



Voter Guide for the May 2021 Election: Fair Oaks Ranch

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Fair Oaks Ranch City Council: Description & Duties of City Council

Fair Oaks Ranch is a home-rule city with a charter and a city council/manager form of government. The six members of the city council are elected at-large in numbered positions, and each council member represents all residents within the city limits of Fair Oaks Ranch.

Duties: appoint the city manager; oversee the city manager and the direction of the city; approve the city budget and the tax rate; set salaries and benefits of city employees; pass ordinances and resolutions; appoint members to advisory boards.

Fair Oaks Ranch City Council Place 1: term of office is 3 years.

David M. Deleranko	Emily Stroup
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1. What in your background qualifies you to serve on the Fair Oaks Ranch City Council Place 1?

David M. Deleranko: I retired after a forty year Federal career as a procurement professional with unlimited authority. I am recognized as one of the original 'Founders' of the city and am credited with stopping the annexation of Fair Oaks Ranch by San Antonio in the 1980's. I later served as the city's very first Director of Building Codes in the 1990's. I personally wrote the initial building codes and helped to create the Building Code Department. As a Home Rule Charter Commissioner, I not only helped to write the city charter but also to formulate the cities current Council/Manager form of government.

Emily Stroup: I am a mom and a lawyer. My family has lived in Fair Oaks Ranch for four years (and we owned property for a couple years before we moved to the Ranch). I have volunteered for and participated in many community events over the years and have a vested interest in the future of our city in my children. My professional experience combined with my volunteer experience would be a beneficial asset for our city council team. You can learn more about my qualifications on my website voteemilystroup.com.

2. What is the most pressing issue facing the Fair Oaks Ranch City Council and what do you hope/plan to do about it?

David M. Deleranko: A demonstrated lack of fiscal restraint exercised by the City Council has betrayed our Founding Father's vision and violates the cities mission and stated priorities resulting in substantial increases in our property tax rates. I plan to bring our budgets back in line with our citizens desires by limiting the ever-expanding city bureaucracy and associated personnel costs. I also plan to redistribute any surplus monies back to the taxpayers along with specialized tax incentives for our senior citizens as well as our handicapped and disabled who have suffered unfairly under the current city council's liberal tax and spend monetary policies.

Emily Stroup: I believe the most pressing issue facing our City Council is growth management. That includes everything from managing new development, providing quality services and safety. Our city has tools in place that allow for growth management, but we need to make sure we are using those tools appropriately and prioritizing the needs and desires of our residents. I will work to responsibly utilize the tools we have to manage growth in a way that will protect the special culture we have in Fair Oaks Ranch.

Answers to question #3 for Place 1 on City Council for Fair Oaks Ranch continued on page 2



Fair Oaks Ranch City Council Place 1: term of office is 3 years.

3. What are the citizens of Fair Oaks Ranch telling you about city problems?

David M. Deleranko: They are seriously concerned about our future and preserving our quality of life. The increasing number of high-density developments coupled with the decreasing amount of transparency and an alarming number of lawsuits the city is defending against have called into serious question the capability of our current city leaders to deal with the issues fairly, impartially and in the best interests of the whole of our community. The citizens are demanding a major change in how the city does business as evidenced by the record number of people running for office this year to serve on the city council.

Emily Stroup: I have spoken with hundreds of residents over the past several weeks about specific issues. I have heard concerns about growth, wastewater treatment, storm water, water tower, oak wilt, taxes, roads, etc. Most of the concerns relate to three main issues: safety, services and sense of community. Residents want to know they live in a safe place with quality services, and they love the unique sense of community that Fair Oaks Ranch provides. I don't necessarily believe we have "problems" with the city, rather we have to navigate the challenges that exist in maintaining this special place we call home.

Fair Oaks Ranch City Council Place 5: unexpired term for 1 year.

Table with 3 columns: Tim Corley, Scott Parker, J. C. Taylor. Rows include Email, Phone, and Website.

1. What in your background qualifies you to serve on the Fair Oaks Ranch City Council Place 5?

Tim Corley: Candidate did not respond.

Scott Parker: I have been in "Service" most of my life. I am retired from the US Air Force and Texas Air National Guard where earned my commission and retired in 2005. I have made tough decisions as a commander and working on the Air Staff, helping to develop plans and programs for large programs. I am also retired as a US Federal Agent having spent most of my law enforcement career investigating large financial cases working with legal and governmental codes. Both careers have taught me the true meaning of teamwork.

J. C. Taylor: I am the VP of Marketing for Texas Star Nut and Food Co. - a successful family business in Boerne. I helped grow our company from 5 employees to over 200 employees over the last 20 years through strategic financial planning and marketing. In the specialty food business, we run on very thin profit margins. You either get good at managing it financially or you go out of business. Those are the expectations I have to live up to and I will bring those same skills to decision making on the city council.

