



CITY OF FAIR OAKS RANCH
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC)
MEETING

Thursday, October 16, 2025 at 9:00 AM

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

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum

CITIZENS and GUEST FORUM

To address the Committee, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, the CIAC Committee 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

2. Citizens to be heard

PRESENTATIONS

3. Recognition of outgoing Capital Improvements Advisory Committee members

Paul Mebane, Chairman

4. Welcome of new committee members

Paul Mebane, CIAC Chairman

5. Capital Improvements Advisory Committee history and overview

Paul Mebane, Chairperson

CONSENT AGENDA

The following items are considered routine by the CIAC, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Committee Member by making such request prior to a motion and vote

6. Approval of the March 20, 2025 Regular Capital Improvements Advisory Committee meeting minutes

Amanda Valdez, TRMC, Deputy City Secretary

REVIEW OF COMMITTEE ACTIONS ITEMS

7. Semiannual Report and Impact Fee Recommendations from June 2025

Paul Mebane, CIAC Chairman

UPDATE ON IMPACT FEE CAPITAL PROJECTS**8. Impact Fee Capital Improvement Project Summary:**

- Water CIP with Map
- Wastewater CIP with Map

Grant Watanabe, P.E., CFM, Director of Public Works

9. Elevated Storage Tank / Pressure Reducing Valves

Grant Watanabe, P.E., CFM, Director of Public Works

10. GBRA Water Main Extension (New)

Grant Watanabe, P.E., CFM, Director of Public Works

11. Dietz Elkhorn Water Line (New)

Grant Watanabe, P.E., CFM, Director of Public Works

12. Cojak Circle Manhole and Sewer Upgrades

Grant Watanabe, P.E., CFM, Director of Public Works

13. Install Sewer Line and Decommission Falls Lift Station (New)

Grant Watanabe, P.E., CFM, Director of Public Works

14. Water Plant 5 Ground Storage Tank

Steven Fried, Assistant Director of Public Works

15. Wastewater Treatment Plant (WWTP) Phase 1 Expansion

Kelsey Delgado, CISEC, Project Manager

REVIEW OF CAPITAL IMPROVEMENT PROJECTS**16. Willow Wind / Red Bud Hill / Rolling Acres Trail Waterline Replacement (Not an Impact Fee Project)**

Kelsey Delgado, CISEC, Project Manager

17. Old Fredericksburg Road Waterline Replacement (Not an Impact Fee Project)

Kelsey Delgado, Project Manager

18. SAWS Emergency Interconnection (Not an Impact Fee Project)

Steven Fried, Assistant Director of Public Works

19. Plant 3 Electrical Upgrades (Not an Impact Fee Project)

Steven Fried, Assistant Director of Public Works

[20.](#) Tank Maintenance Program (Not an Impact Fee Project)

Steven Fried, Assistant Director of Public Works

REVIEW OF AND LAND USE ASSUMPTIONS

[21.](#) Land Use Assumptions (LUA) Update

- LUA Summary from February 1, 2025 through July 31, 2025
- Water and Wastewater Trend Charts (actual vs. projected growth)
- Demonstration of LUA Interactive Map

Amanda Wade, Public Works Administrative Assistant

CONSIDERATION / DISCUSSION ITEMS

[22.](#) Consideration and possible action to recommend approval of the amended CIAC Rules of Procedure to City Council

Amanda Valdez, TRMC, Deputy City Secretary

[23.](#) Consideration and possible action to recommend to the City Council the Capital Improvements Advisory Committee's nominees for Chairman and Vice Chairman

Amanda Valdez, TRMC, Deputy City Secretary

24. Recommendations to City Council for Semi-Annual Report

Paul Mebane, Chairperson

REPORTS FROM STAFF

[25.](#) Water and Wastewater Impact Fee Update

Grant Watanabe, P.E., CFM, Director of Public Works

FUTURE MEETINGS

26. CIAC Semi-Annual Meeting March 17, 2026

ADJOURNMENT

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

Signature of Agenda Approval: s/Paul Mebane

Paul Mebane, Chairman

I, Amanda Valdez, TRMC, Deputy 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

As per Texas Government Code 551.045, said Notice was posted by October 9, 2025 and remained so posted continuously for at least 3 business days before said meeting was convened. A quorum of City Council and various boards, committees, and commissions may attend the Capital Improvements Advisory Committee meeting

The Fair Oaks Ranch Police Station is wheelchair accessible at the front main 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.

Capital Improvements Advisory Committee History and Overview

To partially pay for the extension of Water and Wastewater systems attributable to new development, the City of Fair Oaks Ranch has opted to charge impact fees as allowed under Texas Governmental Code Title 12, Subtitle C, Chapter 295 (The Code).

The Code requires the governing body (the City) to appoint a “Capital Improvements Advisory Committee” (CIAC) to serve in an advisory capacity to:

1. advise and assist the City in adopting land use assumptions;
2. review the capital improvements plan and file written comments;
3. monitor and evaluate implementation of the capital improvements plan;
4. file semiannual reports with respect to the progress of the capital improvements plan and report to the City any perceived inequities in implementing the plan or imposing the impact fee; and
5. advise the City of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

The City's CIAC, as appointed by the City Council, is composed of nine members of the community with at least five being members from the development, real estate or building industry as required by the Code. Committee members are:

- Joe DeCola (Real Estate)
- Harold Prasatik (Real Estate)
- Gary Miller (At Large)
- Kyle Grothues (Development)
- John Arevalos (Development)
- Marcus Garcia (Development)
- Ben Koerner (At Large)
- Jamin Kazarian (At Large)
- Chris Weigand, Vice Chair (Real Estate)

The current Impact Fees were adopted on August 7, 2025. The City hired the engineering firm Freese and Nichols to calculate the maximum-allowed Impact Fees under the provisions of the Code.

The CIAC met in April 2025 to receive the Freese and Nichols' Draft Water & Wastewater Impact Fee Report. Presented in the report was a proposed Maximum Allowable Water Impact Fee of \$21,013 and a proposed Maximum Allowable Wastewater Impact Fee of \$9,973 for a total of \$30,958. This is paid by the Developer to the City when the lot is approved for development.

The CIAC Recommendations to Council were as follows:

1. The CIAC finds that the City's recently adopted Land Use Assumptions and Capital Improvement Plan are based on sound assumptions.
2. The CIAC finds that Freese & Nichols used sound assumptions and engineering practices and complied with the requirements under the Code in their calculation of the Maximum Allowable Impact Fees.
3. The CAIC recommends that the Council adopt the Maximum Allowable Impact Fees as calculated by Freese & Nichols. Accordingly, the following Impact Fees changes are recommended:
 - Water Impact Fee increases from the current \$8,670 to \$9,973, and
 - Wastewater Impact Fee increases from the current \$6,069 to \$30,958.

Capital Improvements Advisory Committee History and Overview

MEMBERSHIP

- No fewer than five members
- No fewer than 50 percent must be representatives of real estate, development, or building industries
- Membership must include a representative from the extraterritorial jurisdiction (ETJ)
- None shall be an employee or official of a political subdivision of government entity
- City Council Liaison, Public Works Director and a City Admin are non-voting ex-officio members

MEETINGS

- Formal meetings twice a year in March and September
- Work Sessions or Special Meetings as needed to consider items that need action

DEFINITIONS

Impact Fee	Charge against new developments in order to generate revenue for funding or recouping the cost of capital improvements or facility expansions attributed to the new development
Capital Improvement	Facilities that have a life expectancy of 3+ years, including: a. Water supply, treatment and distribution b. Wastewater collection and treatment c. Storm water, drainage and flood control d. Roadways
Facility Expansion	Expansion of an existing facility’s capacity in order that the existing facility may serve new development, not including repair, maintenance, modernization, or expansion to better serve existing development
Service Units	Standardized measure of consumption attributable to an individual unit of development

Capital Improvements Advisory Committee History and Overview

IMPACT FEES (NOTE: This Chart Reflects Previous Impact Fees)



Impact Fee Calculation		
	Water Impact Fee	Wastewater Impact Fee
Total Eligible Capital Improvement Costs	\$24,120,635	\$14,463,953
Total Eligible Financing Costs	\$11,583,797	\$6,946,231
Total Eligible Impact Fee Costs	\$35,704,433	\$21,410,184
Growth in Service Units	2,059	1,764
Maximum Impact Fee per Service Unit	\$17,341	\$12,137
Impact Fee Credit per Service Unit	\$8,670	\$6,069
Maximum Allowable Impact Fee	\$8,670.33	\$6,068.64

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Impact Fees were approved by City Council in 2020 based on Freese & Nichols report.

- Impact Fee per Service Unit = $50\% \times \text{Capital Improvement Cost} / \text{New Service Units}$
 - Credit 50% for the portion of ad-valorem taxes generated by improvements
- Eligible Capital Improvement Cost = Capital + Financing costs of proposed projects that will accommodate growth within the next 10 years
- Growth in Service Units is from 2020 until FOR buildout projected for 2030
- The land use assumptions and capital improvements plan are to be updated at least every 5 years.

EXISTING WATER & WASTE WATER SYSTEMS

- The FOR water system consists of three independent pressure zones, representing the North, Central and South regions of the water system.
 - A network of water lines ranging in diameter from 2 to 12 inches
 - Seven ground storage tanks
 - Five pump stations
 - 30 active ground water wells
 - A wholesale supply connection to GBRA's Western Canyon transmission line

Outgoing Chairman - Paul Mebane

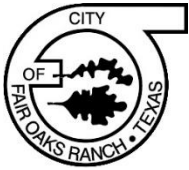
Capital Improvements Advisory Committee History and Overview

- The water service area includes most of the city limits and ETJ
 - Excludes areas served by SAWS or Camp Bullis
- The FOR wastewater collection system consists of:
 - Seven lift stations and associated forced mains
 - A wastewater treatment plant with a permitted capacity of .5 mgd annual average flow
 - A network of gravity mains from 4 to 16 inches
- The wastewater service area includes a portion within the city limits, as well as the ETJ on the east side of the city
 - Difference in water and wastewater service areas is due to portions of the city served by on-site septic systems

Section 395 Texas Local Government Code – “Financing Capital Improvements Required by New Developments in Municipalities, Counties and Certain Other Local Governments”

Sec. 395.052. PERIODIC UPDATE OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN REQUIRED. (a) A political subdivision imposing an impact fee shall update the land use assumptions and capital improvements plan at least every five years. The initial five-year period begins on the day the capital improvements plan is adopted.

Since the most recent impact fees were approved by Council in August 2025, the next impact fees will need to be approved in 2030. After each CIAC meeting, the Chair will make a short report to the Council.



CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MEETING

Thursday, March 20, 2025 at 9:00 AM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum.

CIAC Present: Chairman Paul Mebane and Committee Members: Harold Prasatik, Gary Miller, Marcus Garcia, and Jamin Kazarian

CIAC Absent: Vice Chair Chris Weigand Committee Members: Joe DeCola, Dana Green, and Ben Koerner

Council Liaison, Emily Stroup, was also present at this meeting. With a quorum present, the meeting was called to order at 9:02 AM

CITIZENS and GUEST FORUM

2. Citizens to be heard – None.

CONSENT AGENDA

3. Approval of the September 5, 2024 Regular Capital Improvements Advisory Committee meeting minutes

MOTION: Made by Committee Member Gary Miller, seconded by Chairman Paul Mebane, to approve the Consent Agenda.

VOTE: 5-0; Motion Passed.

PRESENTATIONS

4. Introduction of new CIAC members

Chairman Paul Mebane introduced new members, Harold Prasatik and Gary Miller, to the Committee.

REVIEW OF COMMITTEE ACTIONS ITEMS

5. Semiannual Report from September 2024

Chairman Paul Mebane reviewed the semiannual report he provided to City Council on October 3, 2024.

REVIEW OF CAPITAL IMPROVEMENT PROJECTS**6. Willow Wind / Red Bud Hill / Rolling Acres Trail Waterline Replacement (Not an Impact Fee Project)**

Project Manager Kelsey Delgado provided a brief update on the Willow Wind / Red Bud Hill / Rolling Acres Trail Waterline Replacement project and answered questions of the Committee.

7. Old Fredericksburg Road Waterline Replacement (Not an Impact Fee Project)

Project Manager Kelsey Delgado informed the Committee that this project has been moved up to coincide with construction by Bexar County to avoid having to tear up the newly constructed road in the future.

8. SAWS Emergency Interconnection (Not an Impact Fee Project)

Assistant Director of Public Works Steve Fried shared that this project design is scheduled to take place in this fiscal year, while construction is expected in 2026.

9. Plant 3 Electrical Upgrades (Not an Impact Fee Project)

Assistant Director of Public Works Steve Fried provided a brief overview of the electrical upgrades to Plant 3.

10. Tank Maintenance Program (Not an Impact Fee Project)

Assistant Director of Public Works Steve Fried provided details to the Committee on how the tank maintenance program will be implemented and what types of maintenance would be performed.

UPDATE ON IMPACT FEE CAPITAL PROJECTS**11. Impact Fee Capital Improvement Project Summary:**

- Water CIP with Map

- Wastewater CIP with Map

Grant Watanabe, P.E., Director of Public Works & Engineering Services, gave a brief overview of Impact Fee Capital Improvement Projects.

12. Elevated Storage Tank / Pressure Reducing Valves

Grant Watanabe, P.E., Director of Public Works & Engineering Services, provided a status update on the Elevated Storage Tank / Pressure Reducing Valves.

13. Cojak Circle Manhole and Sewer Upgrades

Grant Watanabe, P.E., Director of Public Works & Engineering Services, provided an update on the Cojak Circle Manhole and Sewer Upgrades.

14. Wastewater Treatment Plant (WWTP) Phase 1 Expansion

Project Manager Kelsey Delgado provided an update to the Committee on the Wastewater Treatment Plant Phase 1 Expansion.

15. Water Plant 5 Ground Storage Tank

Steve Fried, Assistant Director of Public Works, provided an update on the Water Plant 5 Ground Storage Tank project.

