



CITY OF FAIR OAKS RANCH

MUNICIPAL DEVELOPMENT DISTRICT MEETING

Wednesday, July 09, 2025 at 4:00 PM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum.

Present: President Laura Koerner, Vice President Nicholas DiCianni, Treasurer Mike Lovelace, Secretary Keith Rhoden, Steven Robertson, David Fairhurst, and Ruben Olvera

With a quorum present, the meeting was called to order at 4:00 PM.

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

President Koerner asked for a moment of silence in remembrance of those affected by the recent floods in Texas.

CITIZENS and GUEST FORUM

3. Citizens to be heard

Resident Harold Prasatik asked where the Municipal Development District plans to utilize the nearly four million dollars in available funds.

CONSENT AGENDA

4. Approval of the January 8, 2025 Regular MDD Board meeting minutes

5. Approval of the April 9, 2025 Regular MDD Board meeting minutes

The minutes were approved by Consensus.

PRESENTATIONS

6. MDD Legal Training

MDD Attorney Dan Santee presented a training class on MDD legal rules and potential uses of funds, along with training on the Open Meetings Act.

Board Member Steven Robertson arrived at 4:22 PM

REPORTS

7. Fair Oaks Ranch Gateway Monument project status update

Kelsey Delgado, Project Manager for the City of Fair Oaks Ranch, gave an update on the project with expected completion in September.

8. Quarterly Financial and Investment Report for the quarter ended June 30, 2025

MDD Investment Officer Summer Fleming gave a financial report on the income and balance sheet. The projected fund balance for the fiscal year is anticipated to be \$3.77 million.

9. Marketing and Project Opportunities Subcommittee Report

Nick DiCianni reported on activities for the subcommittee, noting the group recently had a brainstorming session to consider types of businesses the MDD could encourage to come into the district. Additionally, David Fairhurst reported on conversations with a consultant who suggested reaching out to local consultants in the area to help guide the MDD in marketing opportunities for grants and other ideas to drive additional revenue. The subcommittee requested a special Board Meeting Workshop to do further work on the Strategic Plan.

CONSIDERATION / ACTION ITEMS**10. Consideration and possible action to terminate the Chapter 377 Project Funding Agreement between the Fair Oaks Ranch Municipal Development District and the City of Fair Oaks Ranch for development of a community center**

MOTION: Made by President Laura Koerner and seconded by Secretary Keith Rhoden to terminate the Chapter 377 Project Funding Agreement between the Fair Oaks Ranch Municipal Development District and the City of Fair Oaks Ranch for development of a community center.

VOTE: 7-0; Motion Passed.

11. Consideration and possible action to approve the FY 2025-26 MDD Budget

MOTION: Made by Nick DiCianni and seconded by Board Member Ruben Olvera to approve the MDD FY2025-26 Budget as presented.

VOTE: 7-0; Motion Passed.

12. Consideration and possible action authorizing the MDD President to sign a Professional Services Agreement for auditing services with Brooks Watson & Co.

MOTION: Made by Treasurer Mike Lovelace and seconded by Secretary Keith Rhoden to authorize the MDD President to sign a professional services agreement with Brooks Watson & Co.

VOTE: 7-0; Motion Passed.

13. Discussion, consideration, and possible action on MDD policies, rules, procedures, document reviews, and committees.

President Koerner requested that Secretary Rhoden present a review of MDD policies at the next regular quarterly meeting

14. Discussion, consideration and possible action to update MDD policy language regarding a process for managing small dollar project requests

Mike Lovelace presented a draft of the policy. The Board requested the MDD attorney to review and a final draft to be presented at the next regular quarterly meeting.

ADJOURNMENT

President Koerner announced that the next quarterly meeting will take place on October 8, 2025 at 4:00 PM.

President Koerner adjourned the meeting at 5:58 PM.

ATTEST:



Laura Koerner, MDD President



Keith Rhoden, MDD Secretary