

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

Thursday, September 07, 2023 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 in the foyer of the Public Safety Training Room. 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 March 2, 2023 Regular Capital Improvements Advisory Committee meeting minutes.

Christina Picioccio, TRMC, City Secretary

REVIEW OF COMMITTEE ACTIONS ITEMS

4. Semiannual Report from March 2023.

Paul Mebane, CIAC Chairperson

REVIEW OF CAPITAL IMPROVEMENT PROJECTS

5. Wastewater Treatment Plant Solids Handling Improvements.

Julio Colunga, Assistant Director of Public Works

6. Willow Wind/Red Bud Hill/Rolling Acres Trail Waterline Replacement.

Julio Colunga, Assistant Director of Public Works

UPDATE ON IMPACT FEE CAPITAL PROJECTS

7. Impact Fee Capital Improvement Project Summary:

- Water CIP with Map
- Wastewater CIP with Map

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

8. Water Plant 5 Ground Storage Tank

Julio Colunga, Assistant Director of Public Works

9. Elevated Storage Tank / Pressure Reducing Valves

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

10. Wastewater Treatment Plant (WWTP) Phase 1 Expansion

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

REVIEW OF AND LAND USE ASSUMPTIONS

11. Land Use Assumptions (LUA) Update.

- LUA Summary - From February 1, 2023 through July 31, 2023
- Water and Wastewater Trend Charts (actual vs. projected growth)

Amanda Wade, Public Works Administrative Assistant

CONSIDERATION / DISCUSSION ITEMS

12. Recommendations to City Council for Semi-Annual Report.

Paul Mebane, Chairperson

13. Presentation of Five-Year Capital Improvement Plan and Types of Debt

Scott Huizenga, Interim City Manager

FUTURE MEETINGS

14. CIAC Semi-Annual Meeting March 7, 2024 at 9:00 AM.

ADJOURNMENT

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

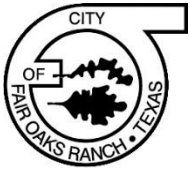
Signature of Agenda Approval: s/Paul Mebane

Paul Mebane, CIAC Chairperson

I, Christina Picioccio, TRMC, 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 9:00 AM, September 4, 2023 and remained so posted continuously for at least 72 hours before said meeting was convened.

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.



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

Thursday, March 02, 2023 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: Joe DeCola, John Guidry, Seth Mitchell, Ben Koerner, and Arthur Waterman

CIAC Absent: Committee Vice Chair Chris Weigand and Members: Dana Green and Marcus Garcia

Council Liaison, Emily Stroup, was also present at this meeting.

With a quorum present, the meeting was called to order at 9:00 AM.

CITIZENS and GUEST FORUM

2. No citizens signed up to be heard.

CONSENT AGENDA

3. Approval of the September 1, 2022, Regular Capital Improvements Advisory Committee meeting minutes.

MOTION: Made by Committee Member Seth Mitchell, seconded by Member Joe DeCola, to approve the Consent Agenda.

VOTE: 6-0; Motion Passed.

REVIEW OF COMMITTEE ACTIONS ITEMS

4. Semiannual Report from the September 2022.

Paul Mebane, Chairman, went over the semiannual report submitted to City Council on October 6, 2022.

REVIEW OF CAPITAL IMPROVEMENT PROJECTS

5. Wastewater Treatment Plant Solids Handling Improvements. (Not an Impact Fee Project)

Julio Colunga, Assistant Director of Public Works, informed the Committee that the City has received the equipment for the project and that the City is waiting on the completion of a roof for the platform. Mr. Colunga anticipates a project completion date in May 2023.

Vice Chairperson, Chris Weigand, arrived at 9:04 PM.

Committee Member Marcus Garcia arrived at 9:05 PM.

6. Balcones Creek Waterline Project. (Not an Impact Fee Project)

Julio Colunga, Assistant Director of Public Works, informed the committee that there have been no outages to any residents as a result of this project. He expects completion in about two weeks.

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

Julio Colunga, Assistant Director of Public Works, explained that the design phase is at 30% and comments have been provided to the architect. The City expects that the design will be completed this year and construction beginning in 2024.

UPDATE ON IMPACT FEE CAPITAL PROJECTS

8. Capital Improvement Projects Summary:

- o **Water CIP with Map**
- o **Wastewater CIP with Map**

Grant Watanabe, P.E., Director of Public Works & Engineering Services, presented to the Committee summaries of Water and Wastewater Capital Improvement Projects and explained expenses.

9. Wastewater Treatment Plant Study.

Grant Watanabe, P.E., Director of Public Works & Engineering Services, informed that the Council was provided five options as a result of the study by Garver and chose to move forward with Option 1.

10. Elevated Storage Tank / Pressure Reducing Valves.

Katherine Schweitzer, P.E., Manager of Engineering Services, informed the Committee that this project has not advanced since the last meeting.

11. Plant 2 Hydropneumatic Tank.

Julio Colunga, Assistant Director of Public Works, notified the committee that this project has been completed and the final cost was below the amount budgeted. He invited the committee to come visit the site.

REVIEW OF AND LAND USE ASSUMPTIONS

12. Review of Land Use Assumptions (LUA) Update.

- o **LUA Summary - From August 1, 2022 through January 31, 2023**
- o **10 Year Projection / 2020-2030 Water and Wastewater Improvements Charts**

Sandra Gorski, Public Works Administrative Assistant, provided an update to the Committee regarding Land Use Assumptions and answered questions.

CONSIDERATION / DISCUSSION ITEMS

13. Recommendations to City Council for Semi-Annual Report.

The Committee agreed to include the following items on the Semiannual Report to Council:

- There has been no significant change in the Capital Improvement Plan or the Land Use Assumptions, and therefore there is no need for any change in the current Impact Fees.
- The Committee suggests advancing the timeline of an Impact Fee study to more closely align with increasing costs.

FUTURE MEETINGS

14. CIAC Semi-Annual Meeting September 7, 2023, at 9:00 AM.

Deputy City Secretary, Amanda Valdez, reminded members of the next CIAC committee meeting on September 7, 2023, at 9:00 AM.

ADJOURNMENT

CIAC Chairman, Paul Mebane, adjourned the meeting at 10:25 AM.

ATTEST:

Paul Mebane, Chairman

Christina Picioccio, TRMC
City Secretary

To: Honorable Mayor Gregory C. Maxton and City Council Members
City of Fair Oaks Ranch

**Capital Improvements Advisory Committee Semiannual Progress Report
March 2, 2023 Meeting**

Overview:

A Capital Improvements Plan is required by LGC § 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties and Certain other Local Governments*. The plan is to identify capital improvements or facility expansions required by new service units projected; and to include a description of the service area and projection of changes in land uses, densities, intensities, and populations in the service area over a 10-year period. Since the City imposes an impact fee, a periodic review shall be performed at least every five years to determine the need of updating the plans and/or impact fees.

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

The Code requires the governing body (City) to appoint a Capital Improvements Advisory Committee (CIAC). The CIAC serves in an advisory capacity and is established 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.

Progress Report:

Chairperson Mebane called the semi-annual CIAC meeting to order at 9:00 AM, Thursday, March 2, 2023. Below are the members present along with their designation and term expiration:

Paul Mebane, Chair (At Large) 9/30/25
 Vice Chair Chris Weigand (Real Estate) 9/30/23
 Joe DeCola (Real Estate) 9/30/24
 John Guidry (At Large) 9/30/24
 Seth Mitchell (At Large) 9/30/24
 Ben Koerner (At Large) 9/30/23
 Arthur Waterman (Building) 9/30/23
 Marcus Garcia (Development) 9/30/25

Chairperson Mebane declared a quorum present.

Absent was:

Dana Green (Development) 9/30/25

Council and Staff Present:

- Emily Stroup – Council Representative
- Gregory C, Maxton, Mayor
- Grant Watanabe, P.E. – Director of Public Works & Engineering Services
- Katherine Schweitzer, P.E. – Manager of Engineering Services
- Julio Colunga, Assistant Director of Public Works
- Sandra Gorski, Public Works Administrative Assistant
- Rosie Vela, Finance Director
- Amanda Valdez, TRMC – Deputy City Secretary

Following introductions, staff provided updates on Capital Improvement Plans and Impact Fee Capital Projects. Staff also provided an update on Land Use Assumptions and answered questions of the members.

COMMITTEE RECOMMENDATIONS:

1. While there have been no significant changes to the Capital Improvement Plan or Land Use Assumptions, it is recognized that costs are rising, and home building is slowing. We talked to Freese & Nichols about updating their 2019 Impact Fee Report. They indicated it would not be as simple as applying escalation factors across the board, and it would be better to have the Capital Improvement Plan project cost estimates and Land Use Assumptions updated to prepare a new report. It is recommended that the Water, Wastewater and Reuse Master Plan be updated in early FY23-24 to present new impact fee recommendations to Council in early 2025. [It is noted that New Braunfels recently updated their impact fees to a total of \$25,000 for both water and wastewater, compared to FOR's current \$15,000 for both.]
2. The 2022 Garver Wastewater Treatment Study recommended upgrading the existing wastewater treatment plant at an estimated cost of approximately \$17M. The cost of a new wastewater treatment plant (which is in the current Capital Improvement Plan prepared in 2019) was about \$18M. Garver estimated the cost of such a new plant now to be around \$50M. We have indications that construction costs have generally doubled compared to a few years ago.
3. The current Land Use Assumptions assume Fair Oaks Ranch buildout for water and wastewater infrastructure by 2033. Currently, the rate of home building is not keeping up with the progress to achieve this and is slowing with the economy. Tracking data of water and wastewater meters shows Fair Oaks Ranch homes requiring meters in 2022 to be about 50% of what it had been in the previous two years.
4. The Committee is open to supporting additional duties as assigned by the City Council. Per adopted Rules of Procedures, these may include reviewing proposed Capital Improvement Plans, providing written comments on those plans and monitoring and evaluating implantation of those plans.

The next Semi Annual CIAC meeting will take place on September 7, 2023.

Signed: Paul Mebane
 Paul Mebane, CIAC Chairperson

Date: 4/6/23



WWTP Solids Handling Improvements

Scope: Install volute dewatering press at existing WWTP to increase process efficiency and reduce hauling and disposal costs.

Cost: \$1,132,498 – Design & Construction

Design Firm: Malone & Wheeler, Inc., Austin, TX

Construction Firm: Udelhoven, Inc., Floresville, TX



Justification and Impact

- Current sludge hauling and disposal costs are \$300,000 per year and labor intensive. Fully automated system provides return on investment in under 4 years.
- Avoids use of sludge drying beds and generates low noise and odor, a source of frequent complaints from adjacent property owners.

Project Timeline (subject to change)

- Jun 2022 – Contract awarded
- Sept 2022 – Construction started
- June 2023 – Substantial completion
- October 2023 – Contract close-out (estimated)

% Completed: 95

Status Update: Unit is in operation. Ribbon-cutting ceremony held July 27th with City Council and neighbors.



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

Scope: Replace approximately 3,300 (LF) of waterline on Willow Wind Drive/Red Bud Hill and approximately 2,300 LF of waterline on Rolling Acres Trail.

Budget: \$1,570,910 – Design and Construction

Design Firm: Weston Solutions, Inc. , San Antonio, TX

Construction Firm: TBD (Bid in 2024)



Water line location (replacement in yellow)

Justification and Impact

- This project will address aging water mains that are known to be in poor condition
- These water mains have a history of main breaks (8-12 main breaks between both mains since 2016)
- Replacing these mains will reduce operation and maintenance costs, avoid disruptions to residents, and reduce total water loss
- The estimated combined construction cost is \$1,433,411

Project Timeline (subject to change)

- Nov. 2022 – Design contract awarded to Weston
- July 2023 – 90% design submitted
- Oct 2023 – 100% design complete (estimated)
- TBD 2024 – Bid and Construction award (estimated)

% Completed: 20 (currently in design phase)

Status Update: 90% Design received. City staff in contact with Raintree Woods HOA regarding project status.

