



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.