REVIEW OF AND LAND USE ASSUMPTIONS**16. Land Use Assumptions (LUA) Update**

- LUA Summary - From August 1, 2024 through January 31, 2025
- Water and Wastewater Trend Charts (actual vs. projected growth)
- Demonstration of LUA Interactive Map

Public Works Administrative Support Specialist Amanda Wade reviewed the land use assumptions for the Committee.

Vice Chair Chris Weigand arrived at 9:57 AM.

WORKSHOP**17. Water and Wastewater Impact Fee Update**

Dave Christiansen from consultants, Freese and Nichols, Inc., led a workshop with the committee to discuss possible updates to the City's Water and Wastewater Impact Fees. He reviewed what impact fees are and how they're calculated. He expects to have a report to the Committee in April for the committee to consider.

REPORTS FROM STAFF**18. Roadway Impact Fees**

Director of Public Works and Engineering Services Grant Watanabe reported to the Committee on Roadway Impact Fees.

CONSIDERATION / DISCUSSION ITEMS**19. Recommendations to City Council for Semi-Annual Report**

Chairperson Paul Mebane postponed this item to the next meeting so that the Committee could include impact fee recommendations.

20. Consideration and possible action to schedule future regular and special CIAC semiannual meetings

MOTION: Made by Committee Member Gary Miller, seconded by Chairman Paul Mebane, that the Fair Oaks Ranch Capital Improvements Advisory Committee schedule regular recurring semiannual meetings at 9:00 AM on the third Tuesday in March and September of each year.

VOTE: 6-0; Motion Passed.

MOTION: Made by Committee Member Jamin Kazarian, seconded by Committee Member Gary Miller, to schedule a special meeting of the Fair Oaks Ranch Capital Improvements Advisory Committee for 9:00 AM on April 8, 2025.

VOTE: 6-0; Motion Passed.

FUTURE MEETINGS

21. The next regular CIAC Semi-Annual Meeting will take place on September 16, 2025.

ADJOURNMENT

Chairman, Paul Mebane, adjourned the meeting at 11:13 AM.

ATTEST:

Paul Mebane, Chairman

Amanda Valdez, TRMC
Deputy City Secretary

Capital Improvements Advisory Committee Semi-Annual Report and Recommendations Regarding Proposed Land Use Assumptions, Capital Improvement Plans and Impact Fees

Overview:

To partially pay for the extension of Water and Wastewater systems attributable to new development, the City of Fair Oaks Ranch has opted to charge impact fees as allowed under Texas Governmental Code Title 12, Subtitle C, Chapter 395 (Code).

The Code requires the governing body (the City) to appoint a Capital Improvements Advisory Committee (CIAC) to serve in an advisory capacity to:

1. Advise and assist the City in adopting land use assumptions;
2. Review the capital improvements plan and file written comments;
3. Monitor and evaluate implementation of the capital improvements plan;
4. File semiannual reports with respect to the progress of the capital improvements plan and report to the City any perceived inequities in implementing the plan or imposing the impact fee; and
5. Advise the City of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

The City's CIAC, as appointed by the City Council, is composed of nine members of the community with four being members from the development, real estate or building industry as required by the Code. The committee members are:

Paul Mebane, Chair (At Large)

Chris Weigand, Vice Chair (Real Estate) Jamin Kazarian (At Large)

Gary Miller (At Large) Joe DeCola (Real Estate)

Marcus Garcia (Development) Ben Koerner (At Large)

Harold Prasatik (At Large) Dana Green (Development)

The current Impact Fees were adopted in 2020. Late last year, the City hired the engineering firm of Freese and Nichols, Inc. to update the City's Land Use Assumptions, Capital Improvement Plans, and to calculate the maximum allowed Impact Fees under the provisions of the Code.

The CIAC met in March and April 2025 to receive and discuss the Freese and Nichols' draft Water & Wastewater Impact Fee Report. Presented in the report are proposed updates to the City's LUA, CIP and calculations resulting in a Maximum Allowable Water Impact Fee of \$21,013 and a Maximum Allowable Wastewater Impact Fee of \$9,943, for a combined total of \$30,958.

CIAC Findings and Recommendations:

1. The CIAC finds that the proposed updates to the Land Use Assumptions and Capital Improvement Plan are based on sound assumptions, including more realistic growth

rates than assumed in past plans and reports.

2. The CIAC finds that Freese & Nichols used sound engineering practices and complied with the requirements under the Code in their calculation of the Maximum Allowable Impact Fees.
3. The CIAC recommends that the City Council adopt the Maximum Allowable Impact Fees as calculated by Freese & Nichols. Accordingly, the following Impact Fees changes are recommended:
 - Water Impact Fee increased from the current \$8,670 to \$21,013
 - Wastewater Impact Fee increased from the current \$6,069 to \$9,943

The next semi-annual CIAC meeting is scheduled for September 16, 2025.

Signed: Paul Mebane
Paul Mebane, CIAC Chairperson

Date: May 28, 2025

Water Impact Fee and Project Summary

1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Groundwater Supply Facilities Component	Well # 36 - Deer Meadow	\$78,234
Groundwater Supply Facilities Component	Flow Lines Well - Deer Meadow	\$12,501
Groundwater Supply Facilities Component	FlowLines Well #32 - Deer Meadow	\$5,320
High Service Pumping Facilities	Replaced pumps; well repairs	\$75,917
Elevated Storage Facilities Component	Hydro Tank Plant 1	\$17,887
Water Supply & Production Future Facilities	Water Plant #5	\$130,616
Total Project Costs		\$320,475
Impact Fee Allowable Cost Limit Per Study		\$320,475
Impact Fees Collected		\$169,621

2004 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Water Supply & Production Future Facilities	Water Plant #5	\$1,232,260
Impact Fee Allowable Cost Limit Per Study		\$559,311
Impact Fees Collected		\$1,103,407

2014 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
12-inch Parallel along Rolling Acres Trail	Pipeline Installation #1	\$312,775
12-inch line near Meadow Creek Trail	Pipeline Installation #1	\$69,598
2014 Impact Fee Study	Impact Fee Study	\$50,435
<i>Elevated Storage Tank</i>		\$106,226
12-inch Connection to EST		-
12-inch North/South Connection	Meadow Creek Trail	\$1,109,477
6-inch line to Western ETJ		-
12-inch Parallel from Plant #2		-
0.5 MG Ground Storage Tank		-
12-inch Parallel from GBRA to Plant #3		-
New Groundwater Well		-
Financing Costs		-
Total Project Costs		\$1,648,511
Impact Fee Allowable Cost Limit Per Study		\$5,768,373
Impact Fees Collected		\$523,800

Water Impact Fee and Project Summary

2020 Impact Fees			
Map	Project Name Per Impact Fee Study	Project Description	Actual Project Costs
<u>Existing Projects</u>			
A	12-inch Parallel along Rolling Acres Trail		-
B	12-inch line near Meadow Creek Trail		-
C	12-inch line near Meadow Creek Trail and 3351		-
2	0.5 MG Zone A Elevated Storage Tank		\$779,893
D	2020 Impact Fee Study		\$36,000
<u>Proposed Projects</u>			
1	9000 Gallon Plant #2 Hyrdopneumatic Tank		\$642,558
3	12-inch West Ammann Road Water Line		-
4	12-inch Northeast Water Lines		-
5	400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST		\$309,725
6	650-gpm Elmo Davis Pump Station Expansion		-
7	Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail		-
8	8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road		-
9	12-inch Southeastern Water Lines		-
10	12/16-inch Plant #6 Discharge Water Lines		-
11	Plant #6 and New GBRA Delivery Point		-
12	12-inch ETJ Water Line		-
13	0.5-MG Plant #2 Elevated Storage Tank		-
14	8/12-inch Royal Ascot/Triple Crown/Equestrian Water Line Replacement		-
15	8-inch Pimlico Lane Water Line Replacement		-
16	8-Inch Preakness Lane Water Line Replacement		-
17	12-inch Triple Crown Road Water Line Replacement		-
18	8-inch Rolling Acres Trail Water line		-
19	8-inch Post Oak Trail Water Line		-
20	8-inch Silver Spur Trail Water Line		-
Total Project Costs			\$1,768,175
Impact Fee Allowable Cost Limit Per Study			\$17,852,217
Impact Fees Collected			\$1,383,785

2025 Water Impact Fee CIP

	Description of Project	Percent Utilization			Costs Based on 2025 Dollars			
		2025	2035	10-year Utilization	Capital Cost	Financing Cost	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE								
A	12-inch Parallel Along Rolling Acres Trail	40%	48%	8%	\$114,107	\$60,298	\$174,405	\$13,952
B	12-inch Along Meadow Creek Trail	60%	78%	18%	\$24,773	\$13,091	\$37,864	\$6,815
C	12-inch Line Near Meadow Creek Trail and FM 3351	15%	94%	79%	\$936,527	\$494,889	\$1,431,416	\$1,130,819
D	9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)	93%	100%	7%	\$642,558	\$339,547	\$982,105	\$68,747
E	Impact Fee Study	0%	100%	100%	\$36,000	\$19,023	\$55,023	\$55,023
PROPOSED ELIGIBLE								
1	12-inch Corley Tract Line (Zone B)	20%	94%	74%	\$1,715,600	\$906,575	\$2,622,175	\$1,940,409
2	0.5-MG Plant 5 Ground Storage Tank (Zone A/B)	92%	94%	2%	\$3,300,000	\$1,743,820	\$5,043,820	\$100,876
3	0.5-MG Zone A Elevated Storage Tank (Zone A)	64%	69%	5%	\$8,779,400	\$4,639,300	\$13,418,700	\$670,935
4	400-gpm Plant #5 Zone B Pump Station Expansion (Zone B)	92%	94%	2%	\$646,400	\$341,577	\$987,977	\$19,760
5	50,000 gallon Ground Storage Tank (Zone C)	95%	100%	5%	\$374,300	\$197,791	\$572,091	\$28,605
6	12-inch West Ammann Road Water Line (Zone A)	0%	48%	48%	\$1,203,900	\$636,177	\$1,840,077	\$883,237
7	16-inch Plant #6 Discharge Water Lines (Zone B)	20%	94%	74%	\$3,812,200	\$2,014,482	\$5,826,682	\$4,311,744
8	Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B)	0%	94%	94%	\$132,000	\$69,753	\$201,753	\$189,648
9	8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)	0%	100%	100%	\$481,600	\$254,492	\$736,092	\$736,092
10	Plant #6 and New GBRA Delivery Point (Zone A/B)	20%	78%	58%	\$11,816,700	\$6,244,302	\$18,061,002	\$10,475,381
11	12-inch Northeast Water Lines (Zone A)	0%	48%	48%	\$3,972,800	\$2,099,348	\$6,072,148	\$2,914,631
12	650-gpm Elmo Davis Pump Station Expansion (Zone C)	95%	100%	5%	\$1,050,300	\$555,010	\$1,605,310	\$80,266
13	12-inch Southeastern Water Lines (Zone B)	20%	94%	74%	\$4,093,100	\$2,162,918	\$6,256,018	\$4,629,453
14	12-inch Northeast Water Lines (Zone A)	0%	10%	10%	\$3,160,100	\$1,669,892	\$4,829,992	\$482,999
15	12-inch ETJ Water Line (Zone B)	20%	75%	55%	\$3,707,900	\$1,959,366	\$5,667,266	\$3,116,997
Total Capital Improvements Cost					\$50,000,265	\$26,421,652	\$76,421,917	\$31,856,390