Water Impact Fee and Project Summary

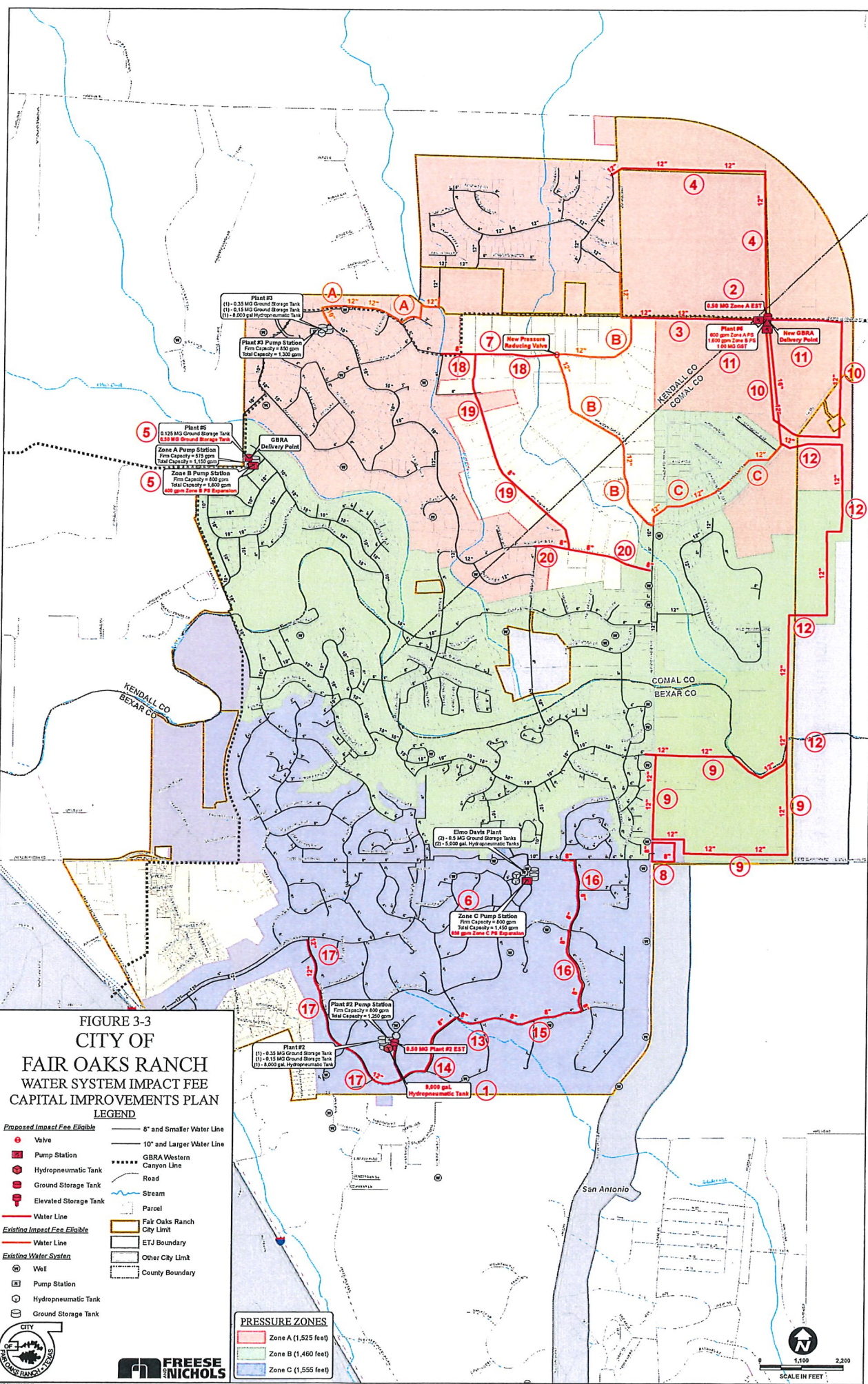
1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Groundwater Supply Facilities Component	Well # 36 - Deer Meadow	\$78,234
Groundwater Supply Facilities Component	Flow Lines Well - Deer Meadow	\$12,501
Groundwater Supply Facilities Component	FlowLines Well #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		\$168,661

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		\$1,091,720

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>Ammann Rd Elevated Storage Tank</i>	<i>Contribution-in-Aid Eligible Project</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

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	<i>0.5 MG Zone A Elevated Storage Tank</i>	<i>Contribution-in-Aid Eligible Project</i>	\$228,890 *
D	2020 Impact Fee Study		\$36,000
<u>Proposed Projects</u>			
1	9000 Gallon Plant #2 Hydropneumatic 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		-
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			\$907,448
Impact Fee Allowable Cost Limit Per Study			\$17,852,217
Impact Fees Collected			\$1,023,099

Total Contribution-in-Aid Eligible Costs (above) \$335,117 *



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	<u>\$25,943</u>
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	<u>\$134,064</u>
		\$581,264
Impact Fee Allowable Cost Limit Per Study		\$297,051
Impact Fees Collected		\$408,148

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 Postoak 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		\$169,978

2020 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
A Impact Fee Study		\$36,000
1 8-inch Gravity Line and Deommission Falls Lift Station		-
2 New 0.6 mgd WWTP and Deommission old WWTP		-
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		\$36,000
Impact Fee Allowable Cost Limit Per Study		\$10,705,092
Impact Fees Collected		\$716,100

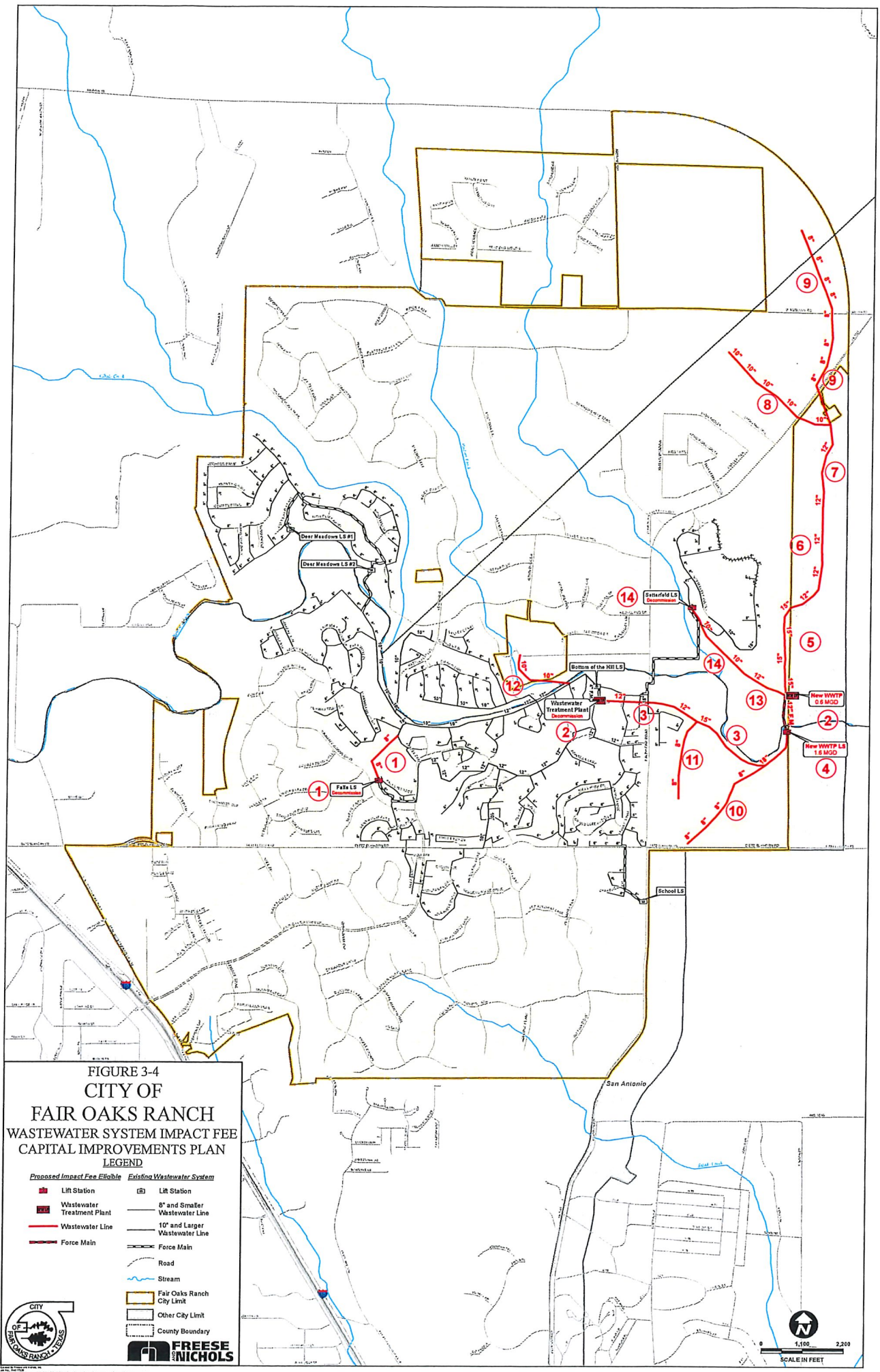


FIGURE 3-4
CITY OF
FAIR OAKS RANCH
WASTEWATER SYSTEM IMPACT FEE
CAPITAL IMPROVEMENTS PLAN
LEGEND

Lift Station	Lift Station
Wastewater Treatment Plant	8" and Smaller Wastewater Line
Wastewater Line	10" and Larger Wastewater Line
Force Main	Force Main
Road	Stream
Fair Oaks Ranch City Limit	Other City Limit
County Boundary	

FREESE & NICHOLS

SCALE IN FEET: 0, 1,000, 2,000



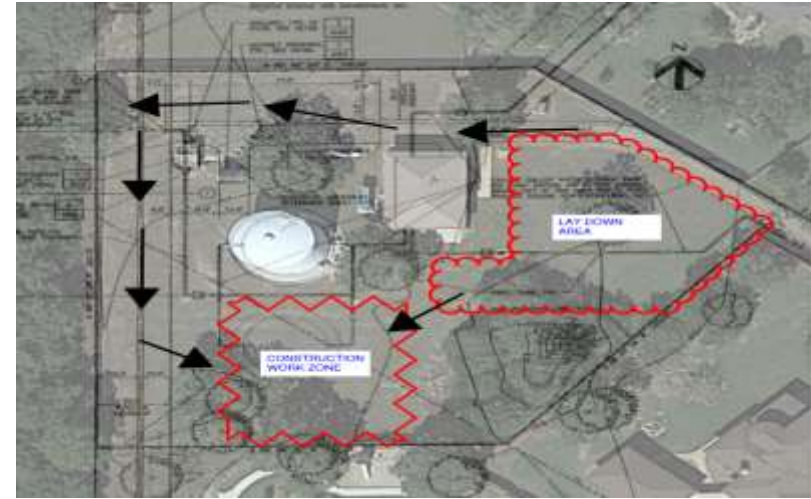
Water Plant 5 Ground Storage Tank

Scope: Construct a new 500,000 gallon Ground Storage Tank (GST) at Water Plant 5 to improve utility operations and resiliency during periods of high demand or extended power outages.

Budget: \$1,285,000 – Design and Construction

Design Firm: Maguire Iron, Inc., Sioux Falls, SD

Construction Firm: TBD (Bid in 2024)



Plant 5 GST Location

Justification and Impact

- The current tank is only 125,000 gallons and turns over multiple times a day. It is not capable of meeting peak demand needs or storing enough water for extended power outages.
- Plant 5 supplies GBRA water directly to Plant 3 (Zone A) and Plant 1 (Zones B and C). The additional storage will enable utility staff to pump water to where it is needed most.

Project Timeline (subject to change)

- July 2023 – Design awarded to Maguire Iron
- Sept 2023 – Design completion (estimated)
- TBD 2024 – Bid and construction award (estimated)

% Completed: 5

Status Update: Currently scheduling geotechnical investigation to inform tank foundation design.

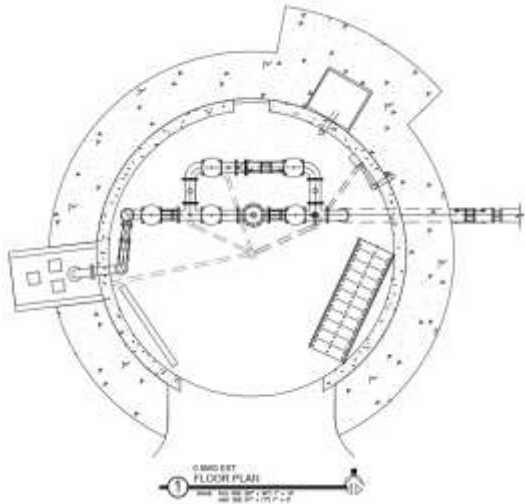
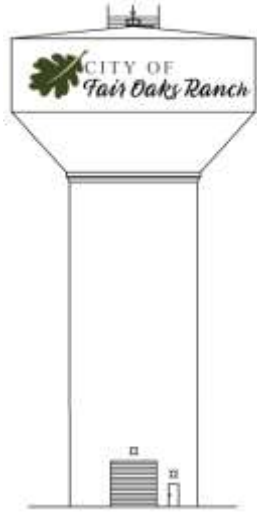


Elevated Storage Tank / Pressure Reducing Valves

Scope: Construct 500,000 gallon Elevated Storage Tank to improve water supply and pressure during peak demand and provide adequate fire protection, 12" water main to EST site and two system pressure reducing valves.