2. What is the most pressing issue facing the Fair Oaks Ranch City Council and what do you hope/plan to do about it?

Tim Corley: Candidate did not respond.

Scott Parker: One of my greatest concerns is fiscal spending. I am a fiscal conservative and I believe in spending tax dollars in the best way necessary. Currently there is a plan to spend 4 million dollars on an Elevated Storage Tank on the north side, on land that is not city owned. Many residents also believe that currently, the need and some of the data presented to city council may have been skewed in favor of the project. I believe there are unanswered questions and would seek more solid answers before moving ahead with a \$4m expenditure.

J. C. Taylor: Managing Growth Today we now have the proper tools in place to help us manage growth - The unified development code and a planning and zoning commission. We need to make sure that we keep and utilize these tools going into the future

Answers to question #3 for Place 5 on City Council for Fair Oaks Ranch continued on page 3.



Fair Oaks Ranch City Council Place 5: unexpired term for 1 year.

3. What are the citizens of Fair Oaks Ranch telling you about city problems?

Tim Corley: Candidate did not respond.

Scott Parker: The City of Fair Oaks Ranch is a small community with Hill Country charm. Many residents came to the area because of the close proximity to San Antonio and its semi rural charm. With growth, come problems surrounding infrastructure such as storm water run-off, water/sewage treatment, traffic and growth management. Due to its location, development has magnified these issues. When elected, I want to work to help manage the growth for the benefit of the residents and not a group of developers who want to build more that would change the cities appeal.

J. C. Taylor: After knocking on about 2000 of our residents' doors, I have learned that most residents want city council to manage our growth. The residents want us to make sure that new growth that does happen in Fair Oaks Ranch is in line with our semi-rural unique charm and character. After all, I believe that's what draws everyone out to Fair Oaks Ranch.

Fair Oaks Ranch City Council Place 6: unexpired term for 2 years.

Table with 2 columns: Stephen D. May and Chesley Muenchow. Rows include Email, Phone, and Website for both candidates.

1. What in your background qualifies you to serve on the Fair Oaks Ranch City Council Place 6?

Stephen D. May: I served in the military for 21 years. That experience taught me leadership and problem-solving skills. It also taught me how to bring people together and reach a consensus and to communicate with others openly and fairly. On the council I will bring those attributes in representing the citizens of our city.

Chesley Muenchow: My extensive financial management experience, business acumen, and years of community service will serve the city as it shapes and frames decisions that affect us all. My communication skills will also play an integral role in collaborating with fellow council members, staff, and the community. An important part of communication is listening. I will seek and consider citizen input when making decisions. I am honest, fiscally conservative, independent, analytical, and think creatively to find solutions to problems.

2. What is the most pressing issue facing the Fair Oaks Ranch City Council and what do you hope/plan to do about it?

Stephen D. May: Infrastructure. We have a wastewater plant that has for over 5 years caused a significant odor issue because it was built too close to our residents. To partly remedy the odor, we spend \$300,000 a year to haul away sludge. This issue requires immediate mitigation. We also need to replace water lines and pumps to prevent water loss of service to our citizens.

Chesley Muenchow: Development, aging infrastructure, spending, and transparency are the biggest issues facing Fair Oaks Ranch. I will fight to enforce the unified development code allowing fewer exceptions and ensure that developers bear the costs associated with bringing new neighborhoods into our city's system. I will analyze the current spending and will fight for a budget that is used wisely and efficiently. I will also engage the public in discussions. Hosting town hall events to create transparency and Unity within the community is a big first step to fixing city issues.

Answers to question 3 for Place 6 on City Council for Fair Oaks Ranch continued on page 4.



Fair Oaks Ranch City Council Place 6: unexpired term for 2 years.

3. What are the citizens of Fair Oaks Ranch telling you about city problems?

Stephen D. May: Many of the citizens that speak to me are concerned about the lack of transparency by those in the city government. There are citizens that have asked for official city information and those requests tend to get pushed to the State Attorney General for review. The city should release official city information without delay. They are also concerned about crime and policing. We are still one of the safest cities in Texas, but some forms of crime are increasing, and we have issues with speeders which causes safety issues for our residents.

Chesley Muenchow: Numerous residents have indicated concerns surrounding transparency, development, rising tax rates/increasing property values, and spending. These concerns stem from residents who feel unheard or excluded from input on large capital expenditures. Many residents indicated that it is necessary to update infrastructure where it directly relates to the safety and wellness of current residents instead of inviting future development. Finally, residents on fixed incomes, have indicated concerns surrounding increasing home values and taxation. My promise to all residents is to be transparent, organize community input/involvement, show fiscal constraint, and preserve Fair Oaks Ranch as it was originally intended.