FIGURE 3-3
CITY OF
FAIR OAKS RANCH
WATER SYSTEM IMPACT FEE
CAPITAL IMPROVEMENTS PLAN
LEGEND

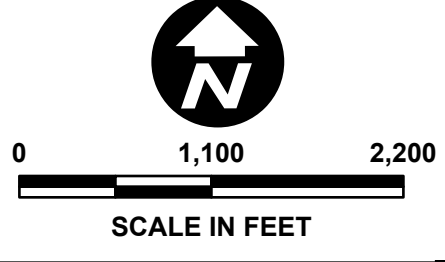
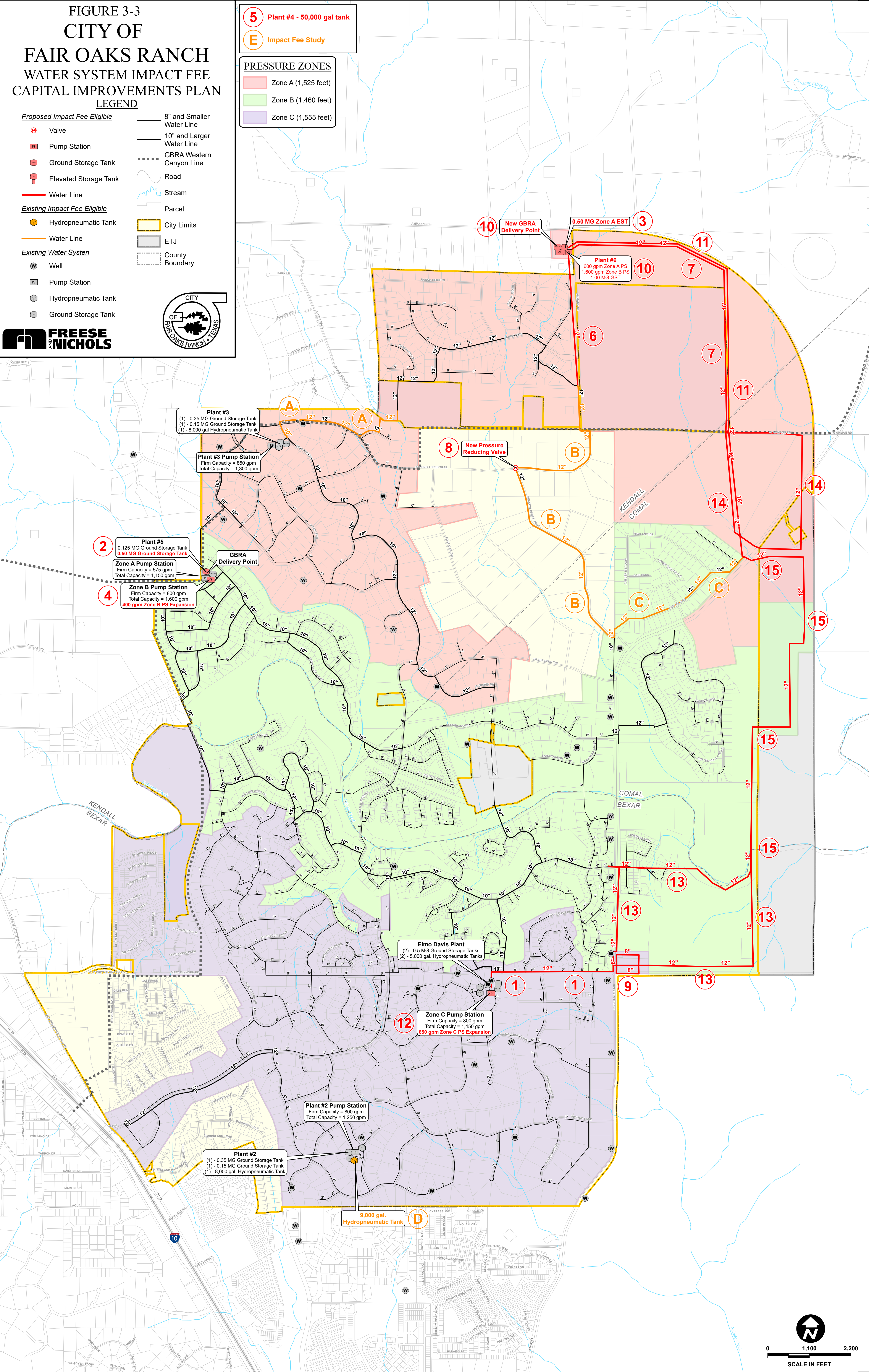
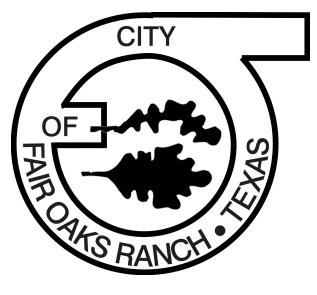
- Proposed Impact Fee Eligible**
- Valve
 - Pump Station
 - Ground Storage Tank
 - Elevated Storage Tank
 - Water Line
- Existing Impact Fee Eligible**
- Hydropneumatic Tank
 - Water Line
- Existing Water System**
- Well
 - Pump Station
 - Hydropneumatic Tank
 - Ground Storage Tank
- 8" and Smaller Water Line
- 10" and Larger Water Line
- GBRA Western Canyon Line
- Road
- Stream
- Parcel
- City Limits
- ETJ
- County Boundary

5 Plant #4 - 50,000 gal tank

E Impact Fee Study

PRESSURE ZONES

- Zone A (1,525 feet)
- Zone B (1,460 feet)
- Zone C (1,555 feet)



Wastewater Impact Fee and Project Summary

1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Wastewater Treatment Plant	WWTP Expansion Project	\$524,626
Wastewater Treatment Plant	Sludge Bed (Polymer)	\$50,575
Wastewater Treatment Plant	Sludge Harvester	\$25,943
Total Project Costs		\$601,144
Impact Fee Allowable Cost Limit Per Study		\$343,294
Impact Fees Collected		\$308,799

2004 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Wastewater Treatment	Wastewater Treatment	\$447,200
Wastewater Collection	Wastewater Collection	\$134,064
		\$581,264
Impact Fee Allowable Cost Limit Per Study		\$297,051
Impact Fees Collected		\$410,162

2014 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
2014 Impact Fee Study		\$50,435
10-inch Cibolo Creek Crossing		-
8-inch Cibolo Trails expansion		-
8/10-inch Post Oak Creek lines		-
Southwest 8-inch sewer line		-
Financing Costs		-
Total Project Costs		\$50,435
Impact Fee Allowable Cost Limit Per Study		\$1,112,762
Impact Fees Collected		\$171,006

Wastewater Impact Fee and Project Summary

2020 Impact Fees			
Map	Project Name Per Impact Fee Study	Project Description	Actual Project Costs
A	Impact Fee Study		\$36,000
1	8-inch Gravity Line and Decommission Falls Lift Station		-
2	New 0.6 mgd WWTP and Decommission old WWTP		194,743.06
3	New Gravity Line from Old WWTP to New WWTP		-
4	1.6 mgd Lift Station and 12" Force Main to New WWTP		-
5	12/15-inch Gravity Line in the ETJ		-
6	12-inch Gravity Line in the ETJ #1		-
7	12-inch Gravity Line in the ETJ #2		-
8	10-inch Gravity Line north of Ralph Fair Road		-
9	8/10-inch Gravity Line north of Ralph Fair Road		-
10	8-inch Gravity Line north of Dietz Elkhorn Road		-
11	8-inch Gravity Line east of Ralph Fair Road		-
12	10-inch Gravity Line crossing Cibolo Creek		-
13	12-inch Gravity Line to the new WWTP		-
14	10-inch Gravity Line and Decommission Setterfeld Lift Station		-
	Financing Costs		-
Total Project Costs			\$230,743
Impact Fee Allowable Cost Limit Per Study			\$10,705,092
Impact Fees Collected			\$886,021

2025 Wastewater Impact Fee CIP

	Description of Project	Percent Utilization			Costs Based on 2025 Dollars			
		2025	2035	10-year Utilization	Capital Cost	Financing Cost	Total Project Cost	Impact Fee Eligible Cost
EXISTING ELIGIBLE								
A	Impact Fee Study	0%	100%	100%	\$36,000	\$19,023	\$55,023	\$55,023
PROPOSED ELIGIBLE								
1	8-inch Gravity Line and Decommission Falls Lift Station	99%	100%	1%	\$722,400	\$381,738	\$1,104,138	\$11,041
2	Expansion of Wastewater Treatment Plant	0%	100%	100%	\$4,100,000	\$2,166,564	\$6,266,564	\$6,266,564
3	8-inch Gravity Line east of Ralph Fair Road	0%	100%	100%	\$557,100	\$294,388	\$851,488	\$851,488
4	15-inch Gravity Line west of Ralph Fair Road	28%	96%	68%	\$985,000	\$520,504	\$1,505,504	\$1,016,765
Total Capital Improvements Cost					\$6,400,500	\$3,382,218	\$9,782,718	\$8,200,882

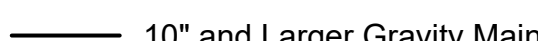
FIGURE 3-4
CITY OF
FAIR OAKS RANCH
WASTEWATER SYSTEM IMPACT FEE
CAPITAL IMPROVEMENTS PLAN

LEGEND

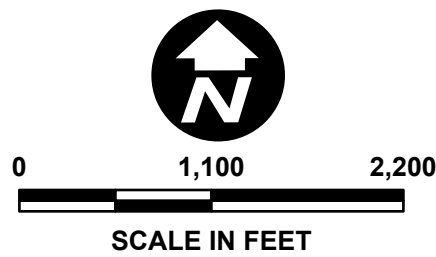
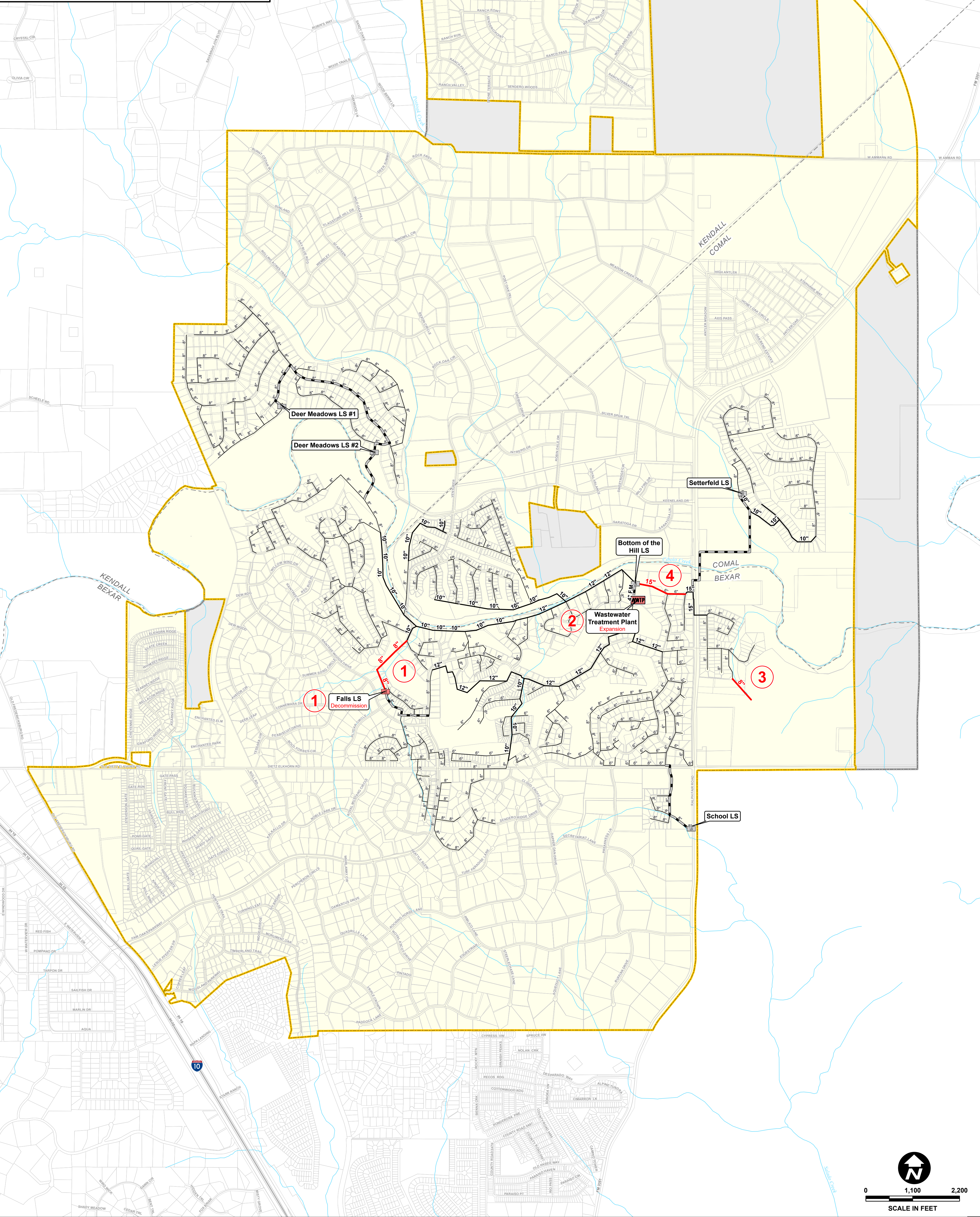
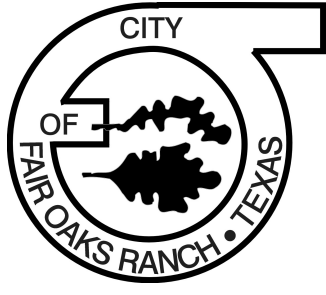
Proposed Impact Fee Eligible

-  Lift Station
-  Wastewater Treatment Plant
-  Gravity Main

Existing Wastewater System

-  Lift Station
-  Force Main
-  8" and Smaller Gravity Main
-  10" and Larger Gravity Main

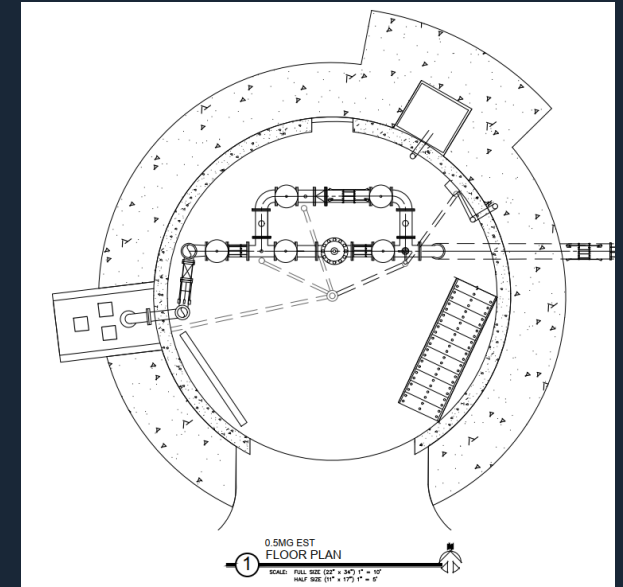
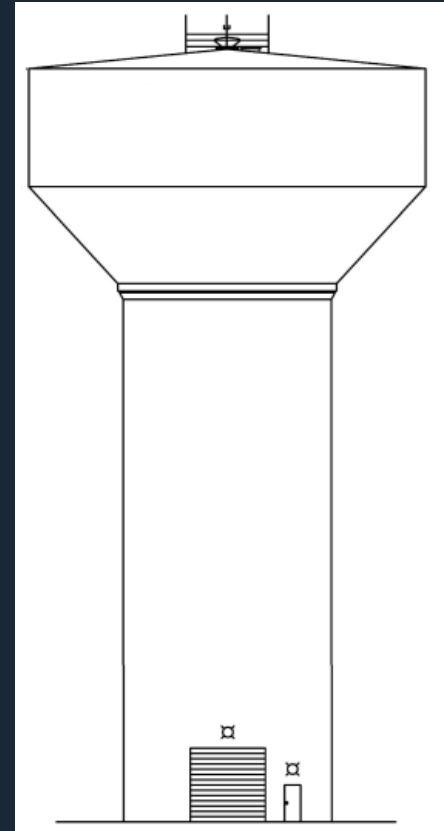
-  Road
-  Stream
-  Parcel
-  City Limits
-  ETJ
-  County Boundary



Elevated Storage Tank (2W)