Budget: \$7,774,313 – Land Acquisition, Design and Construction

Design Firm: Kimley-Horn, Inc., San Antonio, TX



Justification and Impact

- Existing pump stations cannot support projected peak demands; system pressure within Zone A falls below minimum TCEQ requirement of 35 PSI.
- In addition to maintaining pressures above 35 PSI, elevated storage provides operational flexibility needed during emergencies, power outages, and drought.
- Current flow in large parts of City fall below the NFPA 1,000 gallons per minute minimum requirement to combat a house fire.

Project Timeline (subject to change)

TBD – Design completion pending final site confirmation



Wastewater Treatment Plant Phase 1 Expansion

Scope: Wastewater Treatment Plant (WWTP) Phase 1 Expansion improvements include Effluent Pump Station and conveyance system upgrades, Bottom of the Hill Lift Station upgrades, and odor control at the headworks

Cost: \$5,162,000 – Design and Construction

Consulting Firm: TBD



Aerial view of existing WWTP

Justification and Impact

- WWTP Expansion Study identified immediate needs to improve capacity and plant operations.
- Existing WWTP effluent pump station is undersized and cannot reach Blackjack effluent storage ponds. This bottleneck caused backups during high-flow events.
- Bottom of the Hill Lift Station is also undersized and large amounts of rags and wipes get caught in the pumps.

Project Timeline (subject to change)

- Feb 2023 – WWTP Expansion Study completed
- Sept 2023 – Design award (estimate)
- Aug 2024 – Design complete (estimate)
- TBD 2024 – Bid and construction award (estimate)

% Completed: 0

Status Update: Design fee negotiated, award pending Council approval on Sept 7th.

Land Use Assumptions Summary As Of July 31, 2023

Land Use Assumptions Summary Update for CIAC Meeting September 7, 2023

February 28, 2023 to July 31, 2023	NON Res	# OF RES	Improved	SAWS	Non Res	NO. OF CONNECTIONS		Total	NO. REMAINING ALLOWED		Total Water Connections
	Lots	LOTS		Improved	Water Conn	WATER	SEWER	Water	WATER	SEWER	
Grand Total Fwd	218	5970	4101	337	69	3138	1986	3207	1791	1431	3207
February 28, 2023	0	0	3	1	0	2	1	2	-2	-1	2
March 31, 2023	2	18	5	4	0	1	0	1	-1	0	1
April 30, 2023	0	0	11	10	0	1	1	1	-1	-1	1
May 31, 2023	0	0	8	5	0	3	1	3	-3	-1	3
June 30, 2023	1	26	9	8	1	1	1	2	-2	-1	2
July 31, 2023	0	0	16	14	0	1	1	1	-1	-1	1
February 2023 to July 2023	3	44	52	42	1	9	5	10	-10	-5	10
Grand Totals	221	6014	4153	379	70	3147	1991	3217	1781	1426	3217

Additions to LUA

- Elkhorn Ridge Unit 7 18 Residential Lots 2 Non-Residential Lots
- Elkhorn Ridge Unit 4 26 Residential Lots 1 Non-Residential Lot

Adjustments to LUA

Adjustments were made to the LUA as needed to adjust Lots per the Master Plan.

Summary: February 28, 2023 to July 31, 2023

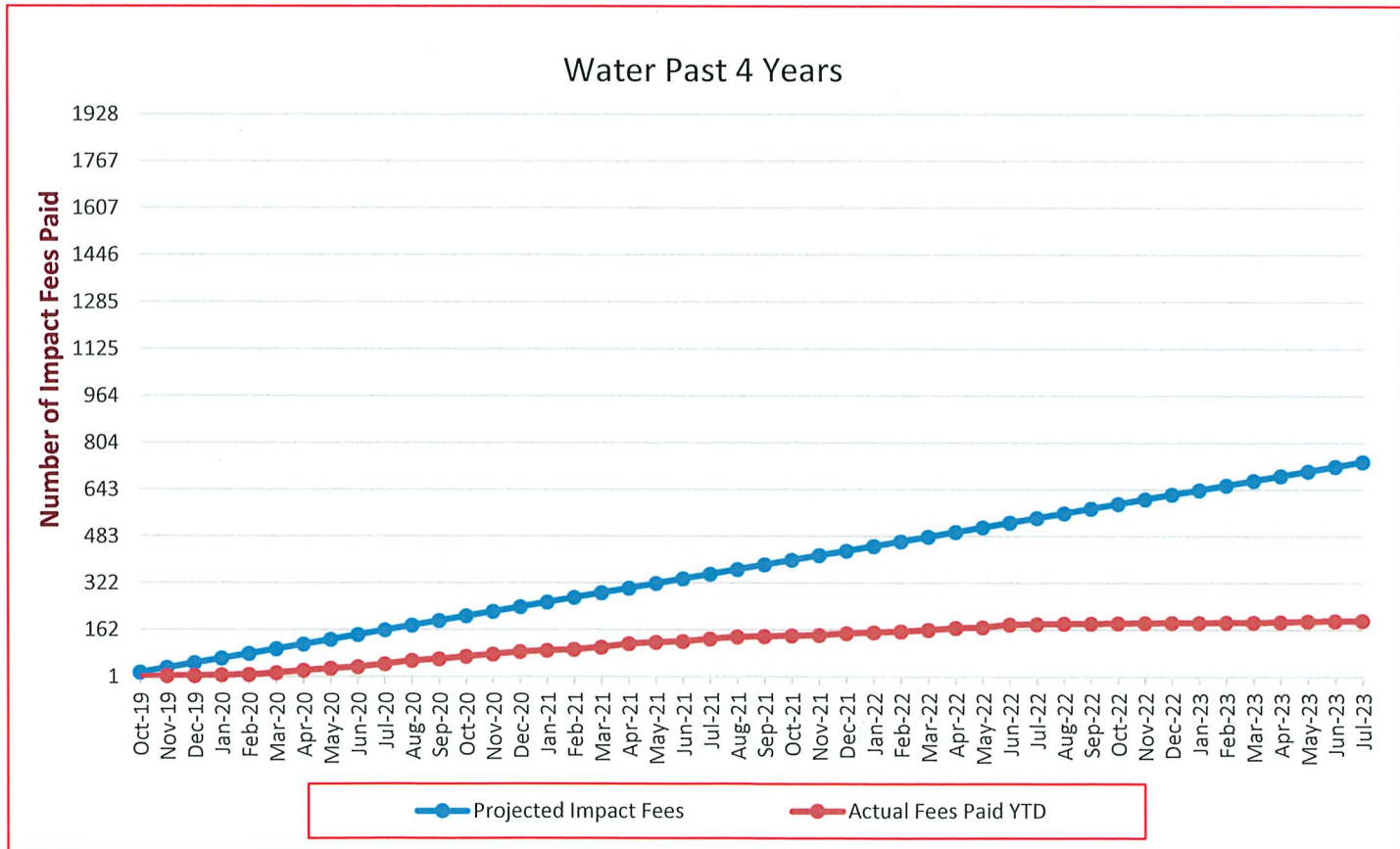
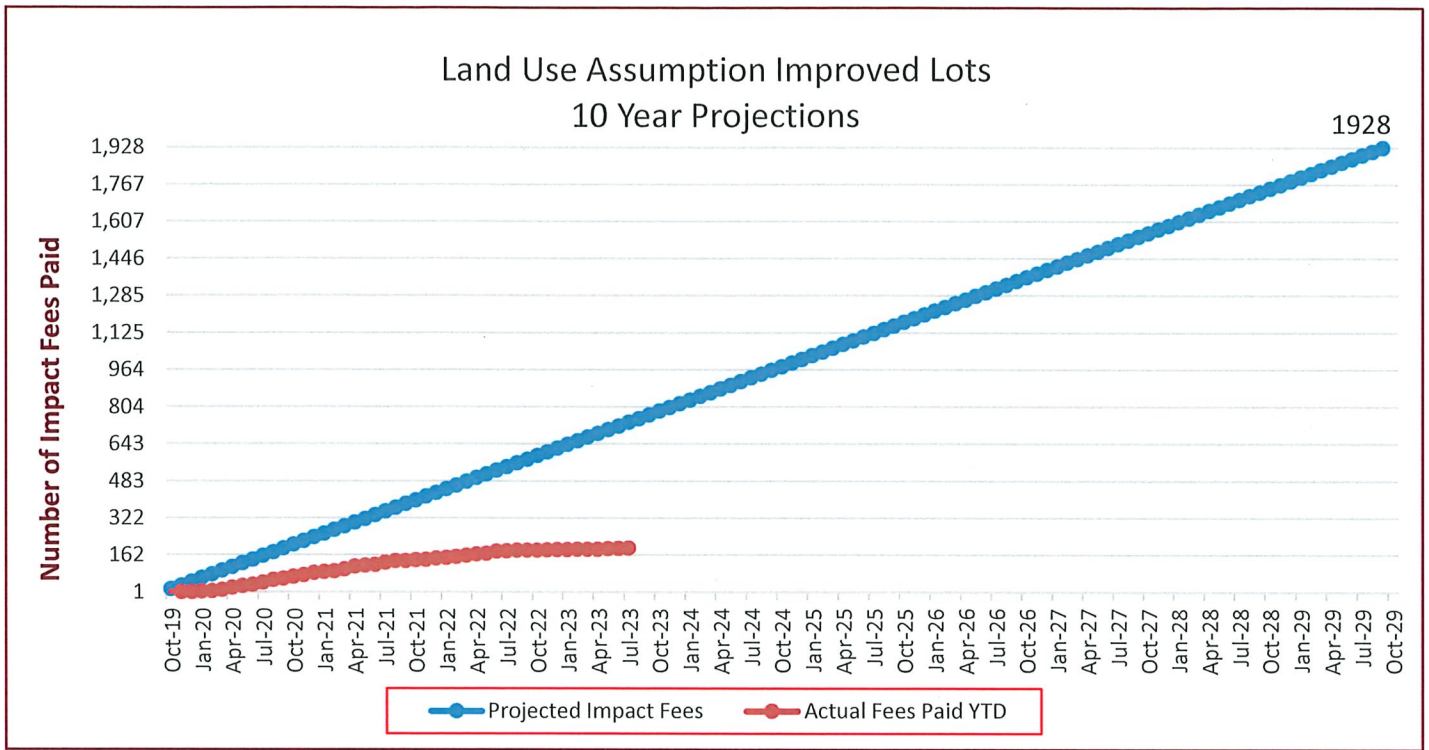
- 44 - Lots Added
- 52 - Improved Lots
- 9- Residential Water Connection Services Added
- 1 – Non-Residential Water Connection Services Added
- 5- Wastewater Connection Services Added

Land Use Assumptions Summary
As Of July 31,2023

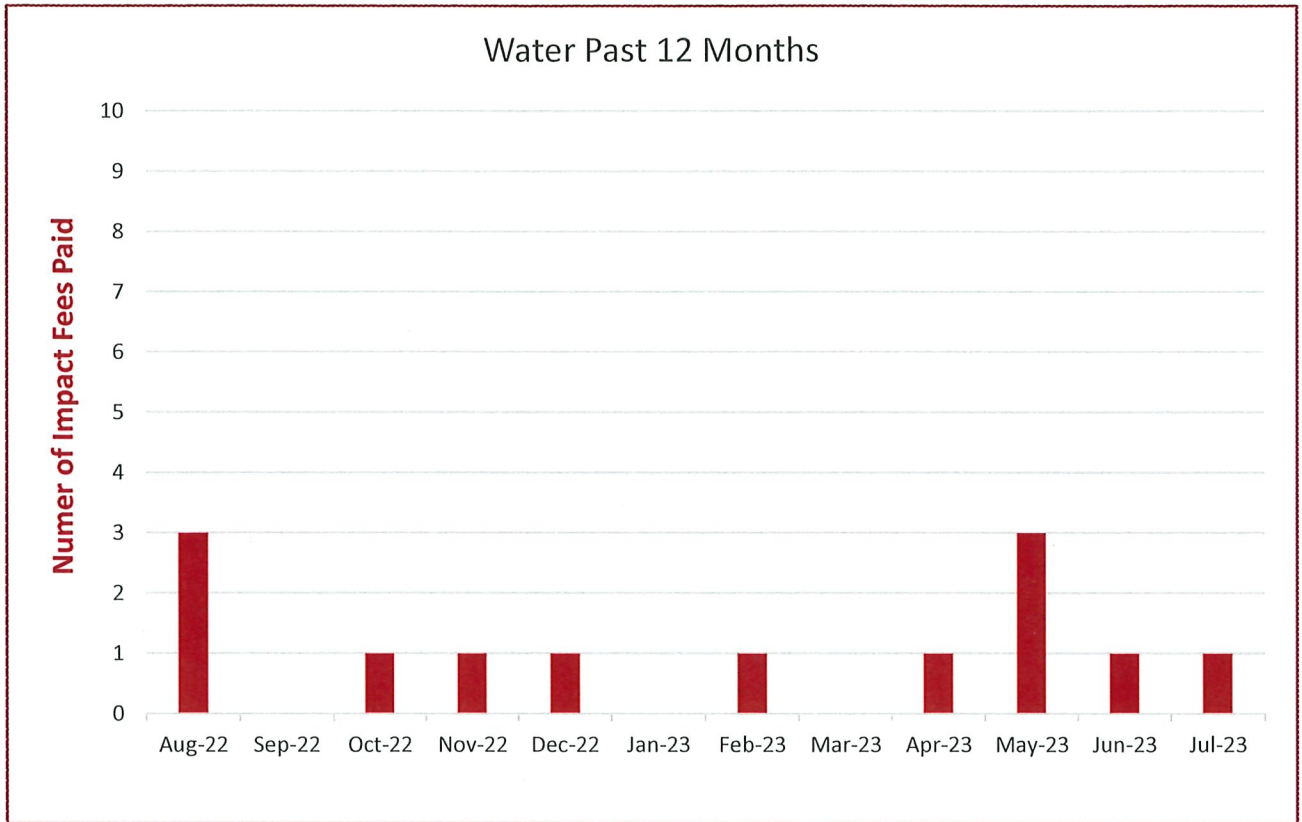
New Connections (October 2019 to July 2023)

