



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

Tuesday, May 20, 2025 at 6:30 PM

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

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

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### **MINUTES**

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#### **OPEN MEETING**

##### **1. Roll Call - Declaration of a Quorum**

Council Present: Mayor Maxton and Council Members: Stroup, Rhoden, Olvera, Pearson, Parker and Swarek

With a quorum present, the meeting was called to order at 6:30 PM.

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

#### **CITIZENS and GUEST FORUM**

##### **3. Citizens to be heard**

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

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

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

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

VOTE: 7 - 0; Motion Passed.

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

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

VOTE: 7 - 0; Motion Passed.

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

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

**VOTE:** 7 - 0; Motion Passed.

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

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

**VOTE:** 7 - 0; Motion Passed.

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

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

**VOTE:** 7 - 0; Motion Passed.

**ADJOURNMENT**

Mayor Maxton adjourned the meeting at 7:22 PM

**ATTEST:**



Christina Picioccio, TRMC, City Secretary

  
Gregory C. Maxton, Mayor