- Constructs a 500,000-gallon EST to improve water supply and pressure during peak demand, provide adequate fire protection, and reserve storage during extended power outage
- Large parts of the City fall below the NFPA/IFC minimum requirement to combat a house fire
- In 2017 and 2024, TCEQ cited the City for exceeding hydrotank capacity. The City responded that it plans to construct an EST to serve Zone A and B.
- Land acquisition and annexation completed, redesign for new site to start in November 2025
- **Total Estimated Cost = \$8,779,378**



Prioritization Score: 33

"Must Do" Project (Resiliency, Regulatory)

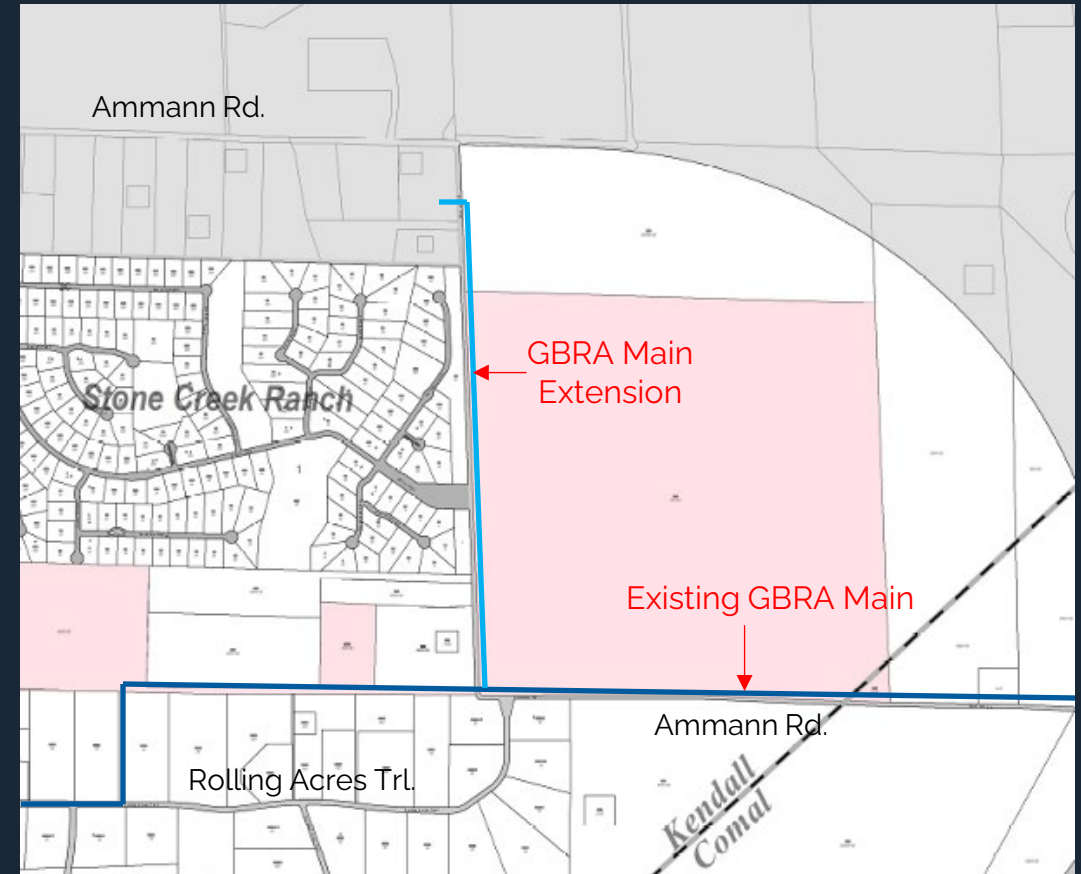
GBRA Water Main Extension (New)



Item #10.

- Project extends the GBRA water main to the Fair Oaks Ranch Elevated Storage Tank (EST) and Boerne Pump Station site
- Enables future receipt and distribution of purchased water directly to the northeast portion of the City
- Design being coordinated with the Boerne Pump Station, Ammann Road Reconstruction and EST projects
- An ILA or cost-sharing agreement between Boerne and Fair Oaks Ranch is anticipated (31% City and 69% Boerne)
- **Total Estimated Cost = \$750,000 (City share)**

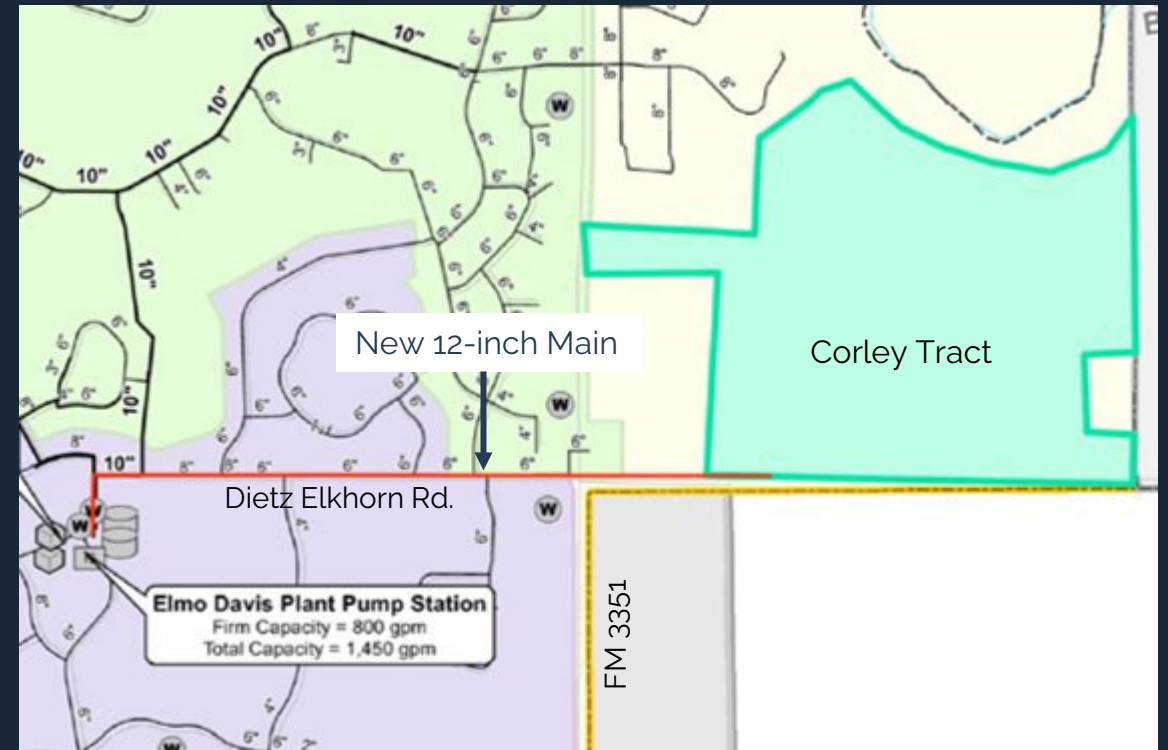
Prioritization Score: New project
"Should Do" Project (Resiliency, Cost-sharing opportunity)



Dietz Elkhorn Water Line (New)



- City and Developer to cost-share construction of a new 12-inch water main from the Elmo Davis water plant to the eastern side of the City (75% City and 25% Developer)
 - Water line being coordinated with Dietz Elkhorn (East) Reconstruction project to avoid trenching through new road
 - Utility Services Agreement with the Corley Tract developer being renegotiated due to delays in development start
 - **Total Estimated Cost = \$1,500,000 (City share)**
- Prioritization Score: New project
"Should Do" Project (Resiliency, Cost-sharing opportunity)



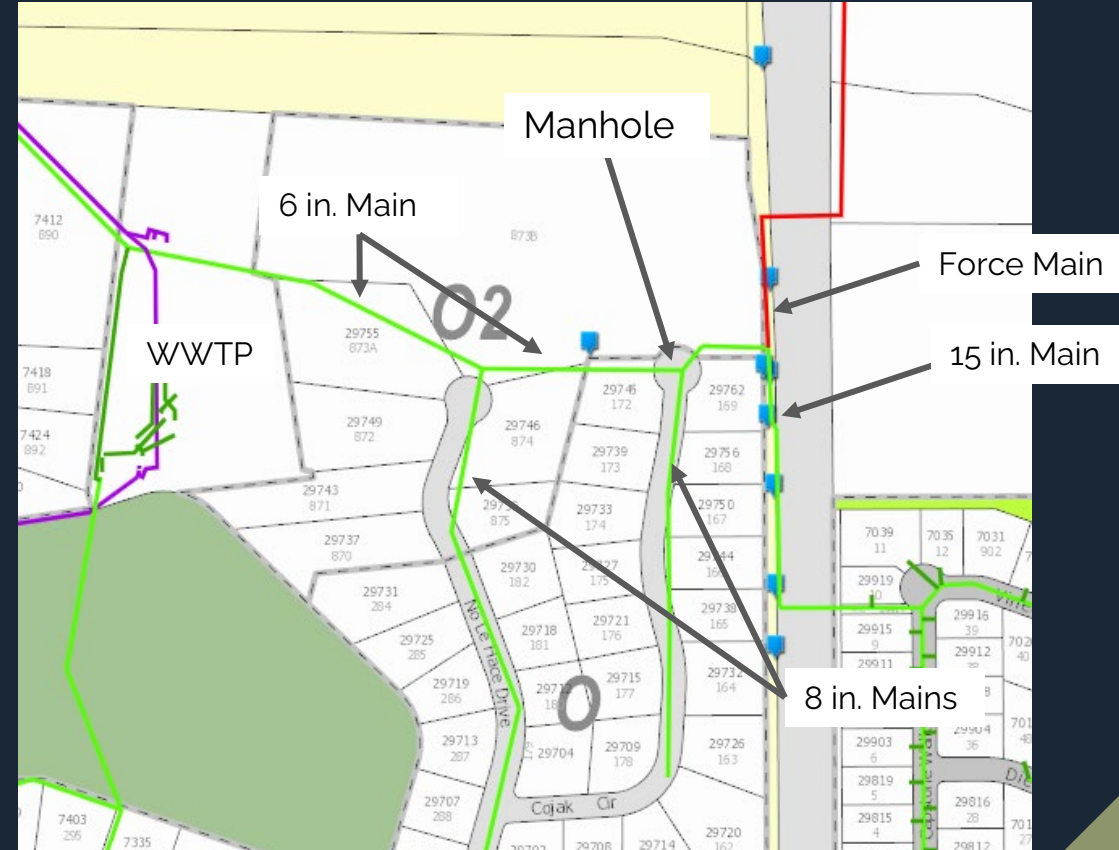
Cojak Circle Manhole and Sewer Upgrade

Item #12.



- Project upgrades Cojak Circle manhole and 1200 linear feet of 6-inch sewer line which is undersized
- Flow from The Arbors, Setterfeld Estates, No Le Hace and Cojak Circle causes backups and high levels in manhole
- Future connections will exacerbate the issue and may result in spills during peak flow events
- Utility Services Agreement with the Corley Tract developer being renegotiated due to delays in development start
- **Total Estimated Cost = \$650,000**

Prioritization Score: New project
"Must Do" Project (Resiliency, Health and Safety)



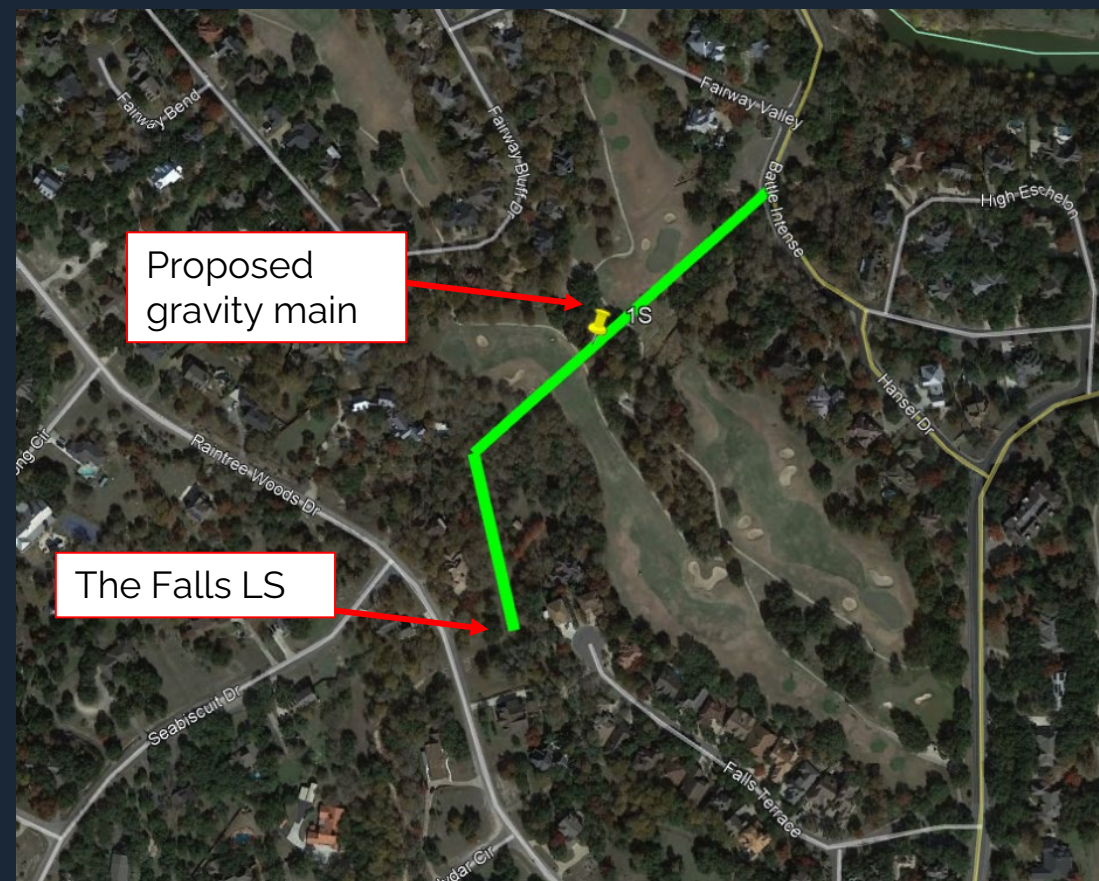
Install Sewer Line and Decommission Falls Lift Station (1S)