New Water Connections with Impact Fees	193
New Water Connections W/O Impact Fees	<u>23</u>
Total Water Connections	216
New Wastewater with Impact Fees	161
New Wastewater W/O Impact Fees	<u>12</u>
Total Wastewater Connections	173
New Homes – No FORU Service (SAWS)	379
Total Improved Lots	595

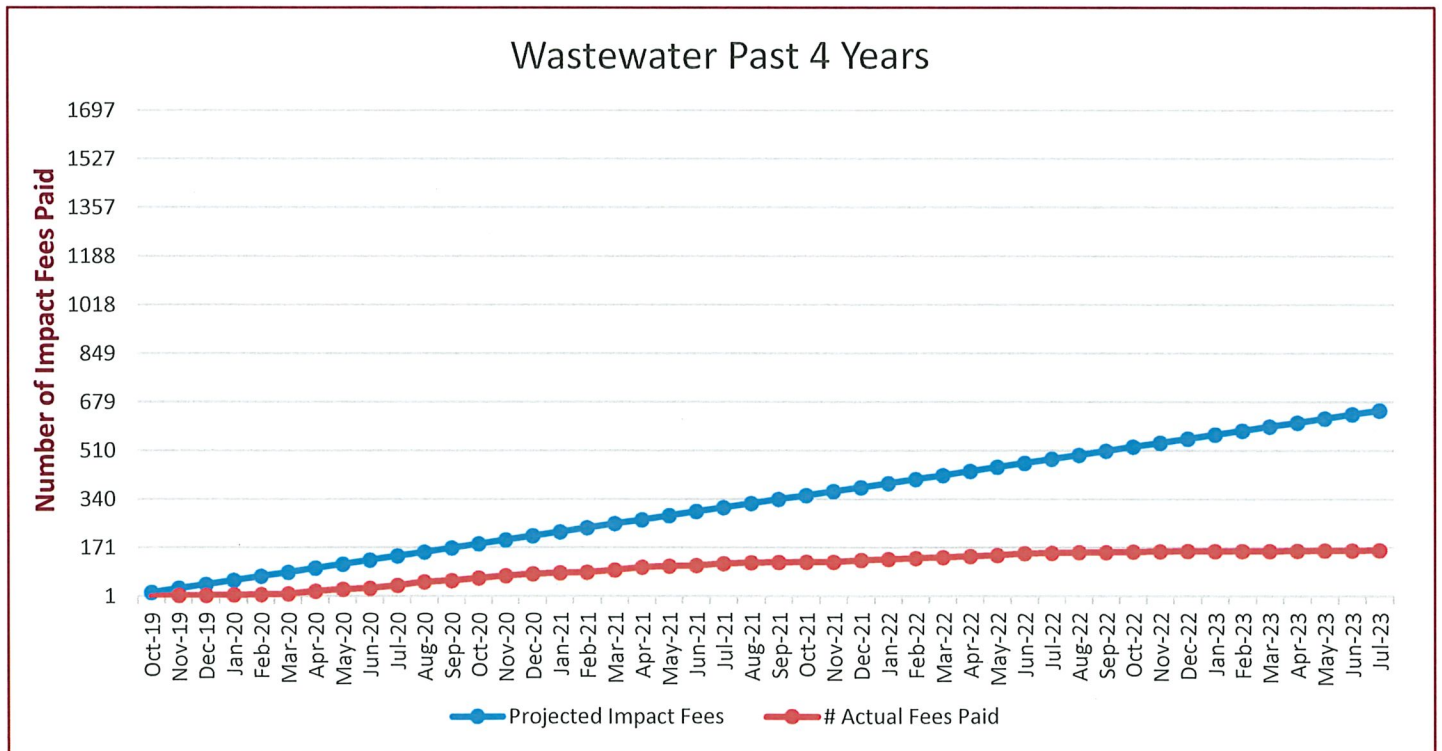
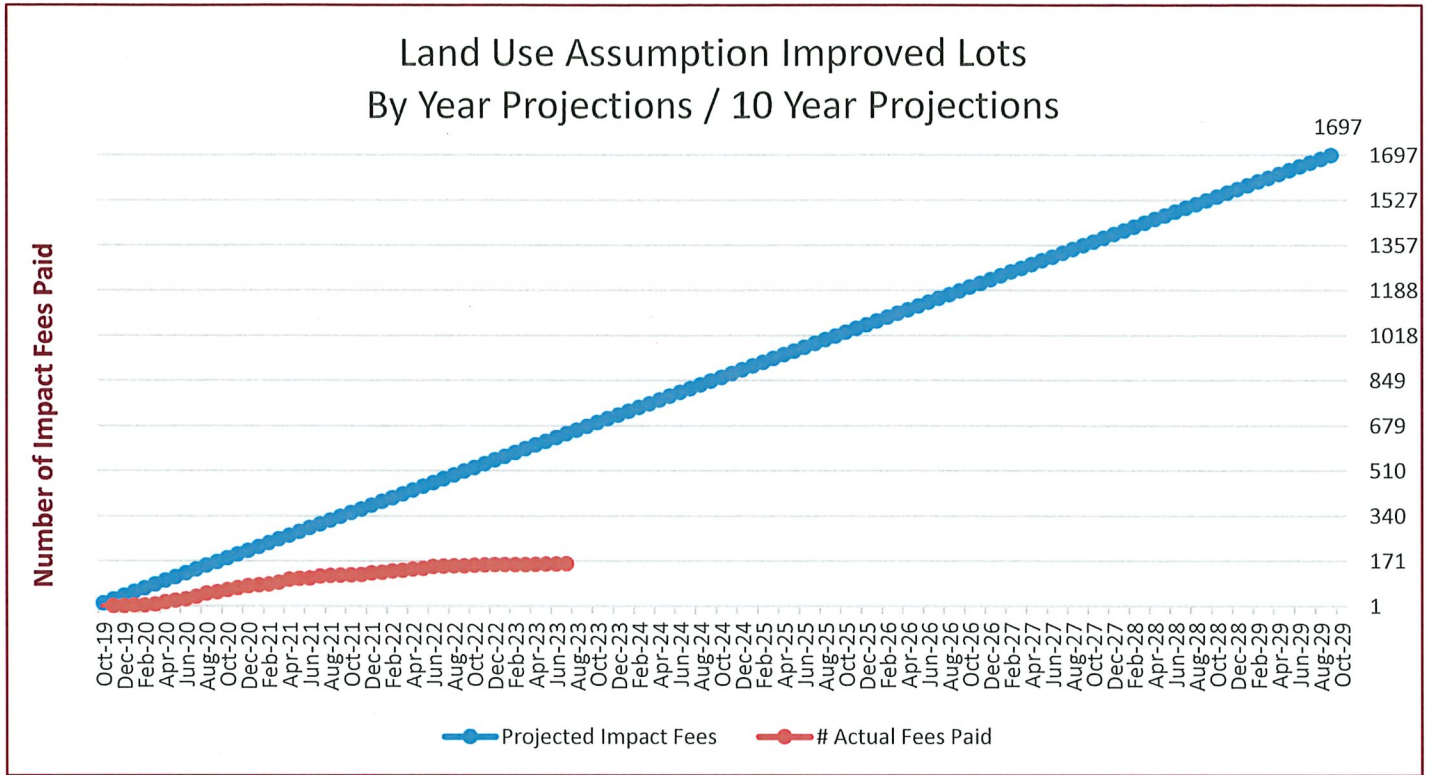
2019-2020 to 2029-2030 Combined Water Graphs



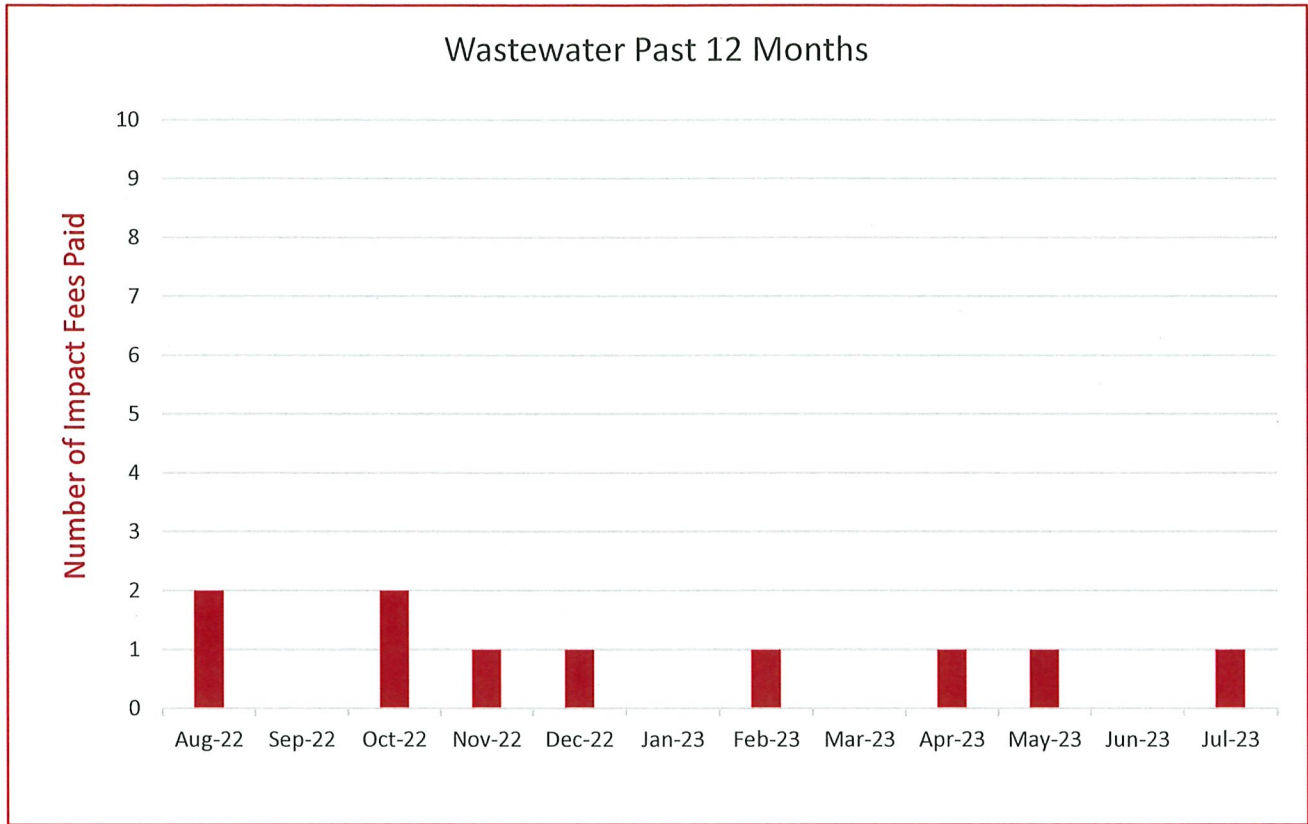
Water Graph August 2022 to July 2023



Combined WW Graphs 2019-2020 to 2029-2030



Wastewater Graph August 2022- July 2023



FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -
 Master adjusted to MP
 July 2023

