



**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

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**AGENDA**

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**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

**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*

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

Amanda Valdez, TRMC, Deputy City Secretary

**PRESENTATIONS**

4. Introduction of new CIAC members

Paul Mebane, Chairman

**REVIEW OF COMMITTEE ACTIONS ITEMS**

5. Semiannual Report from September 2024

Paul Mebane, CIAC Chairman

**REVIEW OF CAPITAL IMPROVEMENT PROJECTS**

6. Willow Wind / Red Bud Hill / Rolling Acres Trail Waterline Replacement (Not an Impact Fee Project)

Kelsey Delgado, Project Manager

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

Kelsey Delgado, Project Manager

8. SAWS Emergency Interconnection (Not an Impact Fee Project)  
Steve Fried, Assistant Director of Public Works
9. Plant 3 Electrical Upgrades (Not an Impact Fee Project)  
Steve Fried, Assistant Director of Public Works
10. Tank Maintenance Program (Not an Impact Fee Project)  
Steve Fried, Assistant Director of Public Works

### **UPDATE ON IMPACT FEE CAPITAL PROJECTS**

11. Impact Fee Capital Improvement Project Summary:
  - Water CIP with Map
  - Wastewater CIP with MapGrant Watanabe, P.E., Director of Public Works and Engineering Services
12. Elevated Storage Tank / Pressure Reducing Valves  
Grant Watanabe, P.E., Director of Public Works and Engineering Services
13. Cojak Circle Manhole and Sewer Upgrades  
Grant Watanabe, P.E., Director of Public Works and Engineering Services
14. Wastewater Treatment Plant (WWTP) Phase 1 Expansion  
Kelsey Delgado, Project Manager
15. Water Plant 5 Ground Storage Tank  
Steve Fried, Assistant Director of Public Works

### **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 MapAmanda Wade, Public Works Administrative Support Specialist

### **WORKSHOP**

17. Water and Wastewater Impact Fee Update  
Grant Watanabe, P.E., Director of Public Works and Engineering Services  
Dave Christiansen, P.E., Freese and Nichols, Inc.

**REPORTS FROM STAFF**

## 18. Roadway Impact Fees

Grant Watanabe, P.E., Director of Public Works and Engineering Services

**CONSIDERATION / DISCUSSION ITEMS**

## 19. Recommendations to City Council for Semi-Annual Report

Paul Mebane, Chairperson

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

Amanda Valdez, TRMC, Deputy City Secretary

**FUTURE MEETINGS**

## 21. CIAC Semi-Annual Meeting to be announced

**ADJOURNMENT**

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

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**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](http://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 9:00 AM, March 17, 2025 and remained so posted continuously for at least 72 hours 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.