- The Falls Lift Station is in poor condition and frequently requires e-pump deployment when pumps/pipes fail
- Electrical components and fencing have been damaged during past storm events since the lift station is located in a floodplain
- Project installs 1,730 linear feet of gravity main to replace the lift station
- Design budgeted in FY 2025-26
- **Total Estimated Cost = \$925,284**

Prioritization Score: 33

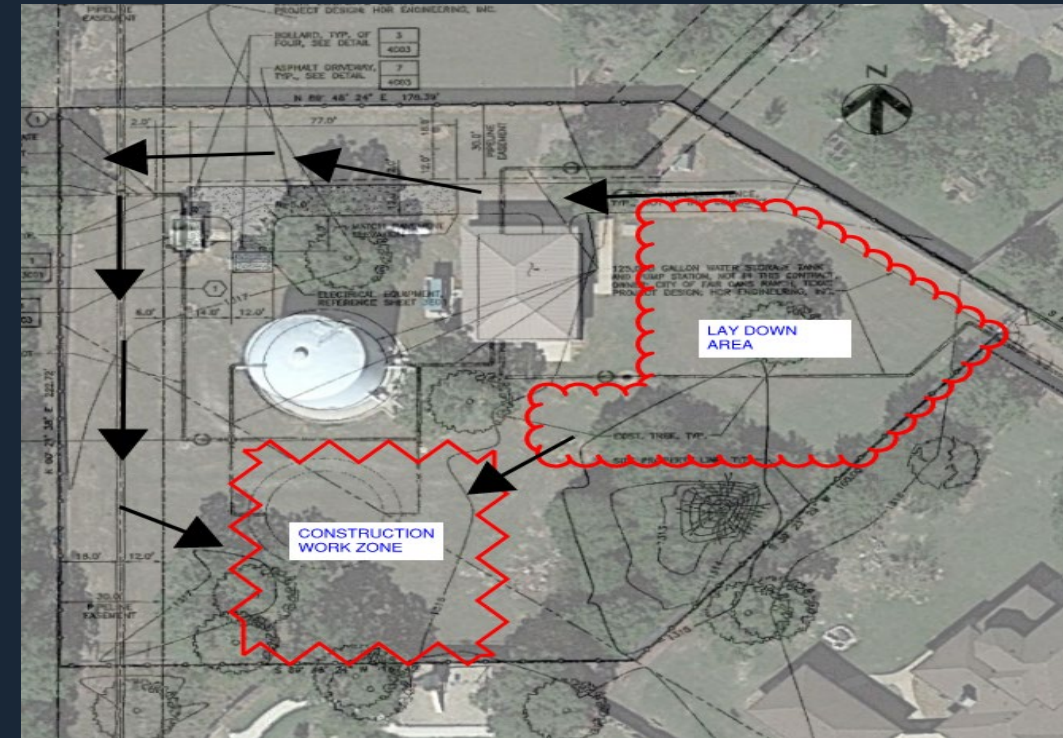
"Should Do" Project (Resiliency and O&M reduction)



Expand Plant No. 5 (5W)



- Constructs a new 500,000-gallon Ground Storage Tank (GST) at Plant 5 to improve operations and resiliency during periods of high demand and extended power outages
- The existing 125,000-gallon tank turns over multiple times a day. It is not capable of meeting peak demands during the summer.
- Plant 5 supplies GBRA water directly to Zone A and B. The GST storage will enable staff to pump water to where it is needed most.
- Construction awarded in December 2024 and mobilization expected in December 2025, pending TCEQ plan approval
- **Total Estimated Cost = \$1,550,299**



Prioritization Score: 34
 "Must Do" Project (Resiliency, Regulatory)

WWTP Phase I Expansion (2S)

Item #15.

Phase 1 (Immediate Needs): \$5.6 million

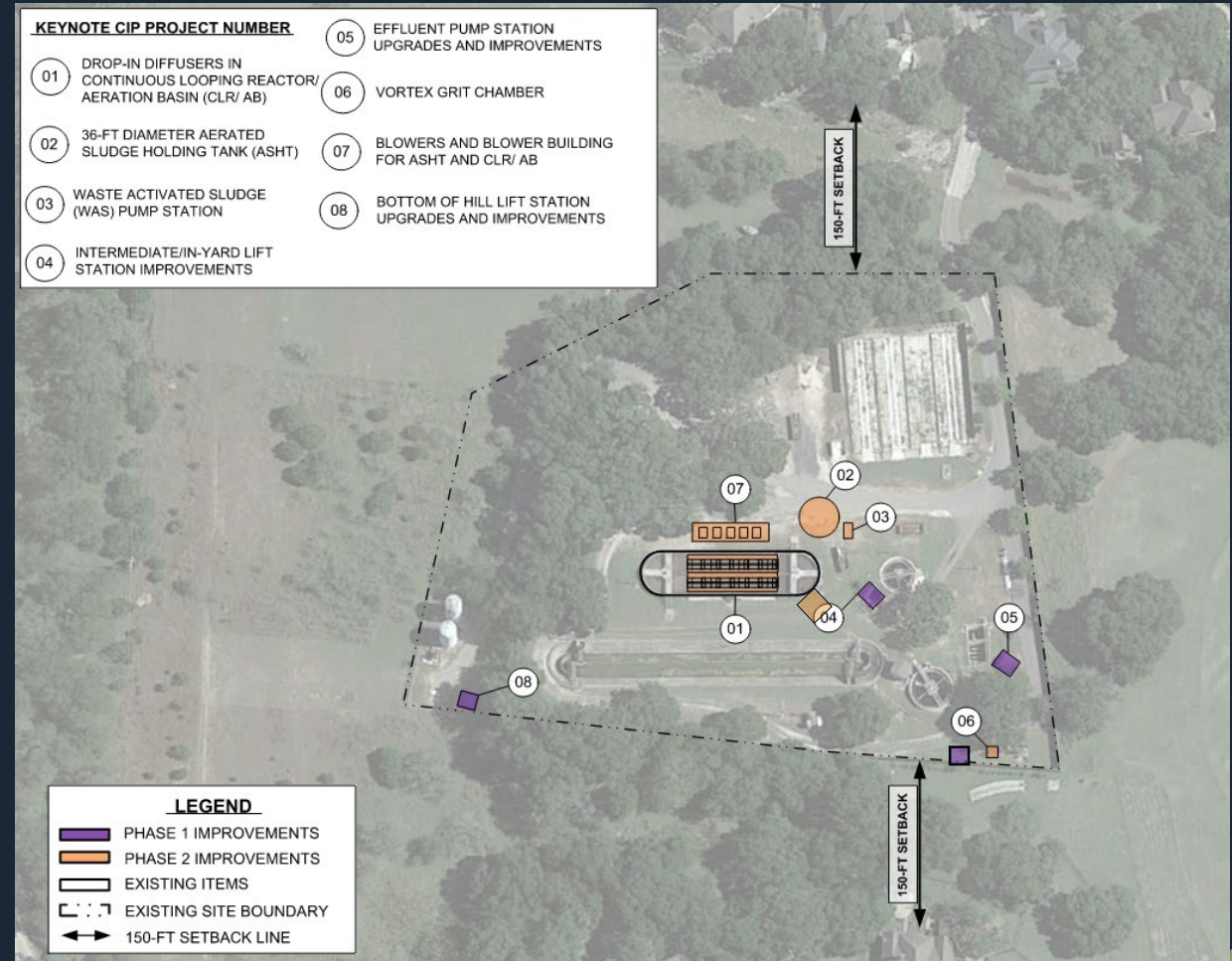
- Effluent Pump Station and Conveyance Upgrade
- Bottom of the Hill LS Improvements
- Headworks Odor Control Improvements
- Final design under review. Construction anticipated to begin in early 2026

Phase 2 (Future Needs): \$11.2 million

- Oxidation Ditch to Aeration Basin Retrofit
- Aerated Sludge Holding Tank
- Headworks Grit Removal
- Intermediate/In-Yard LS Improvements

Prioritization Score: 33

"Must Do" Project (Regulatory)



Willow Wind/Red Bud Hill Water Line Replacement (29R) Rolling Acres Trail Water Line Replacement (28R)



- Project replaces approximately 3,300 feet or waterline on Willow Wind Drive/Red Bud Hill and approximately 2,300 feet of waterline on Rolling Acres Trail
- Main breaks (3-4 per year) are becoming more frequent
- Reduces O&M costs, service disruption to customers, and water loss
- Currently under construction with an expected completion date in February 2026
- **Total Construction Cost = \$1,302,073.32 (including a 5% contingency)**

Prioritization Score: 48

"Must Do" Project (Resiliency, high O&M costs)



Old Fredericksburg Rd. Water Line Replacement (21W)



Item #17.

- Project replaces approximately 2700 linear feet of water main along and under Old Fredericksburg Rd.
- Main breaks (two per year) are becoming more frequent and expensive due to traffic control requirements
- Planned in conjunction with Bexar County road reconstruction project to gain efficiencies and reduce closure impact
- Bexar County project is under construction. FORU's waterline replacement at roundabout has been completed and the remaining line to Plant 4 is expected to begin in Spring 2026.
- **Total Estimated Cost = \$562,320**

Prioritization Score: 26

"Should Do" Project (Reduced O&M, City Priority)



SAWS Emergency Interconnect

- Project constructs a 12-inch emergency interconnect with SAWS to provide a backup water source for Zone C
- Improves resiliency in the event of extended power outage or other event where FORU is unable to provide adequate flow or pressure
- Planned location has shifted to Leslie Pfeiffer Dr. with upgrades to the existing 3" and 6" water main running from Leslie Pfeiffer to Fair Oaks Parkway
- Currently in design phase with construction anticipated to start in Spring 2026
- **Total Estimated Cost = \$443,030**

Prioritization Score: New project
 "Must Do" Project [Resiliency, Regulatory (SB3)]



Upgrade Electrical at Plant No. 3 (5R)



- Project installs VFDs, modern electrical panels and other components to reduce wear and tear on equipment (motors, pumps, check valves, etc.) and improve utility operations
- Plant 3 is the only major plant without VFDs
- Existing electrical equipment is beyond its expected service life and requires replacement
- Design is complete with construction anticipated to begin in FY 2025-26
- **Total Estimated Cost = \$138,960**



Prioritization Score: 24

"Should Do" Project (Resiliency, Reduced O&M)

Tank Maintenance Program

- The City's seven ground storage tanks were last coated between 2004-2010. Due to the harsh Texas climate, tanks are normally coated every 10 years (exterior) and 15 years (interior) to prevent deterioration.
- As an alternative to CIP projects, the long-term tank maintenance program (10 year contract) will provide regular inspection, cleaning, recoating and rehab to meet TCEQ requirements for all tanks
- In Year 1 (2025), all seven tanks were cleaned and Elmo Davis Tank #2 rehab was completed
- In Year 2 (2026), all seven tanks will be inspected and Elmo Davis Tank #1 will be rehabbed
- **Total Annual Cost = \$227,036 per year**

Prioritization Score: 33

"Should Do" Project (Reduced O&M, Regulatory)