COUNTY	SUBDIVISION ID	UNITS/SUBDIVISION	NON Res Lots	Non Res Conn	# OF RES	Improved	IMPACT FEES PAID		Non Res Water Conn	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
							WATER	SEWER		Res W	Total Water	SEWER	WATER
BEXAR	66	THE ARBORS - Unit 1	7	1	44	39	\$216,000.00	\$60,450.00	1	39	40	5	5
BEXAR	66	THE ARBORS - Unit 2	5		47	22	\$190,747.26	\$133,510.08		22	22	25	25
BEXAR	79	UNIT - B			66	65	\$0.00	\$0.00		65	65	3	3
BEXAR	108	UNIT - B1			71	70	\$0.00	\$0.00		70	70	1	1
BEXAR	111	UNIT - B2			55	53	\$0.00	\$0.00	3	53	56	2	2
BEXAR	115	UNIT - B3	1	1	99	90	\$0.00	\$0.00	1	90	91	9	9
BEXAR	106	UNIT - B4			62	62	\$0.00	\$0.00		62	62		
BEXAR	100	UNIT - B5			41	38	\$0.00	\$0.00		38	38	3	3
BEXAR	105	UNIT - B6			56	52	\$0.00	\$0.00	1	52	53	3	3
BEXAR	102	UNIT - B7			30	30	\$0.00	\$0.00		30	30		
BEXAR	102	UNIT - B8			2	1	\$0.00	\$0.00		1	1	1	1
BEXAR	102	UNIT - B13			1	1	\$0.00	\$0.00		1	1		
BEXAR	58	BLACKJACK ESTATES - UNIT 1			34	34	\$0.00	\$0.00		34	34	34	34
BEXAR	49	BLACKJACK ESTATES - UNIT 2	1	1	31	31	\$0.00	\$0.00	1	31	32	31	31
BEXAR	65	BLACKJACK OAKS - UNIT 1	1	1	57	57	\$0.00	\$0.00	1	57	58	57	57
BEXAR	65	BLACKJACK OAKS - UNIT 2			55	55	\$0.00	\$0.00		55	55	55	55
BEXAR	53	BLACKJACK OAKS - UNIT 3A	1	1	52	52	\$960.00	\$1,028.00	1	52	53	52	52
BEXAR	42	BLACKJACK OAKS - UNIT 3B	1	1	17	17	\$0.00	\$0.00	1	17	17	17	17
BEXAR	57	BLACKJACK OAKS - UNIT 3C			12	11	\$0.00	\$0.00		11	11	1	1
BEXAR	89	UNIT - C			55	52	\$0.00	\$0.00		52	52	3	3
BEXAR	103	CHARTWELL SUBDIVISION SD ID 103	2	1	32	30	\$0.00	\$0.00	1	30	31	30	2
BEXAR	117	CITY OF FAIR OAKS RANCH PROPERTIES	6	6	0	10	\$0.00	\$0.00	6	6	4	3	1
BEXAR	77	UNIT - D1 (THE GARDENS)			19	18	\$0.00	\$0.00		18	18	1	1
BEXAR	77	UNIT - D2 (THE GARDENS)	2	2	29	29	\$0.00	\$0.00	2	29	31	29	29
BEXAR	77	UNIT - D3 (THE GARDENS)			19	19	\$0.00	\$0.00		19	19	19	19
BEXAR	71	UNIT - D4			7	7	\$0.00	\$0.00		7	7	7	7
BEXAR	71	UNIT - E	4	4	46	45	\$0.00	\$0.00	4	45	49	47	47
BEXAR		ELKHORN RIDGE UNIT 1	7		61	58	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 2	3		18	18	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 3 - Recorded 7-1-20 // Amended Plat recorded 6/29/2021	4		15	15	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 4 - Recorded 6-16-23	1		26	4	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 5 - Recorded 5-6-2021	5		47	43	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 6A	1		15	15	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 6B	1		22	22	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 8	1		27	24	\$0.00	\$0.00					
BEXAR		Elkhorn Ridge Unit 7	2	0	18	5	\$0.00	\$0.00					
BEXAR		ELKHORN RIDGE UNIT 9	2		43	43	\$0.00	\$0.00					
BEXAR	ADD	EXECUTIVE PLAZA	1	1	0	0	\$0.00	\$0.00	1	1	1	1	1
BEXAR	87	UNIT - F1 (THE VILLAGE)	1	1	29	29	\$0.00	\$0.00	1	29	30	29	29
BEXAR	88	UNIT - F2	3		25	22	\$0.00	\$0.00		22	22	3	3
BEXAR		FAIR OAKS CONDOS	1	1	13	1	\$0.00	\$0.00	1	12	13	1	1
BEXAR	93	FAIR OAKS RETAIL, INC. (NOONERS)	1	1	1	1	\$0.00	\$0.00	1	1	2	1	* 2 Sewers
BEXAR		FAIR OAKS VILLAGE	4		4	4	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 1	4		55	55	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 2A	2		19	19	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 2B	2		26	26	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 3	2		56	56	\$0.00	\$0.00					
BEXAR		FRONT GATE Unit 4	6		65	63	\$0.00	\$0.00					
BEXAR		FRONT GATE Unit 5 - Recorded 4-30-2021	3		49	34	\$0.00	\$0.00					
BEXAR		Front Gate Unit 6 Recorded 10-4-2022	3		44	22	\$0.00	\$0.00					
BEXAR		FRONT GATE Unit 7 - Recorded 5/20/2022	5		20	15	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 8	4		48	48	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 9	3		54	54	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 10	3		44	44	\$0.00	\$0.00					
BEXAR		FRONT GATE UNIT 12	4		62	61	\$0.00	\$0.00					
BEXAR	97	UNIT - H			5	5	\$0.00	\$0.00		5	5	5	5
BEXAR	80	UNIT - I			6	6	\$0.00	\$0.00		6	6	6	6
BEXAR	90	UNIT - J			32	30	\$0.00	\$0.00		30	30	2	2
BEXAR	73	UNIT - L			20	20	\$0.00	\$0.00		20	20	20	20
BEXAR	98	UNIT - M	2	2	26	26	\$0.00	\$0.00	2	26	28	29	29
BEXAR	86	UNIT - N			44	44	\$0.00	\$0.00		44	44	44	44
BEXAR	63	UNIT - O			32	32	\$0.00	\$0.00		32	32	32	32

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -
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 July 2023

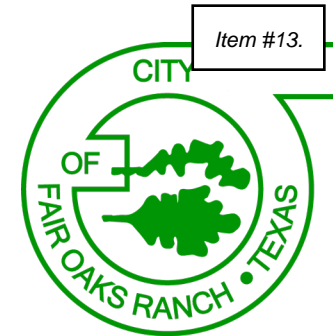
COUNTY	SUBDIVISION ID	UNITS/SUBDIVISION	NON RES Lots	NON RES Conn	# OF RES LOTS	Improved	IMPACT FEES PAID		Non Res Water Conn	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
							WATER	SEWER		Res W	Total Water	SEWER	WATER
BEXAR	63	UNIT - O2	1	1	6	7	\$0.00	\$0.00	1	6	7	7	7
BEXAR	92	OAKWOOD HEIGHTS - UNIT 1	BOTH		59	57	\$0.00	\$0.00		57	57	2	2
BEXAR	92	OAKWOOD HEIGHTS - UNIT 2	BOTH		30	29	\$0.00	\$0.00	2	29	31	1	1
BEXAR	72	UNIT - P	BOTH		25	25	\$0.00	\$0.00		25	25	0	0
BEXAR	74	UNIT - P2	BOTH		8	8	\$0.00	\$0.00		8	8	0	0
BEXAR	109	UNIT - PFE (LESLIE PFEIFFER)	WATER		25	22	\$0.00	\$0.00	1	21	22	4	0
BEXAR	113	PFEIFFER RANCH CORNERS - UNIT 1	SAWS				\$0.00	\$0.00		0	0	0	0
BEXAR	116/114	PFEIFFER RANCH CORNERS - UNIT 2	SAWS				\$0.00	\$0.00		0	0	0	0
BEXAR	67	UNIT - Q	BOTH		22	22	\$0.00	\$0.00		22	22	0	0
BEXAR	75	RAINTREE WOODS - UNIT A	WATER		82	82	\$0.00	\$0.00		82	82	0	0
BEXAR	75	RAINTREE WOODS - UNIT AA	WATER		28	28	\$0.00	\$0.00		28	28	0	0
BEXAR	75	RAINTREE WOODS - UNIT AB	WATER		53	50	\$0.00	\$0.00		50	50	3	0
BEXAR	75	RAINTREE WOODS - UNIT AC	WATER		43	43	\$0.00	\$0.00	0	44	44	0	0
BEXAR	75	RAINTREE WOODS - UNIT AD	WATER		7	7	\$0.00	\$0.00		7	7	0	0
BEXAR	75	RAINTREE WOODS - UNIT AE	WATER		13	13	\$0.00	\$0.00	1	13	14	6	0
BEXAR	75	RAINTREE WOODS UNIT REF	WATER		9	9	\$0.00	\$0.00		9	9	0	0
BEXAR	64	UNIT - R	BOTH		31	28	\$0.00	\$0.00	1	28	29	3	3
BEXAR	64	UNIT - S	BOTH		19	18	\$0.00	\$0.00		18	18	1	1
BEXAR	70	UNIT - T	BOTH		7	7	\$0.00	\$0.00		7	7	0	0
BEXAR	95	THE CROSSING	BOTH		16	16	\$0.00	\$0.00	1	16	17	16	0
BEXAR	82	THE FALLS	BOTH		31	30	\$0.00	\$0.00	1	30	31	30	1
BEXAR	99	THE FOUNTAINS	BOTH		30	26	\$28,800.00	\$30,840.00	2	26	28	26	4
BEXAR		THE WOODS - UNIT 1	SAWS		92	92							
BEXAR		THE WOODS - UNIT 2	SAWS		50	49							
BEXAR		THE WOODS - UNIT 3	SAWS										
BEXAR		THE WOODS - UNIT 4 - GREENWOOD	SAWS		34	34		0					
BEXAR	96	UNIT - V	BOTH		8	7	\$0.00	\$0.00		7	7	1	1
BEXAR	68	UNIT - W	BOTH		29	29	\$0.00	\$0.00		29	29	29	29
BEXAR	101	WINDERMERE SUBDIVISION - UNIT 1	W + BOTH		45	42	\$0.00	\$0.00	1	42	43	2	3
BEXAR	104	WINDERMERE SUBDIVISION - UNIT 2	BOTH		59	55	\$1,669.58	\$1,006.95	1	55	56	50	4
BEXAR	118	BISD FOR Elem	W&WW		1	1			1	1	1	1	1
2 Bexar	84	Fire Stations SD ID 84			2	2			1	1	1	0	1
BEXAR COUNTY -			145	43	2,968	2,792	\$ 438,176.84	\$ 226,835.03	43	1,865	1,908	1,189	65
Bexar	69	Louis Voelcker Const. DA 252148 35.74 ac SU 69 Parcel 35			8	1				1	1	0	0
BEXAR COUNTY - D.A. in ETJ TOTALS			0	0	9	1	0	0	0	1	1	0	8
BEXAR COUNTY TOTALS			145	43	2,977	2,793	\$438,176.84	\$226,835.03	43	1,866	1,909	1,189	65
COMAL	16	Ralph Fair Road			0	0				0	0	0	1
COMAL	29	UNIT - C1	WATER		26	25	\$4,140.00	\$0.00	0	6	6	0	1
COMAL	35	UNIT - C2	WATER		16	15	\$0.00	\$0.00	0	15	15	0	0
COMAL	44	UNIT - C3	WATER		8	9	\$1,439.00	\$0.00	1	8	9	0	0
COMAL	44	UNIT - C4	WATER		34	32	\$0.00	\$0.00	0	32	32	0	2
COMAL	46	UNIT - C5	WATER		12	10	\$0.00	\$0.00	0	10	10	0	0
COMAL	NONE	UNIT - C6	WATER		2	0	\$0.00	\$0.00	2	0	2	0	0
COMAL	43	UNIT - C7 (CIBOLO TRAILS 1)	BOTH		42	42	\$41,029.58	\$42,126.95	1	41	42	42	0
COMAL	43	UNIT - C8 (CIBOLO TRAILS 2)	BOTH		62	59	\$100,425.22	\$59,410.05	2	59	61	59	3
COMAL	61	UNIT - C9 (CIBOLO TRAILS UNIT 3)	BOTH		38	38	\$63,444.04	\$38,264.10	0	38	38	38	0
COMAL	NONE	UNIT - C10 (7.71 AC.) - CIBOLO FORHOA Walking Path	NONE		0	0			0	0	0	0	0
COMAL	54	UNIT - C11	BOTH		1	0	\$0.00	\$0.00	0	0	0	0	1
COMAL	57	UNIT - C12 (TRAILSIDE)	BOTH		31	31	\$51,756.98	\$31,215.45	1	31	32	31	0
COMAL	50	UNIT - C13 (TRAILSIDE)	BOTH		19	19	\$31,722.02	\$19,130.79	0	19	19	19	0
COMAL	52	UNIT - C14 (RIVER VALLEY) - UNIT 1 29.98 AC.	BOTH		66	66	\$111,861.86	\$66,458.28	2	66	68	66	0
COMAL	NONE	UNIT - C15 (RIVER VALLEY) - UNIT 2 6/29/20	BOTH		47	47	\$409,176.09	\$285,226.08	1	47	48	47	0
COMAL	31	CIBOLO GREEK COMMUNITY CHURCH PROPERTIES	WATER		15	0	\$0.00	\$0.00	0	0	0	0	15
COMAL	25	OAK BEND ESTATES	WATER		118	0	\$0.00	\$0.00	1	0	1	0	118
COMAL	39	SETTERFELD ESTATES - UNIT 1A	WATER		4	3	\$5,008.74	\$1,006.95	0	3	3	1	0
COMAL	39	SETTERFELD ESTATES - UNIT 1	BOTH		55	55	\$91,826.90	\$55,382.25	3	55	58	55	0
COMAL	39	SETTERFELD UNIT 2	BOTH		54	54	\$90,157.32	\$54,375.30	0	54	54	54	0
COMAL	39	SETTERFELD ESTATES UNIT 3	BOTH		4	4	259200	74400	0	48	48	48	0
COMAL	39	SETTERFELD ESTATES 4	BOTH		48	48	\$416,175.84	\$291,294.42	0	48	48	48	0
COMAL	24	THE ENCLAVE Ralph Fair LLC	WATER		15	13	\$21,704.54	\$0.00	0	13	13	0	2
COMAL	23	First Baptist, 10 acres	Water		3	3			0	0	0	0	3
COMAL	27	MINAHAN 40 ACRES	Water Only		26	0	0	0	0	0	0	0	26

