaming public meetings.

Joanna Merrill, IPMA-SCP, Director of Human Resources and Communications

18. Consideration and possible action on filling the Planning & Zoning Commission's Place 5 unexpired term.

Christina Picioccio, TRMC, City Secretary

#### **REPORTS FROM STAFF AND COMMITTEES**

19. Update on May 2022 Elections.

Christina Picioccio, TRMC, City Secretary

#### **REQUESTS AND ANNOUNCEMENTS**

20. Announcements and reports by Mayor and Council Members.

21. Announcements by the City Manager.

22. 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:*

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

23. To receive legal advice from Special Counsel and the City Attorney regarding the City's ground water rights.
24. 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.
25. Development issues related to the development agreement for Boerne Ranch Estates/The Reserve.

**Sec. 551.072 (Deliberation regarding real property)**

26. The City Council will meet in closed session to deliberate the purchase, exchange, lease, or value of real property that may be considered for future location of water and wastewater system improvements.

**RECONVENE INTO OPEN SESSION**

*Discussion and possible action on items discussed in Executive Session.*

**ADJOURNMENT**

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**Signature of Agenda Approval:** s/Tobin E. Maples

Tobin E. Maples, City Manager

I, Christina Picioccio, 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](http://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 6:30 PM, January 17, 2022 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).