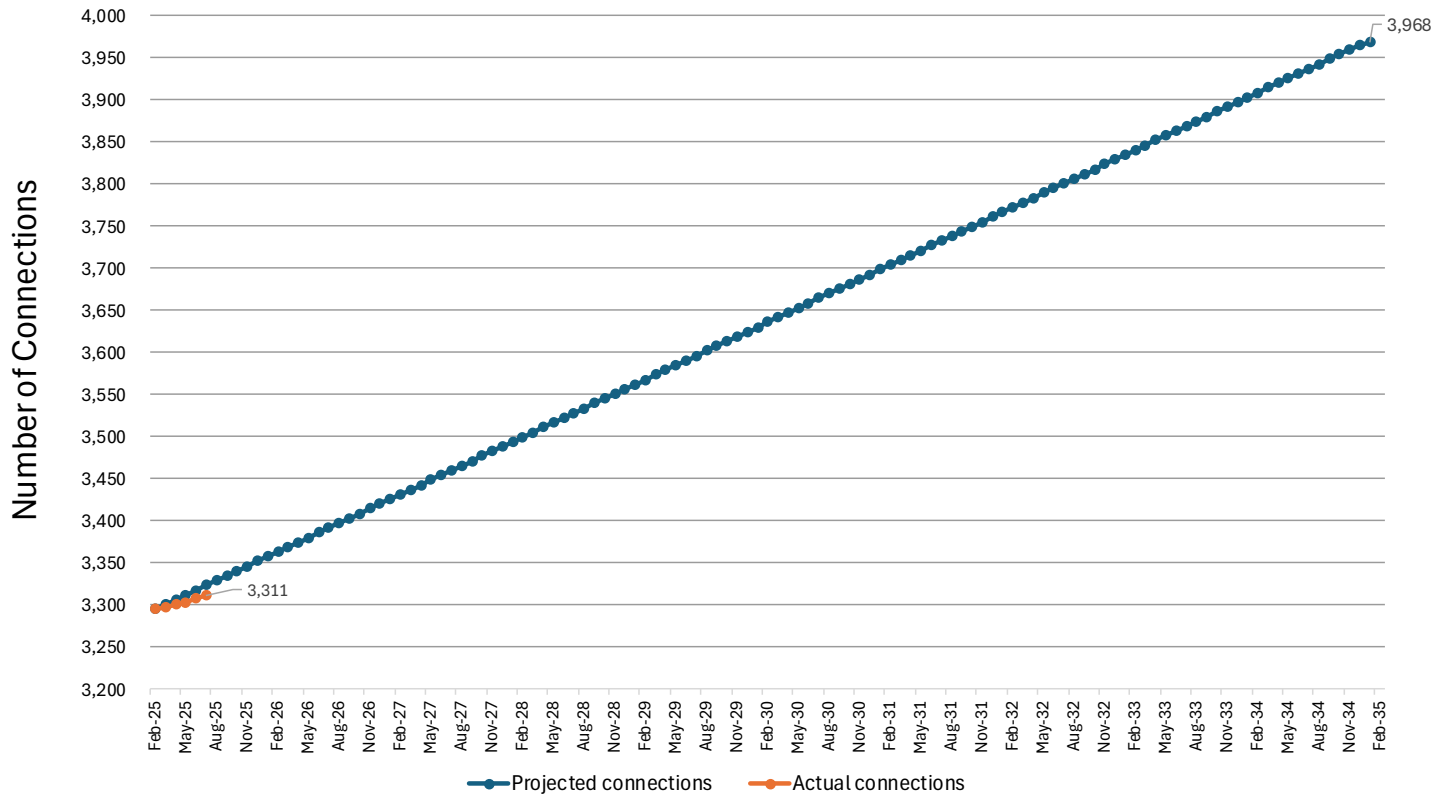
CIAC Meeting October 16, 2025

LUA Summary from February 1, 2025 through July 31, 2025

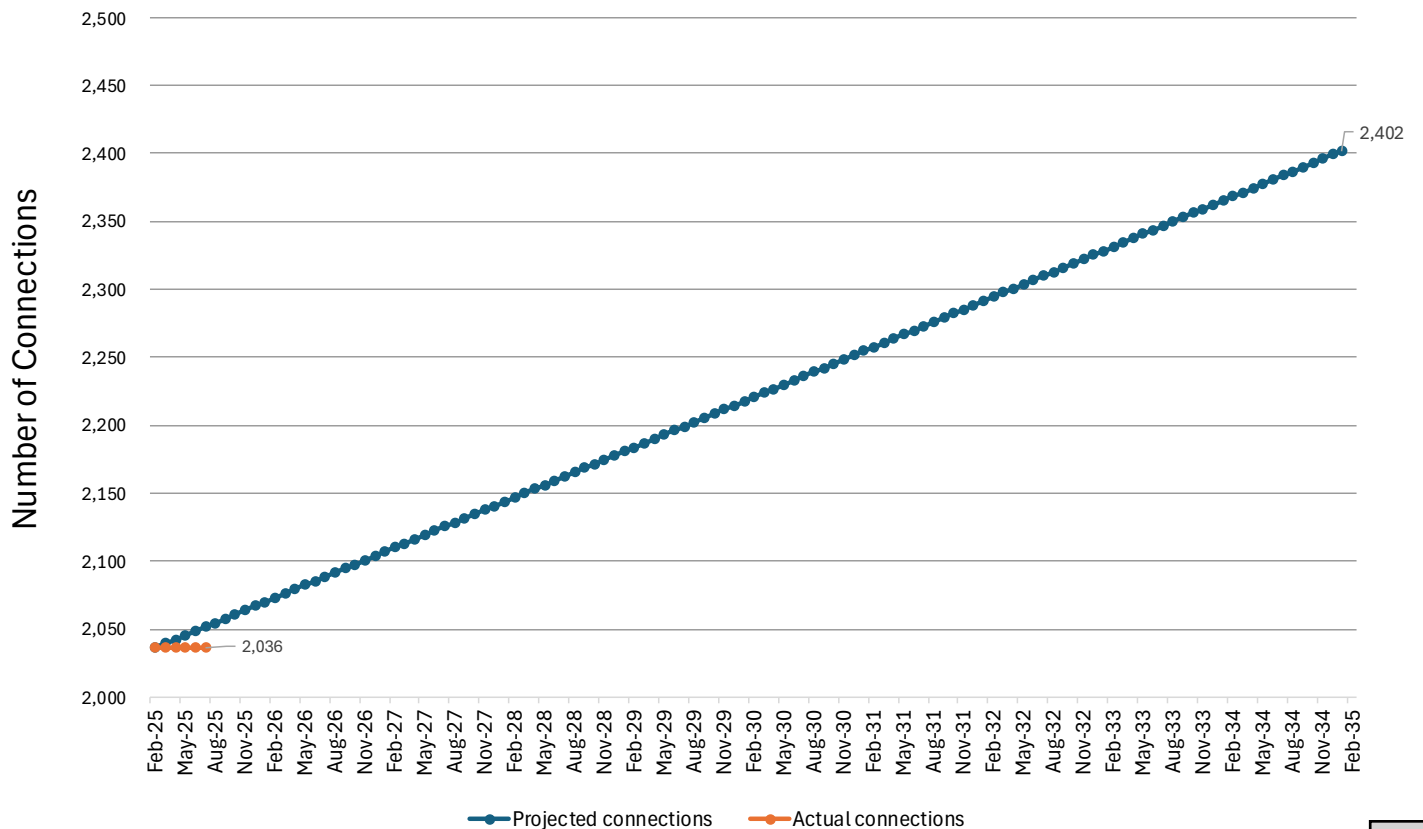
LUA Adjustments

- 12 - Platted residential lots (Stone Creek Ranch 2B)
- 7 - Residential water connections
- 0 - Wastewater connections
- 13 - Lots improved including SAWS

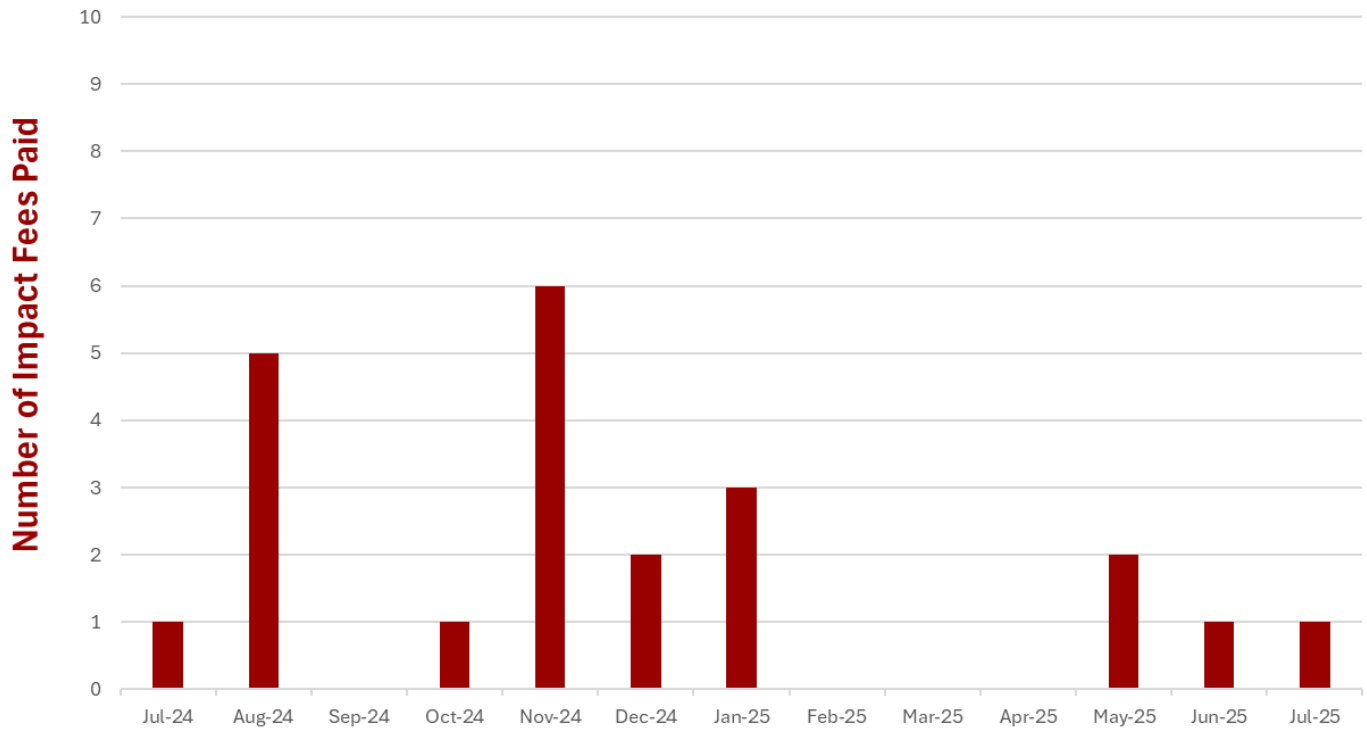
10 Year Projected Water Connections From February 2025



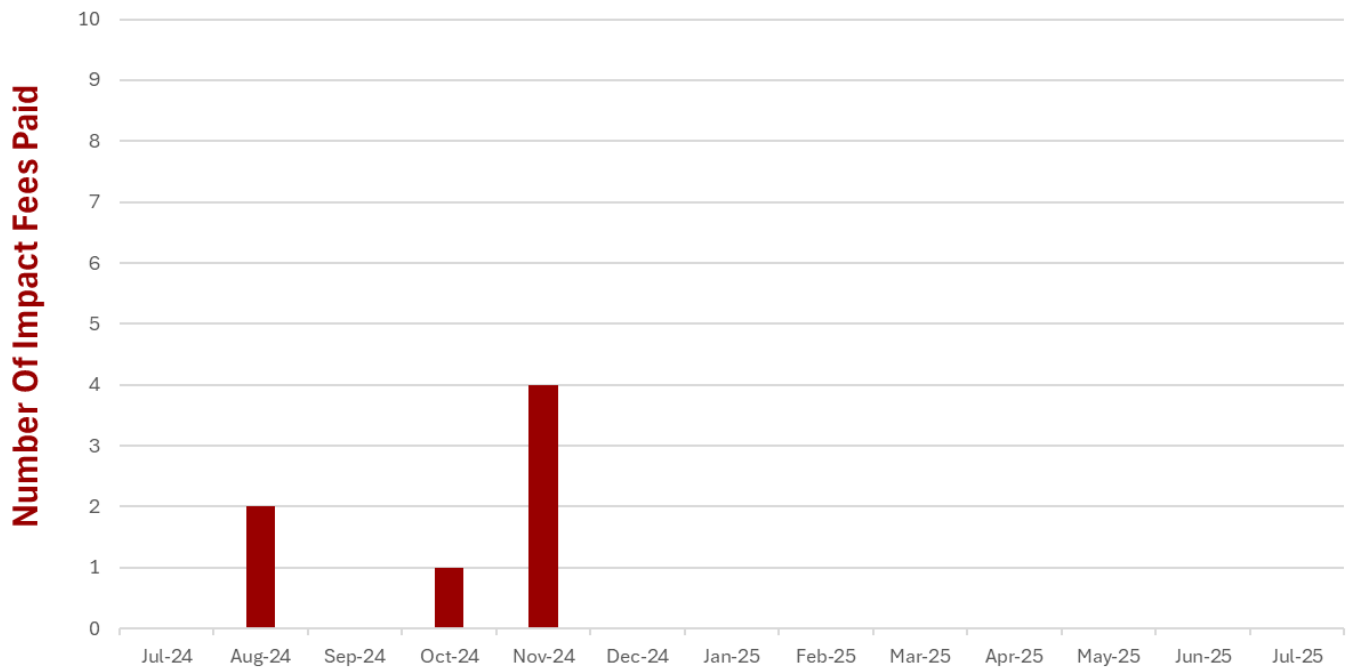
10 Year Projected Wastewater Connections From February 2025