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET -
 Master adjusted to MP
 July 2023

COUNTY	SUBDIVISION ID	UNITS/SUBDIVISION	NON RES Lots	Non Res Conn Connections	# OF RES	Improved	IMPACT FEES PAID		Non Res Water Conn	NO. OF CONNECTIONS		NO. REMAINING ALLOWED		
							WATER	SEWER		Res W	Total Water	SEWER	WATER	SEWER
COMAL	34	PENNINGTON 10.0 ACRES	54	14	791	614	\$1,695,068.13	\$1,018,290.62	14	593	607	508	179	49
COMAL COUNTY -			0	0	6	1			0	1	1	0	5	6
COMAL	55	Powell 33.3 ac 30260 Saratoga	0	0	1	1			0	1	1	0	0	0
COMAL	55	J. FAIR - GUEST HOUSE- DA- 105768 2.17 ac.	0	0	1	1			0	1	1	0	0	0
COMAL	55	J. FAIR - River Rock Center 2.13 ac - DA -	0	0	1	1			0	1	1	0	0	1
COMAL	55	Ralph Fair 4.8 ac (45.39 ac Sold & Split)	0	0	1	0			0	0	0	0	1	1
COMAL	55	Epple 6.99 Acres	0	0	3	1			0	1	1	0	2	3
COMAL	55	Epple 15.29 Acres was Grangean 30261 Saratoga sold to Epple	0	0	39	0			0	0	0	0	39	39
COMAL	28	WHITWORTH, NOLL & NOLL - DA 282.56 ac Parcel 14 SDID 28	1	1	0	0			1	0	1	0	0	0
COMAL	84	Firestation # 3 City 30955 MCT SD ID 84	1	1	52	4	\$0.00	\$0.00	1	4	5	0	48	51
COMAL COUNTY - IN ETJ - W/ DEVELOPMENT AGREEMENTS 12/2017			55	15	843	618	\$1,695,068.13	\$1,018,290.62	15	597	612	508	227	100
COMAL COUNTY TOTALS														
KENDALL	19	UNIT - K1	0	0	63	58	\$0.00	\$0.00	0	4	4	0	0	0
KENDALL	14	UNIT - K2	0	0	58	53	\$0.00	\$0.00	0	53	53	0	5	0
KENDALL	21	UNIT - K3	0	1	33	31	\$0.00	\$0.00	1	31	32	0	2	0
KENDALL	32	UNIT - K4	0	0	28	23	\$0.00	\$0.00	0	23	23	0	5	0
KENDALL	26	UNIT - K5	0	0	36	35	\$0.00	\$0.00	0	35	35	0	1	0
KENDALL	20	UNIT - K6	0	1	93	88	\$0.00	\$0.00	1	88	89	0	5	0
KENDALL	22	UNIT - K7	0	0	4	4	\$0.00	\$0.00	0	4	4	0	0	0
KENDALL	36	UNIT - K8	0	0	3	2	\$0.00	\$0.00	0	3	3	0	0	0
KENDALL	30	DEER MEADOW ESTATES - UNIT 9	5	5	90	89	\$960.00	\$1,028.00	5	89	94	89	1	1
KENDALL	30	DEER MEADOW ESTATES - UNIT 10	2	0	56	56	\$55,199.00	\$57,568.00	0	56	56	56	2	2
KENDALL	30	DEER MEADOW ESTATES - UNIT 11	2	0	39	37	\$34,560.00	\$37,008.00	0	37	37	37	2	2
KENDALL	30	DEER MEADOW ESTATES - UNIT 12	1	1	67	64	\$107,812.54	\$64,465.90	1	64	65	65	2	3
KENDALL	30	DEER MEADOW ESTATES - UNIT 13	3	0	51	48	\$79,430.26	\$48,354.65	0	47	47	47	4	4
KENDALL	NONE	UNIT - 14 (9.66 AC.) - CIBOLO FORHOA Walking Path												
KENDALL	NONE	K-15 EXTENSION OF COMAL COUNTY 1.86 ac UNIT-13 (within 100 yr floodplain)												
KENDALL	3	STONE CREEK RANCH - UNIT 1	6	4	141	130	\$220,384.93	\$0.00	4	130	134	0	11	0
KENDALL	3	STONE CREEK RANCH - UNIT 1A	1	0	6	0	\$0.00	\$0.00	0	0	0	0	6	0
KENDALL	3	STONE CREEK RANCH - UNIT 2A	1	0	29	19	\$31,722.02	\$0.00	0	19	19	0	10	0
KENDALL	3	STONE CREEK RANCH - UNIT 2B	0	0	60	0	\$0.00	\$0.00	0	0	0	0	60	0
KENDALL COUNTY			21	12	859	737	\$530,068.75	\$208,424.55	12	683	695	294	116	12
KENDALL	6	The Reserve Sub Division 6	0	0	645	0	0	0	0	0	0	0	645	645
KENDALL	38	Pennington 5.ac - Parcel 39 SD ID 38	0	0	1	0	0	0	0	0	0	0	1	0
KENDALL	9	Hamilton- DA- 46193 62.94 ac SD 9 Parcel 1	0	0	11	0	0	0	0	0	0	0	11	0
KENDALL	12	G. Trace - DA - 3.88 ac 6.02 ac SD 12 Parcel 4	0	0	2	0	0	0	0	0	0	0	2	0
KENDALL - IN ETJ W/ DEVELOPMENT AGREEMENTS 12/2017			21	12	1,518	737	\$530,068.75	\$208,424.55	12	683	695	294	775	657
KENDALL COUNTY TOTALS														
COUNTY					# OF	IMPROVED	WATER	SEWER		WATER	SEWER		WATER	SEWER
BEXAR	BEXAR		145	43	2,977	2,793	\$438,176.84	\$226,835.03	43	1,866	1,909	1,189	105	65
COMAL	COMAL		55	15	843	618	\$1,695,068.13	\$1,018,290.62	15	597	612	508	227	100
KENDALL	KENDALL		21	12	1,518	737	\$530,068.75	\$208,424.55	12	683	695	294	775	657
LOT INVENTORY COUNT		TOTALS	221	70	5,338	4,148	\$2,667,313.72	\$1,453,550.20	70	3,146	3,216	1,991	1,107	822
		TOTALS FORWARD	221	70	5,338	4,148	\$2,667,313.72	\$1,453,550.20	70	3,146	3,216	1,991	1,107	822
County		Subdivisions & Parcels on Master Plan not identified above			# Lots								Water	WWW
B/C	59	Parcel 19 67.49 ac			15								15	15
Bexar	62	Parcel 20 19.2 ac			4								4	4
Bexar	76	Parcel 21 4.8 ac			6								6	6
Bexar	83	Parcel 22 - Corley Prop 160.9 ac			215								215	215
Bexar	91	Parcel 23 Botanica 16.06 acres 61?			61								61	61
Bexar	94	Parcel 24 Botanica 3.32 acres 61?			61								61	61
Bexar	112	Parcel 25 4.72 acres 61 comms?			3								3	3
Bexar	106	Parcel 34 12.52 ac			17								17	0

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 July 2023

COUNTY	SUBDIVISION ID	UNITS/SUBDIVISION	NON Res Lots	Non Res Conn Connections	# OF RES LOTS	Improved	IMPACT FEES PAID		Non Res Water Conn	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
							WATER	SEWER		Res W	Total Water	SEWER	WATER
Bexar	60	4.53 Acres of 12.52 Pfeiffer Ranch Unit 1A 3913 Fair Oaks Parkway Parcel 36 100.96 acres			1	1			1	1		22	0
		Bexar Totals			466	1			1	1		465	423
Comal	11	Parcel 09			6							6	6
Comal	8	Parcel 10			9							9	9
Comal	17	Parcel 12			36							36	36
Comal	18	Parcel 13			10							10	10
Comal	37	Parcel 15			33							33	33
Comal	41	Parcel 16			7							7	7
Comal	47	Parcel 17			7							7	7
Comal	51	Parcel 18			9							9	9
Comal	48	Parcel 42 3.88 acres			1							1	0
		Comal Totals			118							118	117
Kendall	10	Parcel 02			10							10	0
Kendall	7	Parcel 03			2	1			0	0		2	0
Kendall	13	Parcel 05			4							4	0
Kendall	2	Parcel 06			25							25	25
Kendall	4	Parcel 07			19							19	19
Kendall	5	Parcel 08 MP Addition Error/ Corrected			3							3	3
Kendall	15	Parcel 11			16							16	16
Kendall	33	Parcel 37 9.44 acres Yanti /Paul S			2							2	0
Kendall	38	Parcel 39 Pennington 5 Acres			1							1	0
Kendall	40	Parcel 40 24.76 acres			6							6	0
Kendall	45	Parcel 41 6.46 acres			1							1	0
		Kendall Totals			89	1						89	63
		Grand Totals	221	70	6,011	4,150	\$2,667,313.72	\$1,453,550.20	70	3,147	3,217	1,779	1,425
								3,217					

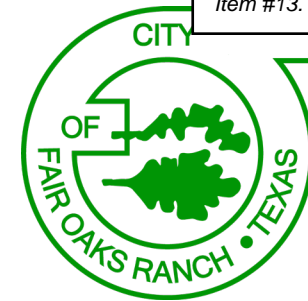


FY 2023-24

CIP Proposed Budget

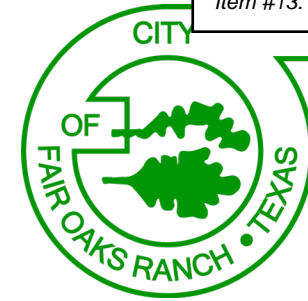
Presented by Scott Huizenga, Interim City Manager

September 7, 2023



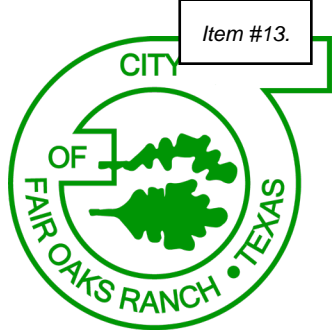
CIP Assumptions and Methodology

- Uses Council-adopted CIP priorities
- Combination of cash and debt financing
- 20-year debt financing
- Phase-in of projects over five-year period

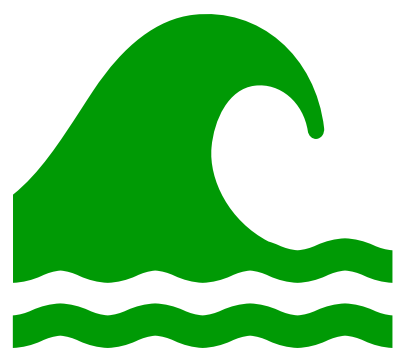


Available Funding Sources

- Unallocated General Fund Surplus
- Utility Capital Reserve Fee
- Utility Impact Fees
- Debt Issuance
 - General Obligation (GO) Bond — Election required; not typically used to fund utility improvements)
 - Certificate of Obligation (CO) — No election required, but voters retain the right of referendum
 - Revenue Bond — No election required; supported by utility revenue
 - Tax Notes — No election required, not subject to referendum by the citizens, maximum maturity of 7 years