Mayor of the City of Fair Oaks Ranch: term of office is 3 years.

The City of Fair Oaks Ranch is a Home Rule city with a charter and a city council/manager form of government. The mayor serves as the presiding officer of the city council and is recognized as the head of the city government for all ceremonial purposes, for emergency management purposes, and by the governor for purposes of military law.

Term of Office: 3 years - limited to two terms of office in a lifetime

Responsibilities and privileges: to discuss any matters before the city council; to vote on all issues with the city council; to appoint, upon nomination by majority vote of the city council, the members of citizen advisory boards and commissions; to be jointly responsible with the City Manager for the coordination of city communication with the public and the news media, including outreach initiatives to the citizens and general public through various media venues.

Gregory C. Maxton	Snehal Patel
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1. What in your background qualifies you to serve as the Mayor of Fair Oaks Ranch?

Gregory C. Maxton: Prior to serving on city council for the past four years, I retired from the Army as a Colonel after 30 years of service. I gained leadership experience while operating large organizations in challenging situations and conditions. I listen to all points of view before making decisions. Additionally, for the past 3 years I have started and operate my own company. I have extensive training and experience in planning, the ability to take a vision, define it, build a path to achieve it, defend it and rally others to support it.

Snehal Patel: My husband Arnoldo and I call Fair Oaks Ranch home along with our three boys, my mother, and our dog Luna. I've honorably served on city council since 2016, and I offer my fiscally conservative voting record, demonstrated council leadership, and the ability to listen to our residents and champion initiatives. For more than 23 years I've advised the oil and gas industry and Texas state and local governments on critical infrastructure policy, as well as land use, wastewater, water and stormwater issues. I am fully committed to leading with grace, respect, and integrity.

Answers to questions #2 and #3 for Mayor of Fair Oaks Ranch continued on page 5.



Mayor of the City of Fair Oaks Ranch: term of office is 3 years.

2. What is the most pressing issue facing the Mayor of Fair Oaks Ranch and what do you hope/plan to do about it?

Gregory C. Maxton: My biggest area of concern is to preserve and protect the unique characteristic of our small town semi-rural atmosphere that makes Fair Oaks Ranch unique. I believe the character of our City is the reason why most residents move here. My focus is to use the tools that have been developed over the past four years by city council to properly manage growth and keep what makes our City special. Additionally, we should maintain the great public safety we experience and ensure we continue to provide quality essential services to our residents.

Snehal Patel: Over the past five years, my fellow council members and I have laid foundational tools that will benefit our city as we tackle issues related to growth, traffic, and development. We face critical decisions on spending as we look at maintaining our roads, bolstering public safety, and addressing water, wastewater and drainage infrastructure. I want to engage our residents and work together on common-sense solutions that preserve our quality of life while holding the line on unnecessary spending. I will work proactively within our city and with our regional partners to plan responsibly and strategically for the road ahead.

3. What are the citizens of Fair Oaks Ranch telling you about city problems?

Gregory C. Maxton: The key issues that stand out that impact our City are the building of an elevated storage tank on the northside of our City, storm water issues that create a safety hazard or are flooding into residents' homes, a wastewater treatment plant that is 40 years old and has challenges handling the solids that come from it. These are areas that are impacting are residents or will soon create additional hardships if not addressed in the near future.

Snehal Patel: Our citizens are incredibly engaged and are a tremendously valuable resource to the city. I hear concerns about the unprecedented growth our region faces and how it will impact our quality of life, specifically with traffic and water availability. I've also heard concerns that spending is out of control, and that the property tax rate and tax appraisals continue to increase while revenues continue to rise with no relief in sight for residents, especially those on fixed income. As mayor I plan to address these shared concerns and bring them to the forefront of our conversation at the city level.

Voting Information for Fair Oaks Ranch City Council Election

Take a photo ID with you to the voting location. Curbside voting available.

EARLY VOTING IN TWO LOCATIONS

Main Location: Kendall County Courthouse Annex 221 Fawn Valley Drive Boerne

Branch Location: Van Raub School House 8776 Dietz Elkhorn Road Fair Oaks Ranch

Note: Extended hours on Monday, April 26 and Tuesday, April 27

Table with 7 columns: Day, Date, and Voting Hours. Rows for April 18-24.

Table with 7 columns: Day, Date, and Voting Hours. Rows for April 25 and May 1.

ELECTION DAY: Saturday, May 1 from 7:00am to 7:00pm

Location: Van Raub School House 8776 Dietz Elkhorn Road Fair Oaks Ranch