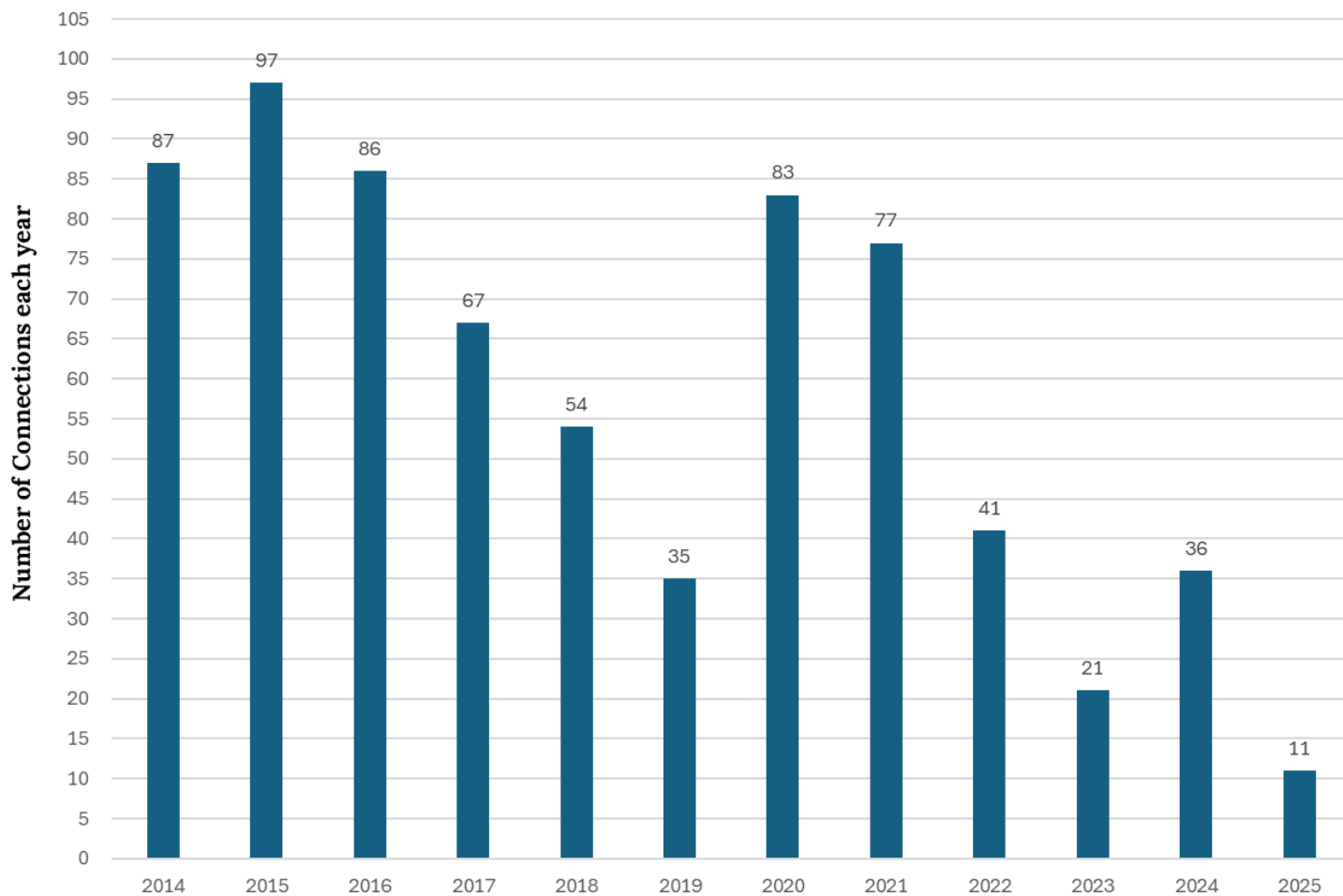
Water Impact Fees - Past 12 Months



Wastewater Impact Fees - Past 12 Months

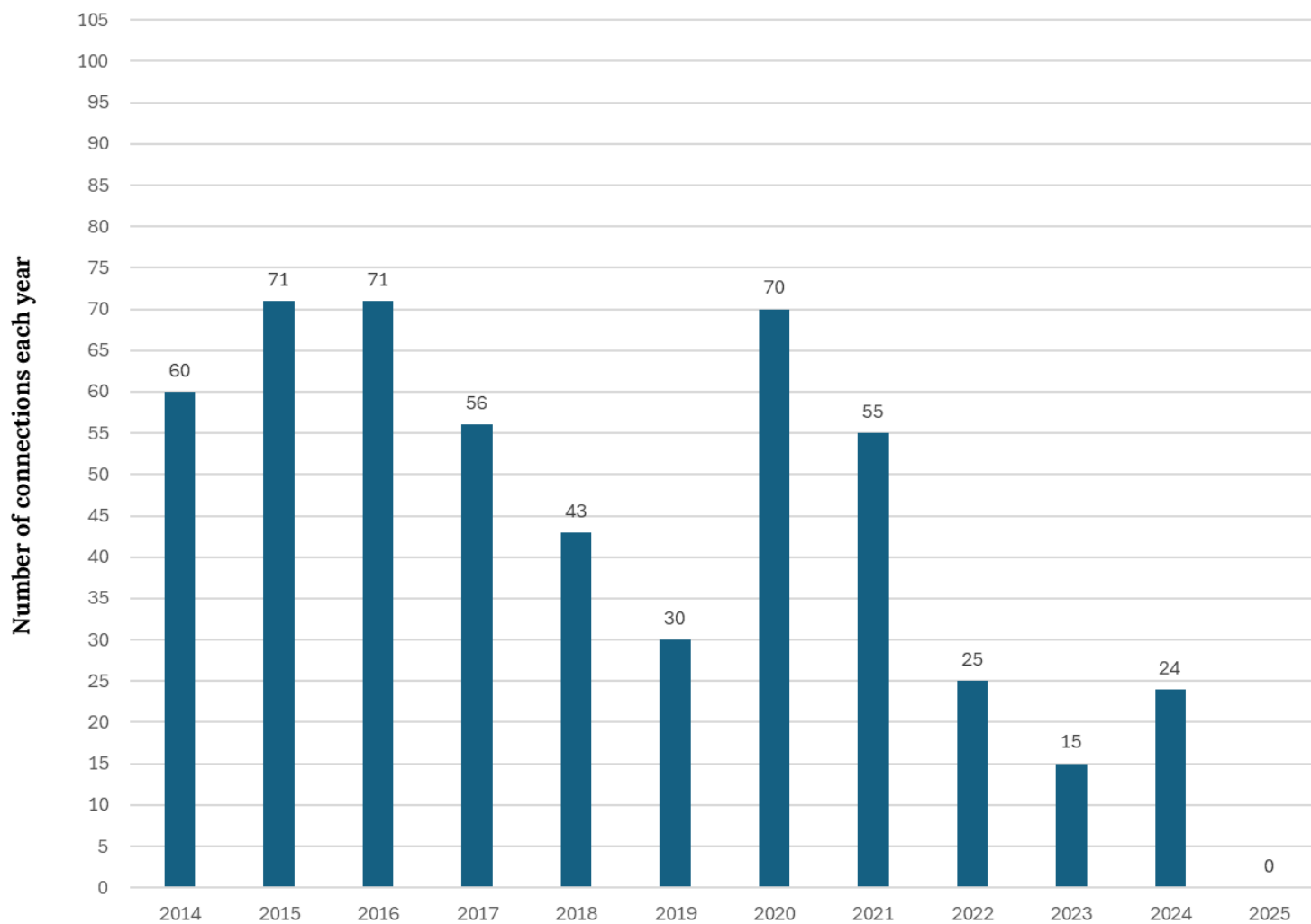


Water Connections Past 10 Years

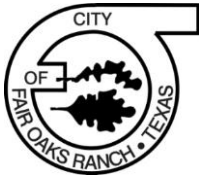


10 year average - 62 water connections | Highest year 2015 | Lowest year 2023

Wastewater Connections Past 10 Years



10 year average - 47 wastewater connections | Highest year 2015 & 2016 | Lowest year 2023



CAPITAL IMPROVEMENT ADVISORY COMMITTEE CONSIDERATION ITEM CITY OF FAIR OAKS RANCH, TEXAS

AGENDA TOPIC: Consideration and possible action to recommend approval of the amended CIAC Rules of Procedure to City Council

DATE: October 16, 2025

DEPARTMENT: City Secretary

PRESENTED BY: Amanda Valdez, TRMC, Deputy City Secretary

INTRODUCTION/BACKGROUND:

Under Ordinance No. 145.0, the Fair Oaks Ranch City Council established the City of Fair Oaks Ranch Impact Fee Advisory Committee in 2004 to serve in an advisory capacity. Pursuant to Local Government Code 395.058(a), the City Council of the City of Fair Oaks Ranch resolved (Res 82.5) on February 16, 2006 to rename the Impact Fee Advisory Committee to Capital Improvements Advisory Committee (CIAC).

Pursuant to Local Government Code §395.058(e), City Council shall adopt procedural rules for the advisory committee to follow in carrying out its duties. The Rules and Procedures were initially adopted for the CIAC on March 16, 2006 and revised on May 21, 2009, October 15, 2015, and most recently on October 6, 2022.

The following amendments are being proposed:

Section I - Members

- Senate Bill 1883, effective September 1, 2025, increases the minimum required industry representation on advisory committees from 40% to 50%. The Council has appointed members to vacancies that will fulfill this requirement. This amendment formally revises the governing document in accordance with Government Code §395.058(e).
- Currently, the Chairman and Vice Chairman are appointed by City Council resolution until rescinded or upon resignation. Staff recommends amending the provision to align with other appointed bodies by allowing committee members to select their Chairman and Vice Chairman at the first meeting of the fiscal year following Council appointments and/or reappointments.

Section II – Committee Roles

- The current Rules of Procedure assigns the Council Member liaison a role in preparing CIAC agendas; however, Council Members have not been participating in this process. The proposed amendment, developed in coordination with Council Member Stroup, formally removes this responsibility from the liaison.
- For clarity, staff recommends consolidating the two sections describing the role of the City Secretary and/or their designee into a single provision.

Section III – Meetings

- On March 20, 2025, the Committee voted to change its regular semiannual meeting dates to avoid recurring conflicts with Municipal Court hearings. This amendment formalizes that action by revising the Rules of Procedure to establish regular meetings on the third Tuesday of March and September each year.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Complies with Local Government Code Section 395.058.
- Supports Pillar 5 of the Strategic Action Plan - Operational Excellence by affording an opportunity for resident engagement and participation.
- Provides input from the Committee

LONGTERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Complies with Local Government Code Section 395.058.

RECOMMENDATION/PROPOSED MOTION:

I move that the Capital Improvements Advisory Committee recommend approval of the amended Rules of Procedure to the City Council.



CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

RULES OF PROCEDURE

Adopted March 16, 2006
Revised May 21, 2009
Revised October 15, 2015
Revised October 6, 2022

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Section	Title	Page
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	Mission	1
I	Members	2
II	Committee Roles	2
III	Meetings	3

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE RULES OF PROCEDURE

INTRODUCTION

The City of Fair Oaks Ranch Capital Improvements Advisory Committee (CIAC) is established to comply with Section 395.058 Texas Local Government Code – Chapter 395 “Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments”.

MISSION STATEMENT

The CIAC is responsible for advising and assisting the City in the following:

- a. in development of Land Use Assumptions and regular update;
- b. by reviewing proposed Capital Improvement Plans;
- c. by providing written comments on those plans;
- d. by monitoring and evaluating implementation of approved plans;
- e. by filing semiannual reports regarding plan progress;
- f. by reporting any perceived inequities in plan implementation;
- g. by reporting any inequities in imposing impact fees; and
- h. by reporting the need to update or revise the land use assumptions, capital improvement plans, and impact fees.

SECTION I – MEMBERS

Chapter 395 – Section 395.058 (b) specifies that the CIAC be composed of no fewer than five (5) members, no fewer than ~~40~~50 percent of the members must be representatives of the real estate, development, or building industries, and the membership must include a representative from the extraterritorial jurisdiction. None shall be an employee or official of a political subdivision or governmental entity.

Committee members shall be appointed by a majority vote of the City Council by Resolution.

The Chairman of the CIAC shall be ~~appointed, by Resolution, by a majority vote of the City Council and shall serve until the appointment is rescinded or member resigns~~ selected from among its members in their first meeting of the fiscal year following new appointments.

The Vice Chairman of the CIAC shall be selected from among its members in their first meeting of the fiscal year following new appointments. ~~appointed, by Resolution, by a majority vote of the City Council and shall serve until the appointment is rescinded or member resigns.~~

By Resolution, an appointed City Council Member and the Public Works Director will attend the meetings and present reports/data on behalf of the City.

SECTION II – COMMITTEE ROLES

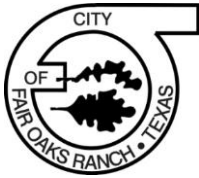
Chairman:	Reviews proposed agenda, approves and/or makes recommendations for changes. Chairman will lead meetings and ensure all agenda items have been addressed. Chairman signs approved minutes and semi-annual reports. Provides meeting update to City Council.
Vice-Chairman:	Assumes Chairman's role when the Chairman is unable to preside over meeting.
Committee Members:	Uphold duties of CIAC in accordance to Mission Statement and in compliance with Section 395.058 Texas Local Government Code.
Council Member:	Reviews proposed agenda, approves and/or makes recommendations for changes. Serves as a liaison between the City and the CIAC.
City Secretary and/or their designee:	Proposes agenda for concurrence by Chairman and City Council Member . Shall provide information and support documentation as it relates to set agenda items. <u>Posts agenda according to the rules specified by the Texas Open Meeting Act. Takes meeting minutes to be approved by committee and signed by Chairman at next committee meeting. Prepares Semi-Annual report for Chairman's signature.</u>
Public Works Director and/or their designee:	Maintains and updates the following data pertinent to CIAC: land use assumptions, building permit issuance, new home valuation, and impact fee payments.
City Secretary and/or their designee:	Posts agenda according to the rules specified by the Texas Open Meeting Act. Takes meeting minutes to be approved by committee and

~~signed by Chairman at next committee meeting. Prepares Semi-Annual report for Chairman's signature.~~

Finance Director Responsible for reconciling impact fee payments with the general
and/or their designee: ledger.

SECTION III - MEETINGS

1. **Regular Meetings** – The CIAC shall meet at 9:00 AM the ~~first Thursday~~third Tuesday in March and September each year or at the call of the Chairman, unless postponed or canceled for valid reason(s).
2. **Special Meetings** – Special meetings may be held on any business day of the week to consider items that require action prior to the next regularly scheduled meeting and may be called upon the request of the committee Chairman.
3. **Work Sessions** – Work sessions will be held as needed and will begin as decided upon by a majority of the committee or unless held as part of a regular or special meeting.
4. **Meeting Rules** – All meetings will be conducted according to Robert's Rules of Order.
5. **Quorum** – All meetings of the CIAC will require a quorum – defined herein as a majority of committee members.
5. **Meeting Notices** – Committee meeting agendas will be posted according to the rules specified by the Texas Open Meeting Act.
6. **Attendees** – Citizens and visitors are welcome to attend all public meetings of the CIAC.
7. **Meeting minutes** – Committee meeting minutes will be taken according to the rules specified by the Texas Open Meeting Act. Minutes shall be approved and signed at the next Committee meeting and shall be retained permanently according to the City's records retention schedule.



**CAPITAL IMPROVEMENT ADVISORY COMMITTEE
CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS**

AGENDA TOPIC: Consideration and possible action to recommend to the City Council the Capital Improvements Advisory Committee's nominees for Chairman and Vice Chairman

DATE: October 16, 2025

DEPARTMENT: Capital Improvements Advisory Committee

PRESENTED BY: Paul Mebane, Chairman

INTRODUCTION/BACKGROUND:

Chairman Mebane has notified the City he will no longer serve on the Capital Improvement Advisory Committee effective October 1, 2025. In accordance with the Committee's Rules of Procedures Section I:

"The Chairman of the CIAC shall be appointed, by resolution, by a majority vote of the City Council and shall serve until the appointment is rescinded or member resigns."

"The Vice Chairman of the CIAC shall be appointed, by resolution, by a majority vote of the City Council and shall serve until the appointment is rescinded or member resigns."

Today, Chairman Mebane seeks approval to advance a recommendation to City Council on appointing a new Committee Chairman and a Vice Chairman.