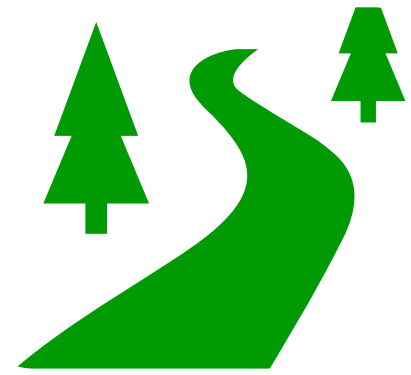


Approved Five-Year CIP Projects



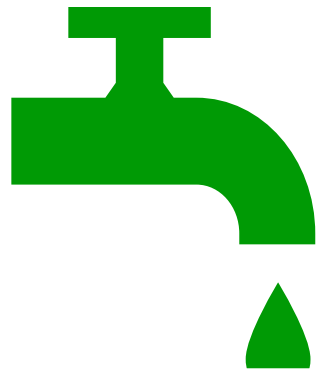
Drainage

- 10 Projects
- \$2.4 million



Roadways

- 3 projects
- \$10.5 million



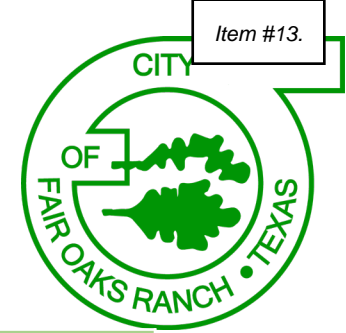
Water/Wastewater

- 20 Projects
- \$20.1 million



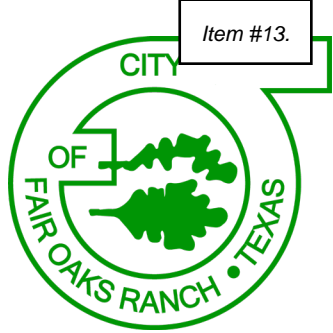
Buildings

- 1 project
- \$800,000



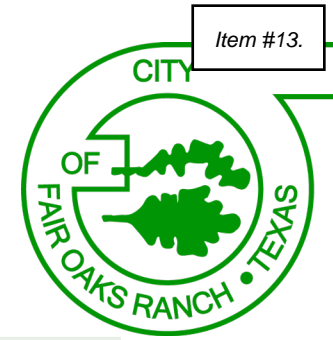
Drainage

	2023	2024	2025	2026	2027	2028
Drainage 7840 Silver Spur Trail (Drainage CIP # 17)	28,796	-	-	-	-	-
Drainage 29010 Tivoli Way (Drainage CIP #34)	1,200,000	-	-	-	-	-
Drainage 7967 Turf Paradise Lane (Drainage CIP #37)	94,000	-	-	-	-	-
Drainage 7820 Rolling Acres Trail (Drainage CIP #5)	250,000	-	-	-	-	-
Drainage Rockinghorse Lane (Drainage CIP #61)	29,609	-	-	-	-	-
Drainage 28907 Chartwell Lane (CIP #35)	-	64,829	260,000	-	-	-
Drainage 8622 Delta Dawn (CIP# 15)	-	245,000	-	-	-	-
Drainage 8472 Rolling Acres Trail (CIP# 2)	-	-	65,000	150,000	-	-
Drainage 8040 Rolling Acres Trail (CIP# 4)	-	-	65,000	150,000	-	-
Drainage 7740 Pimlico Lane (CIP# 42)	-	-	109,465	-	-	-
Drainage 7420 Rolling Acres Trail (CIP#6)	-	-	-	108,867	108,867	510,000
Drainage 8426 Triple Crown (CIP# 41)	-	-	-	-	225,000	-
Drainage 8312 Triple Crown (CIP #43)	-	-	-	-	240,000	-
Drainage 29314 Sumpter Drive (CIP# 32)	-	-	-	-	-	61,829
Drainage 32030 Scarteen (CIP# 53)	-	-	-	-	-	61,829
Total Drainage	1,602,405	309,829	499,465	408,867	573,867	633,658



Roadways and Buildings

	2023	2024	2025	2026	2027	2028
Modify Chartwell and Dietz Intersection	98,126	-	-	-	-	-
Dietz Elkhorn Roadway reconstruction	300,915	309,235	253,128	1,843,760	1,843,760	-
Post Oak Tr Roadway reconstruction, TX Dot Grant	875,000	-	-	-	-	-
Connect sidewalk between Elkhorn Ridge subdivision	15,000	300,000	-	-	-	-
Battle Intense Reconstructing sidewalk curb.	54,500	-	-	-	-	-
Reconstruct Battle Intense Trailside	-	-	300,000	-	-	-
Rolling Acres Roadway reconstruction	-	-	-	373,901	373,901	2,492,673
Total Roadway	1,343,541	609,235	553,128	2,217,661	2,217,661	2,492,673
Plan and construct a civic/community center	412,815	800,000	-	-	-	-
Fire Station #3 Upgrades	-	150,000	-	-	-	-
Total Buildings	412,815	950,000	-	-	-	-

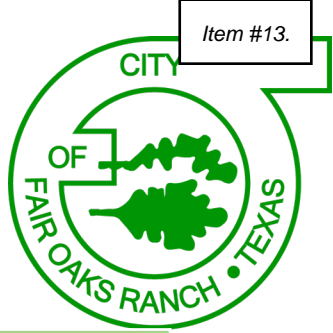


General Fund –Tax Rates and Impacts

Funding Required						
	2023	2024	2025	2026	2027	2028
Total Needed — All Projects	\$3,358,761	\$1,659,829	\$1,052,593	\$2,626,528	\$2,791,528	\$3,126,331
Potential Cash Funding		\$859,829	\$239,465	\$300,000	\$333,867	\$123,658
Debt Funding Needed		\$800,000	\$813,128	\$2,326,528	\$2,457,661	\$3,002,673

I&S Levy						
	2023	2024	2025	2026	2027	2028
I&S Tax rate/\$100 Valuation	0.0268	0.0238	0.0242	0.0255	0.0313	0.0367
Total I&S Levy	\$565,959	\$553,163	\$616,669	\$683,350	\$881,582	\$1,084,501
% Increase in I&S Levy		-2.26%	11.48%	10.81%	29.01%	23.02%

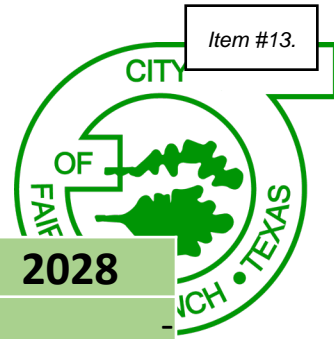
Average Homestead I&S Portion						
	2023	2024	2025	2026	2027	2028
I&S Portion	\$152	\$149	\$166	\$184	\$237	\$291



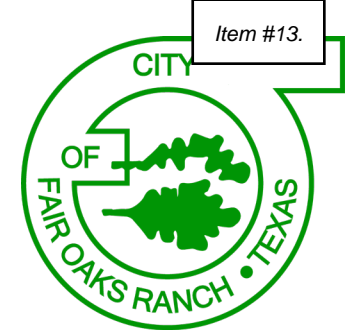
Unfunded Projects

	2023	2024	2025	2026	2027	2028
Drainage Ammann Road Low Water Cross (CIP# 1)	-	55,275	55,275	506,892	506,892	-
Ammann Road Reconstruction	-	373,901	373,901	2,492,673	2,492,673	-
Fire Station #3 Phase 2 Upgrades	-	326,400	-	-	-	-
Design and Construct a City Gateway Feature	-	500,000	-	-	-	-

Water

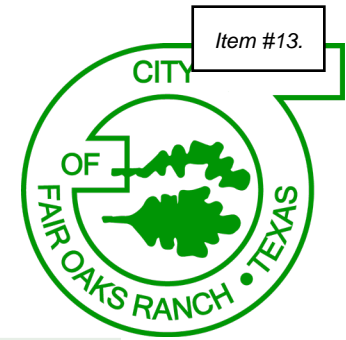


	2023	2024	2025	2026	2027	2028
Plant 2 Tank and Variable Frequency Drives (1W)	7,065	-	-	-	-	-
Replace Creek Crossings West (not Impact Fee)(6R)	144,196	-	-	-	-	-
Willow Wind Drive/Red Bud Hill Water Line (29R)	70,705	845,968	-	-	-	-
Build Elevated Storage Tank (2W)	50,000	736,313	3,480,000	3,480,000	-	-
Rolling Acres Trail Water Line Rehabilitation (28R)	66,794	587,443	-	-	-	-
Expand Plant No. 5 (impact fee) (5W)	15,000	1,270,000	-	-	-	-
Old Fredericksburg Waterline (21W)	291,920	260,000	-	-	-	-
Upgrade Elmo Davis Pump Station (1R, 2R)		385,000	-	-	-	-
Well 27 Electrical (15R) Add Variable Frequency		60,000	-	-	-	-
Well 31 Electrical (19R) Add Variable Frequency		60,000	-	-	-	-
Well 25 Electrical (New) Add Variable Frequency		60,000	-	-	-	-
Well 28 Electrical (New) Add Variable Frequency		60,000	-	-	-	-
Upgrade Electrical at Plant No. 3 Pump Station (5R)		-	71,557	294,489	-	-
Upgrade Electrical at Elmo Davis Pump Station (3R)		-	67,642	296,348	81,559	-
Well K6 Electrical (11R)		-	60,000	-	-	-
Well CR1 Electrical (16R)		-	60,000	-	-	-
Expand Elmo Davis Water Plant Zone C (Impact Fee) (6W)		-	-	178,661	973,198	256,790
Total Water	645,680	4,324,724	3,739,199	4,249,498	1,054,757	256,790



Wastewater

	2023	2024	2025	2026	2027	2028
Solids Handling Improvements (4R)	1,095,497	-	-	-	-	-
Wastewater Treatment Plant Phase 1 Expansion (2S)	100,000	2,531,000	2,531,000	-	-	-
Install Sewer Line and Decommission Falls Lift Station	-	-	-	104,957	721,654	-
Improvements at School Lift Station (8R)	-	-	-	280,575	-	-
Improvements at Deer Meadows Lift Stations No 1	-	-	-	-	159,563	-
Improvements at Deer Meadows Lift Stations No 2	-	-	-	-	159,563	-
Total Drainage	1,195,497	2,531,000	2,531,000	385,532	1,040,780	-

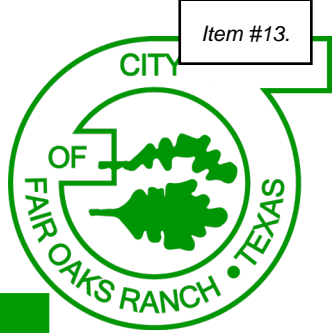


Utilities Fund – Service Fees

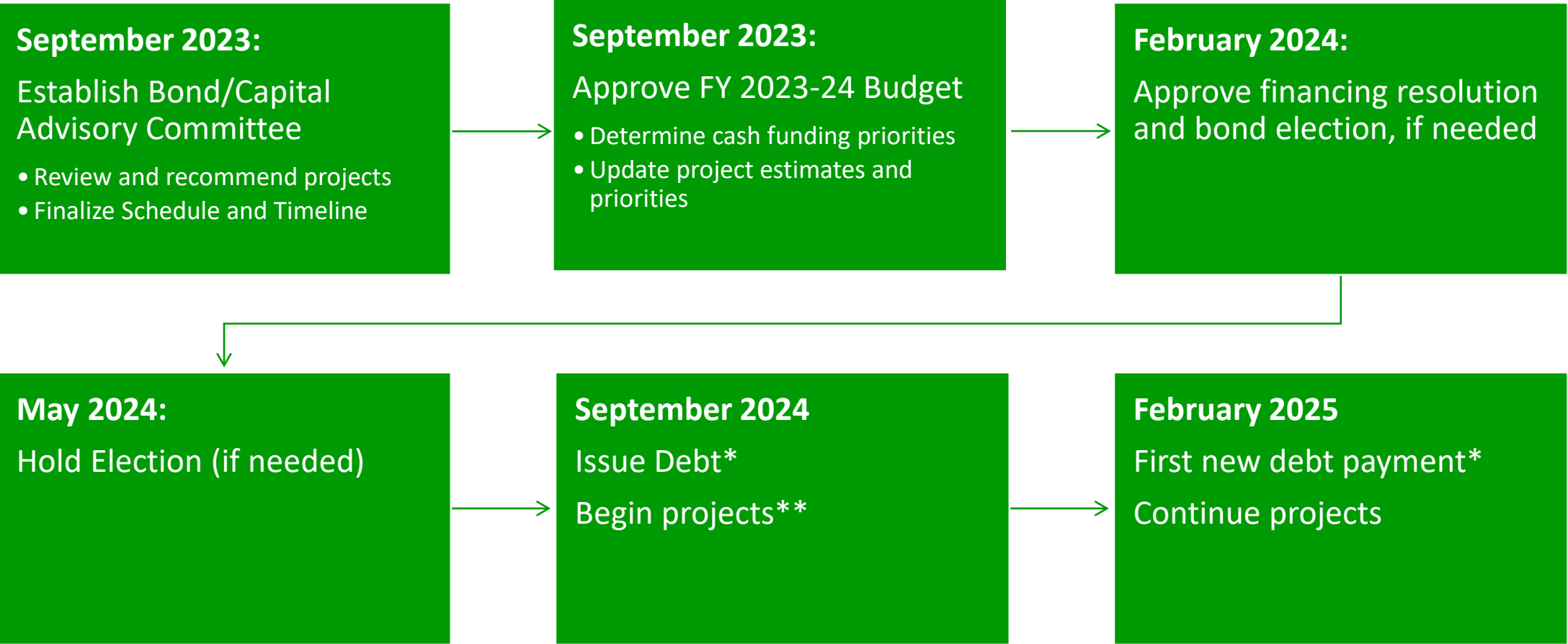
Funding Required						
	2023	2024	2025	2026	2027	2028
Total Needed — All Projects	\$1,841,177	\$6,855,724	\$6,270,199	\$4,635,030	\$2,095,537	\$256,790
Potential Cash Funding		\$240,000	\$259,199	\$283,618	\$400,685	\$256,790
Debt Funding Needed		\$6,615,724	\$6,011,000	\$4,351,412	\$1,694,852	-

