



Mayor Maxton's Message

February 2022

Improving Fair Oaks Ranch's Infrastructure

In the budget this year, the City Council of Fair Oaks Ranch allocated funding to make some significant upgrades to the infrastructure that supports our city's operations. I have discussed in several forums and with residents that over the past several years the City Council and Staff had completed the planning and prepared capital improvement plans for each of the service areas related to our city's infrastructure.

These plans included needed improvements to our city's water, wastewater, stormwater (drainage) and road networks. With all the planning completed, I believe this year the City Council took the approach that it was a good time to start implementing some of these projects.

The upgrade to Water Plant #2 was the number one project identified in our city's capital improvement plan for water. This plant services the southern portion of Fair Oaks Ranch and is located on Pintado Lane at the intersection with Royal Ascot Drive.

Water Plant #2 was identified several years ago as approaching its capacity limitations. The number of water user connections in the southern part of the city is projected to exceed the storage capacity of this plant in two years. As a result, the water plant system would not be able to maintain the required pressure per water connection.

The upgrades to Water Plant #2 began a month ago in January 2022 and when complete will upgrade the pump station's capability. These improvements will include the removal of the current 5000-gallon hydropneumatic tank and install a 9000-gallon tank and upgrade the capabilities of the two pumps to 450-gallons per minute with variable speed drives. Along with these major improvements to the water plant, the city is also making electrical improvements and replacing sections of the security fence and gate.

We predict the upgrades to Water Plant #2 will be completed this summer, in the June or July timeframe.

The second big project the city is working on this year is improvements to our wastewater treatment facility. This plant services all the Fair Oaks Ranch Wastewater Utility users.

Our current wastewater treatment plant utilizes drying beds, to dry out the sludge before it is hauled off. Currently, the amount of sludge that is produced in the wastewater treatment plant exceeds the amount of space available on the drying beds. As a result, we spend up to \$350,000 a year to haul off wet sludge. At certain times of the year, the odor is overwhelming to the residents who live around the wastewater treatment plant or to the golfers on the Live Oak course at the Country Club.

The upgrade to the wastewater treatment plant will eliminate the drying bed process as part of our solids handling operations. We will install a sludge dewatering screw press system into the plant. As sludge goes through this new system, 95% of the water is removed and is immediately ready to be hauled off. As a result, it will eliminate the requirement to pay for wet sludge removal and have a significant impact on the odor coming from the plant.

The city is completing the design requirements for installation of the dewatering screw press system now. We are looking to start construction on the facility in June with an expected completion date in the Fall of 2022. This system will ultimately pay for itself in three years, through savings of having to not pay for the wet sludge haul off.

Additionally, the dewatering screw press system that is being installed can be used with any future upgrades that are made to our wastewater treatment facility.

The last big project area the city is working on this year is on the road maintenance throughout the city. Over the past years, the city has executed a program to resurface roads on a set schedule, where every road gets resurfaced every 7-8 years.

Last year, we completed an analysis of the roads throughout the city and found that not all roads need to be resurfaced on the same schedule and different methods of resurfacing should be used based on the current conditions of the road.

This year's road refurbishment program will see more roads resurfaced, than in past years, but we will also be using three different methods to repair the roads. This will catch us back up to maintaining the overall quality of the road network at the condition level where we need to be.

The road resurfacing will generally take place during the summer months when school is out. The city staff is currently working to obtain quotes and schedule contractors for this work. As we get closer to

the time that actual work will be completed, the City Staff and the contractors will be contacting residents in affected areas to inform residents and coordinate the process.

Along with the resurfacing, you will also see additional improvements to our city's road networks this year. Raised reflective pavement markings will be placed on the center line of Rolling Acres Trail, Post Oaks Trail and Meadow Creek Trail and striping will be completed on the roads in Deer Meadows Estates. We will also be adding sharp turn signage to several roads in the northern part of the city. Except for the striping, these projects were identified to eliminate unsafe issues when driving on city streets during the hours of darkness.

It is great to see progress being made in maintaining and improving our city's infrastructure. It is essential that we continue to focus on our infrastructure in order to maintain the uniqueness of our city and the expected quality service level of our infrastructure. Also, by scheduling these upgrades now, before they become an emergency issue, it saves us money and prevents disruption of service. This year's projects are the result of significant efforts from the City Staff of Fair Oaks Ranch, which includes Tobin Maples (City Manager), Carole Vanzant (Assistant City Manager), Grant Watanabe (Director of Public Works and Engineering Services) and Julio Colunga (Assistant Director of Public Works). A big thanks to our City Staff for continuing to provide quality services to our residents every day while also taking on these big projects.