Impact of Proposed Amendments to the CIAC Rules of Procedure

If the Committee also recommends approval of the proposed amendments to the CIAC Rules of Procedure (Section I – Members), and Council adopts those amendments, the selection process would change. Under the amended rules, the Chairman and Vice Chairman would be selected internally by the Committee at the first meeting of each fiscal year following Council appointments/reappointments. In that case, Council would no longer need to appoint the Chairman and Vice Chairman by resolution, and the Committee's selections would become effective at the next meeting of the CIAC without further Council action.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

- Complies with the CIAC rules of procedure relative to appointing a Committee Chairman and a Vice Chairman.
- Provides the CIAC an opportunity for their input on Committee Chair appointments.

LONGTERM FINANCIAL & BUDGETARY IMPACT:

None.

LEGAL ANALYSIS:

None

RECOMMENDATION/PROPOSED MOTION:

I move that the Fair Oaks Ranch Capital Improvements Advisory Committee recommend to the City of Fair Oaks Ranch City Council that they appoint _____ as the Chairman and _____ as the Vice Chairman on the Committee to be effective on the date approved by Council.

ORDINANCE 2025-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIR OAKS RANCH, TEXAS, AMENDING THE CITY OF FAIR OAKS RANCH CODE OF ORDINANCES, CHAPTER 13 "UTILITIES", ARTICLE 13.08 "WATER AND WASTEWATER IMPACT FEES" TO INCLUDE AMENDMENTS TO LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLANS, AND WATER AND WASTEWATER IMPACT FEES; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Texas Local Government Code Chapter 395 governs the financing of capital improvements required by new development in municipalities, counties, and certain other local governments; and

WHEREAS, the City has imposed impact fees against new development to generate revenue for funding or recouping costs of capital improvements or facility expansions necessitated by and attributable to new development since 1999; and

WHEREAS, a political subdivision imposing an impact fee shall update the land use assumptions (LUA) and capital improvement plan (CIP) at least every five years, and where the last update occurred on March 5, 2020; and

WHEREAS, on September 5, 2024, the City Council authorized the execution of a work authorization with Freese and Nichols, Inc., a qualified, professional engineering firm, to update the City's LUA, CIP and calculate water and wastewater impact fees; and

WHEREAS, on April 8, 2025, the Capital Improvements Advisory Committee reviewed the updates and recommended approval of the proposed amendments to the LUA, CIP, and water and wastewater impact fees; and

WHEREAS, the City Council has received the proposed amendments to the LUA, CIP and water and wastewater impact fees and conducted a public hearing to receive public testimony on the amendments in accordance with Texas Local Government Code Chapter 395; and

WHEREAS, the City Council finds it in the best interest of the City to approve the proposed amendments to the LUA, CIP and water and wastewater impact fees.

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

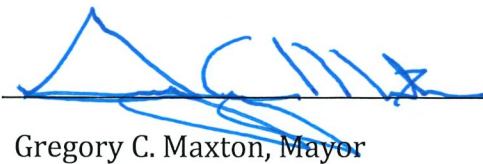
- Section 1.** Chapter 13 "Utilities", Article 13.08 "Water and Wastewater Impact Fees" is hereby amended as set forth in the attached **Exhibit A**.
- Section 2.** That the recitals contained in the preamble hereto are hereby found to be true and such recitals are hereby made a part of this ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.
- Section 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.

- Section 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.
- Section 5.** 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.
- Section 6.** If any provision of this ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and the City hereby declares that this ordinance would have been enacted without such invalid provision.
- Section 7.** All ordinances, or parts thereof, which are in conflict or inconsistent with any provision of this ordinance are hereby repealed to the extent of such conflict, and the provisions of this ordinance shall be and remain controlling as to the matters ordained herein.
- Section 8.** This ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.
- Section 9.** This ordinance shall take effect immediately from and after its second reading, passage and any publication requirements as may be required by governing law.

PASSED and APPROVED on first reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 17th day of July 2025.

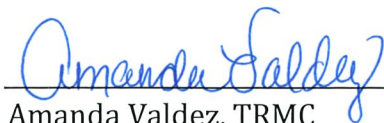
PASSED, APPROVED, and ADOPTED on second and final reading by the City Council of the City of Fair Oaks Ranch, Texas, on this 7th day of August 2025.



Gregory C. Maxton, Mayor

ATTEST:

APPROVED AS TO FORM:



Amanda Valdez, TRMC
Deputy City Secretary



Denton Navarro Rodriguez Bernal Santee & Zech
P.C., City Attorney

EXHIBIT A

Chapter 13 "Utilities," Article 13.08 "Water and Wastewater Impact Fees" is hereby amended as follows:

[Deletions shown as strikethrough and additions shown as underscore]

Sec. 13.08.008 Fees Per Service Unit

The impact fees per living unit equivalent (LUE) for water and wastewater shall be assessed according to the following tables:

<u>Ordinance 2025-XX Impact Fees Effective August 7, 2025</u>				
<u>Meter Size</u>	<u>LUE Equivalent</u>	<u>Maximum Water Impact Fee</u>	<u>Maximum Wastewater Impact Fee</u>	<u>Combined Maximum Impact Fee</u>
<u>3/4" Displacement</u>	<u>1.0</u>	<u>\$21,013.00</u>	<u>\$9,943.00</u>	<u>\$30,956.00</u>
<u>1" Displacement</u>	<u>1.6</u>	<u>\$33,620.80</u>	<u>\$15,908.80</u>	<u>\$49,529.60</u>
<u>1-1/2" Displacement</u>	<u>2.0</u>	<u>\$42,026.00</u>	<u>\$19,886.00</u>	<u>\$61,912.00</u>
<u>2" Compound</u>	<u>6.4</u>	<u>\$134,483.20</u>	<u>\$63,635.20</u>	<u>\$198,118.40</u>
<u>3" Compound</u>	<u>12.8</u>	<u>\$268,966.40</u>	<u>\$127,270.40</u>	<u>\$396,236.80</u>
<u>4" Compound</u>	<u>20.0</u>	<u>\$420,260.00</u>	<u>\$198,860.00</u>	<u>\$619,120.00</u>
<u>6" Compound</u>	<u>40.0</u>	<u>\$840,520.00</u>	<u>\$397,720.00</u>	<u>\$1,238,240.00</u>
<u>8" Compound</u>	<u>64.0</u>	<u>\$1,344,832.00</u>	<u>\$636,352.00</u>	<u>\$1,981,184.00</u>
<u>Safe maximum operation capacity is based on AWWA Manual M6 (November 2018)</u>				

<u>Ordinance 2020-04 Impact Fees Effective March 5, 2020</u>				
<u>Meter Size</u>	<u>LUE Equivalent</u>	<u>Maximum Water Impact Fee</u>	<u>Maximum Wastewater Impact Fee</u>	<u>Combined Maximum Impact Fee</u>
<u>3/4" Displacement</u>	<u>1.0</u>	<u>\$8,670.33</u>	<u>\$6,068.64</u>	<u>\$14,738.97</u>
<u>1" Displacement</u>	<u>1.6</u>	<u>\$13,872.53</u>	<u>\$9,709.82</u>	<u>\$23,582.35</u>
<u>1-1/2" Displacement</u>	<u>2.0</u>	<u>\$17,340.66</u>	<u>\$12,137.28</u>	<u>\$29,477.94</u>
<u>2" Compound</u>	<u>6.4</u>	<u>\$55,490.11</u>	<u>\$38,839.30</u>	<u>\$94,329.41</u>
<u>3" Compound</u>	<u>12.8</u>	<u>\$110,980.22</u>	<u>\$77,678.59</u>	<u>\$188,658.82</u>

EXHIBIT A

4" Compound	20.0	\$173,406.60	\$121,372.80	\$294,779.40
6" Compound	40.0	\$346,813.20	\$242,745.60	\$589,558.80
8" Compound	64.0	\$554,901.12	\$388,392.96	\$943,294.08
Safe maximum operation capacity is based on AWWA Manual M6 (November 2018)				

Ordinance 2014-18 Impact Fees Effective December 19, 2014				
Meter Size	LUE Equivalent	Maximum Water Impact Fee	Maximum Wastewater Impact Fee	Combined Maximum Impact Fee
3/4" Displacement	1.00	\$5,400.00	\$1,550.00	\$6,950.00
1" Displacement	1.67	\$9,018.00	\$2,588.50	\$11,606.50
1-1/2" Displacement	3.33	\$17,982.00	\$5,161.50	\$23,143.50
2"	5.33	\$28,782.00	\$8,261.50	\$37,043.50
3" Compound	10.70	\$57,780.00	\$16,585.00	\$74,365.00
3" Turbine	11.70	\$63,180.00	\$18,135.00	\$81,315.00
4" Compound	16.70	\$90,180.00	\$25,885.00	\$116,065.00
4" Turbine	20.00	\$108,000.00	\$31,000.00	\$139,000.00
6" Compound	33.30	\$179,820.00	\$51,615.00	\$231,435.00
6" Turbine	41.70	\$225,180.00	\$64,635.00	\$289,815.00
8" Compound	53.30	\$287,820.00	\$82,615.00	\$370,435.00
8" Turbine	60.00	\$324,000.00	\$93,000.00	\$417,000.00
Safe maximum operating capacity is based on AWWA Standards C700 and C702				

Ordinance 145.0 Impact Fees Effective January 15, 2004				
Meter Size	LUE Equivalent	Maximum Water Impact Fee	Maximum Wastewater Impact Fee	Combined Maximum Impact Fee
3/4" Displacement	1	\$1,669.58	\$1,006.95	\$2,676.53
1" Displacement	1.67	\$2,788.20	\$1,681.61	\$4,469.81
1-1/2" Displacement	3.33	\$5,559.70	\$3,353.14	\$8,912.84

EXHIBIT A

2" Displacement	5.42	\$9,049.12	\$5,457.67	\$14,506.79
2" Compound	5.42	\$9,049.12	\$5,457.67	\$14,506.79
3" Compound	10.63	\$17,747.64	\$10,703.88	\$28,451.51
3" Turbine	11.67	\$19,484.00	\$11,751.11	\$31,235.11
4" Compound	16.67	\$27,831.90	\$16,785.86	\$44,617.76
4" Turbine	17.50	\$29,217.65	\$17,621.63	\$46,839.28
6" Compound	33.33	\$55,647.10	\$33,561.64	\$89,208.74
6" Turbine	45.83	\$76,516.85	\$46,148.52	\$122,665.37
8" Compound	54.17	\$90,441.15	\$54,546.48	\$144,987.63
8" Turbine	66.67	\$111,310.90	\$67,133.36	\$178,444.26
Safe maximum operating capacity is based on AWWA Manual M22 (1975 T-5.6,5.7,5.8)				

Ordinance 131.0 Wastewater Impact Fees Effective June 1, 1999				
Ordinance 134.0 Water Impact Fees Effective December 7, 1999				
Meter Size	LUE Equivalent	Maximum Water Impact Fee	Maximum Wastewater Impact Fee	Combined Maximum Impact Fee
3/4"	1	\$960.00	\$1,028.00	\$1,988.00
1"	2.5	\$2,399.00	\$1,028.00	\$3,427.00
1-1/2"	4.998	\$4,798.00	\$1,028.00	\$5,826.00
2"	7.996	\$7,676.00	\$1,028.00	\$8,704.00
3"	17.4906	\$16,791.00	\$1,028.00	\$17,819.00
Safe maximum operating capacity recommended by AWWA				

(Ordinance 2020-04, Sec. A, adopted 3/5/20)

EXHIBIT A

Division 2. Water Facilities Fees

Sec. 13.08.041 Water Service Area

The boundaries of the water service area may be amended from time to time, and new water service areas may be delineated, pursuant to the procedures set forth in V.T.C.A., Local Government Code, ch. 395 and its successors. (Ordinance 145.0, Sec. 2.01, adopted 1/15/04)

Sec. 13.08.042 Land Use Assumptions Plan

The land use assumptions ~~plan~~ for the City for water impact fee calculation purposes, prepared by Freese and Nichols, Inc. and dated June 2025, ~~facilities approved by the City Council on June 21, 2018~~, is hereby adopted and incorporated herein by reference.

Sec. 13.08.043 Water Capital Improvements Plan

(a) The water capital improvements plan for the City for impact fee calculation purposes, prepared by Freese and Nichols, Inc. and dated ~~January 2020~~ June 2025 is hereby adopted, and incorporated herein by reference and filed in the City Secretary's Office.

(Ordinance 2020-04, Sec. B, adopted 3/5/20)

(b) The water capital improvements plan may be amended from time to time pursuant to the procedures set forth in V.T.C.A., Local Government Code, ch. 395 and its successors. (Ordinance 145.0, Sec. 2.03, adopted 1/15/04)

Secs. 13.08.044 - 13.08.070 Reserved

Division 3. Wastewater Facilities Fees

Sec. 13.08.071 Wastewater Service Area

The boundaries of the wastewater service area may be amended from time to time, and new wastewater service areas may be delineated, pursuant to the procedures set forth in V.T.C.A., Local Government Code, ch. 395 and its successors. (Ordinance 145.0, Sec. 3.01, adopted 1/15/04)

Sec. 13.08.072 Land Use Assumptions Plan

The land use assumptions ~~plan~~ for the City for wastewater impact fee calculation purposes, prepared by Freese and Nichols, Inc. and dated June 2025 ~~facilities approved by the City Council on June 21, 2018~~, is hereby adopted and incorporated herein by reference.

Sec. 13.08.073 Wastewater Capital Improvements Plan

(a) The wastewater capital improvements plan for the ~~City~~ for impact fee calculation purposes, prepared by Freese and Nichols, Inc. and dated ~~January 2020~~ June 2025, is hereby adopted, and incorporated herein by reference and filed in the City Secretary's Office.

(Ordinance 2020-04, Sec. C, adopted 3/5/20)

(b) The wastewater capital improvements plan may be amended from time to time pursuant to the procedures set forth in V.T.C.A., Local Government Code, ch. 395 and its successors. (Ordinance 145.0, Sec. 3.03, adopted 1/15/04)