Debt Service Fees						
	2023	2024	2025	2026	2027	2028
Water Debt Service Fee	\$7.43	\$7.32	\$15.77	\$24.03	\$29.52	\$31.49
Wastewater Debt Service Fee	\$2.29	\$2.26	\$8.68	\$15.00	\$19.18	\$20.68

Capital Reserve Fees						
	2023	2024	2025	2026	2027	2028
Water Capital Reserve Fee	\$7.36	\$7.36	\$7.36	\$7.36	\$7.36	\$7.36
Wastewater Cap Reserve Fee	\$4.51	\$4.51	\$4.51	\$4.51	\$4.51	\$4.51

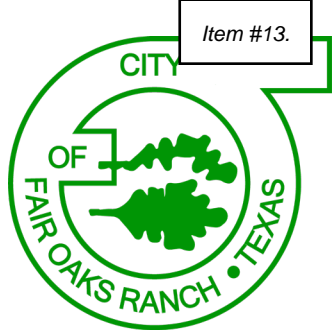


Draft Timeline



*if bond election is successful

**City can authorize reimbursement of expenditures prior to bond issuance



Questions?

CITY OF FAIR OAKS RANCH, TEXAS

Overview of Types of Municipal Debt and Financing Related Considerations



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Types of Municipal Debt

Relevant Parties to a Municipal Debt Issuance

Relevant Party	Responsibility
City Council	Elected officials responsible for setting policy and making decisions in consultation with the City Staff and advisors to meet the needs and expectations of the citizens of the City
City Staff	City Manager, Director of Finance and City Engineer, etc. responsible for managing the operations of the City and executing the will of the City Council
Financial Advisor	<ul style="list-style-type: none"> • Works for the City and maintains a fiduciary duty to the City and no other party; • Creates a plan of finance and serve throughout the year on an as needed consultative basis; • Coordinates the issuance of municipal debt
Bond Counsel* * <i>Not the same as the City Attorney</i>	<ul style="list-style-type: none"> • Special attorney who works for the City and coordinates all legal documents pertaining to a bond election and debt issuance process • Oversees the approval process of Attorney General of the State of Texas approval of debt issuances
Underwriter/Purchaser	Investment bank who purchases the City’s debt and sells the debt to investors either through a negotiated or competitive offering
Paying Agent/Registrar	Firm who receives the City’s semi-annual debt payment and is responsible for distributing the payment to individual bond holders
Rating Agency	S&P/Moody’s/Fitch – Independent rating agency who determines the underlying credit worthiness of the City to create a comparison of the credit worthiness of the City’s debt against all other similar credits in the U.S. to be relied upon by bond investors Fair Oaks Ranch currently rated ‘AA+’ by S&P.



Types of Municipal Debt

General Obligation Bonds

- Authorized by a successful bond election or multiple bond elections for multiple projects
- If voters turn down a bond election the City is prohibited from issuing COs for the same project for 2 years
- Secured by ad valorem tax levy
- Typically used for general improvements in the City (street improvements, drainage improvements, municipal facilities, rolling stock, etc.)
- NOT typically used to fund enterprise fund improvements (i.e. utility system improvements)
 - Main reason for not seeking voter approval for a utility system improvement (as an example) is that utility system improvements are often necessary or in many cases mandatory and IF voters turned down the project at an election, the City may be forced (by TCEQ administrative order or otherwise) to proceed with a financing to make such improvements to the System
- Bond Elections alone carry an added cost (renting election machines, legal fees for drafting election ordinance, etc.) typically around \$15,000 - \$30,000 regardless of election success
- Lead time for issuing General Obligation Bonds (once approved by the voters) is roughly 60 days



Types of Municipal Debt

Revenue Bonds

- No election required
- Ad valorem taxes are NOT allowed in repayment of the Bonds
- Would only be allowed for making improvements to enterprise that is responsible for repayment
- Often carry a higher cost of borrowing due to weaker security of the bonds (utility system revenues/sales tax revenues versus ad valorem taxes)
- Stricter bond covenants that can make revenue bonds much more difficult to issue requiring higher utility rates as a result.
 - A typical covenant would require prior year's net revenues (i.e. revenues of the system less operating expenses) of 1.25X the average debt service of all utility system debt outstanding (including the issuance of the Bonds)
 - Debt Service Reserve Fund must be created and funded over the course of 60 months in an amount equal to the average annual debt service of the revenue bonds
- Lead Time for issuing Revenue Bonds is roughly 60 days



Types of Municipal Debt

Certificates of Obligation

- No election required, but voters retain the right of referendum
- City Council must adopt a Notice of Intent (“NOI”) Resolution and publish the notice in its paper of record for two consecutive weeks, as well as the City’s website so citizens are aware of the upcoming financing
 - Notice of Intention includes the maximum amount of debt to be borrowed (financing can always be less but never more than the amount set in the NOI), the purposes of the financing and the Council meeting date that CO’s will be considered for sale
- Subject to petition by the registered voters of the City
 - If a petition is submitted with 5% of the qualified voters contesting the issuance of the COs then the issuance of COs is paused until a bond election can be called and held. Only after a successful election could the COs be sold
- Sale can only proceed once 45 days has elapsed since the publication of the Notice and no valid petition has been filed with the City
- Ad valorem taxes and utility system revenues may be pledged in repayment of the Obligations depending on which fund(s) supports the project
- Allows the City to finance multiple projects with multiple sources of repayment together to create economies of scale and reduce issuance costs
- Lead time for issuance is roughly 90 days
- Cities may no longer issue COs, to be repaid from the I&S portion of the tax rate, for NEW city halls and NEW libraries (renovations of existing facilities are still allowed)



Types of Municipal Debt

Pros and Cons of Certificates of Obligation

Pros:

- Less costly than issuing general obligation bonds (no election cost);
- Cheaper (lower interest rate) than issuing revenue bonds and less restrictive bond covenants;
- Quicker process than having a bond election and issuing GO Bonds;
- Fund multiple projects at one-time
 - i.e. can fund general fund projects and utility system projects together rather than issue two separate bonds and incurring twice the cost

Cons:

- Less perceived input from the voters
 - Voters are made aware of the City's intention to sell debt and retain the right of referendum
 - Very low threshold (5% of qualified voters) to stop a CO issuance and force an election
- Potential public perception that you are circumventing the voters
 - Elected officials are tasked with directing the City based upon their insight of the various issues facing the city



Types of Municipal Debt

Timing Considerations for Revenue Bonds and Self-Supported COs

- Municipal debt (COs and Revenue Bonds) to be repaid from revenue sources other than property tax levy can be issued throughout the year;
- Important to note that analysis must be performed that shows the supporting fund will generate sufficient revenues to repay the debt;
- Analysis should include assumptions for rate increases (implemented or planned) that will generate sufficient revenues.



Types of Municipal Debt

Tax Notes

- No election required
- Not subject to referendum by the citizens
- Maximum maturity of 7 years
- Used primarily for financing assets with a shorter useful life
- Quickest process to issue debt and have the funds deposited into the City's accounts
- Typically, a cheaper borrowing alternative to Lease Purchase Agreements
- Can be used to finance improvements repaid from any lawfully available source (Enterprise Funds, Ad Valorem Taxes, EDC, etc.)
- Lead time is roughly 30-60 days



Timing and Other Considerations

Timing Considerations for Ad Valorem Tax Supported Debt

- Ad valorem tax supported debt (GO Bonds, Tax Notes or COs) to be repaid from the City's ad valorem tax levy are generally sold AFTER the City receives its certified taxable assessed values from the appraisal districts (late July of each year) but BEFORE to adopting the tax rate for the upcoming year;
- The debt is therefore sold in August or September and included in the next year's 'Truth-in-Taxation' worksheet so that the tax rate levied by the City is sufficient to begin repaying the new debt;
- The first principal and/or interest payment is scheduled for February of the following year so that property tax revenues are available to make the debt payment;
- Bond elections may be held on the uniform election dates (May and November) of each calendar year; and
- City Council must call the Bond Election no sooner than 90 days and no later than 78 days to the election day (generally mid-February and mid-August, respectively).

Other Considerations

- IRS dictates that 85% of tax-exempt debt proceeds should be spent within 3 years of the financing, so the City should only finance projects that it expects to complete within 36 months of receiving proceeds.
 - Relative to the IRS spend down requirements, the City can seek voter authorization for funds that will be issued over more than 3 years as the authorization will not be interpreted to go 'stale' if the plan of finance that is communicated as part of the bond election references the intention to issue the debt over some different length of time.



Timing and Other Considerations

Bond Election Planning

- City can create a volunteer Citizen Advisory Committee to review and understand the current and future needs of the City as it grows/ages;
- Citizen Advisory Committee to work with City staff, Engineers, Architects, Legal Counsel and Financial Advisors to understand capital improvement needs and determine a priority of projects;
 - The benefit of this approach is creating awareness and responsibility in which the committee has determined a list of projects they are supportive of and thereby become advocates of a Bond Proposal and furthering the chance of a successful bond election;



Timing and Other Considerations

Bond Election/Project Financing Planning

1. City develops list of capital improvement plan (“CIP”) along with estimated costs and identifies revenue stream of support (i.e. water tower cost \$5MM and supported by the W&S utility)
2. City creates a citizen committee to meet on a regular interval to learn about the capital improvement needs of the City*. Outside consultants (engineers, architects, rate consultants, financial advisors, etc.) to participate as needed. ***(see next slide)***

** City Council participation is recommended to ensure everyone is working in the same direction as the citizen committee’s ultimate recommendation should not come as a surprise when it is made to the Council*

3. Citizen committee ultimately recommends its priority of projects which considers the estimated financial impact (tax rate and utility rate increases, for instance) to accomplish the plan to be brought to the voters through a bond election and/or use of revenues bonds/certificates of obligation. ***(see next slide)***
4. City council approves the ‘plan’ (either formally or informally) and provides City staff and consultants feedback to proceed with some combination of calling a bond election, issuing certificates of Obligations or issuing revenue bonds to accomplish the agreed upon plan of finance.
5. Bond election called for one of the two uniform election dates (May or November), if recommended, or otherwise establish the plan of finance to fund the project(s) as determined through the planning process.



Timing and Other Considerations

Establishing and Prioritizing the Capital Improvement Plan and Financings

Often the Citizen Advisory Committee and City Council work to first identify all needed capital improvements over some time horizon (1, 5, 10 or 20 years for example).

1. Engineers, architects and City staff assist in establishing the priority for each project based upon growth projections, utilization projections, and status of current assets' need for replacement to establish a baseline.
2. Financial advisor can then map out a plan of finance from the established baseline to model the projected impact of the projects for the Committee and Council's review and input.
3. Re-prioritization of projects can occur based upon the viability of the modeled financial impact and additional financial modeling can be undertaken iteratively until there is a consensus established among parties.

End Result: Capital Improvement Plan and Plan of Finance for Council to rely upon and guide a bond election and/or begin a debt financing program to achieve the goals of the CIP.

The process works to ensure that all parties agree to the established priority of projects and plan of finance that results in tax rates and utility rates that all parties are comfortable with.



Timing and Other Considerations

Example of Bond Election Process Timing

Date of Action	Action Taken
September 2023	Create Citizen Advisory Committee
Weekly, Bi-Weekly, etc.	Committee to meet, review CIP and consult with various parties
January 2024	Committee makes recommendation to City Council
February 15, 2024	Call Bond Election (adopted by Ordinance)
May 4, 2024	Bond Election Date
July 25, 2024	2023 Certified Values received from appraisal districts
September 5, 2024	Issue Bonds
September 19, 2024	Set Tax Rate
September 25, 2024	Bonds Close; Funds available to the City for Construction
January 31, 2025	Taxes Due
February 1, 2025	First payment on debt
July 31, 2027	Project Completion Deadline (~3 Years from receipt of proceeds)

