



CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MEETING

Thursday, September 01, 2022 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 9, 2022 Regular Capital Improvements Advisory Committee meeting minutes.

Amanda Valdez, TRMC, Deputy City Secretary

REVIEW OF COMMITTEE ACTIONS ITEMS

4. Semiannual Report from March 2022.

Paul Mebane, Chairman

UPDATE ON CAPITAL IMPROVEMENT PROJECTS

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

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

UPDATE ON IMPACT FEE CAPITAL PROJECTS

6. Capital Improvement Projects Summary:

- Water CIP with Map
- Wastewater CIP with Map

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

7. Elevated Storage Tank / Pressure Reducing Valves.

Katherine Schweitzer, P.E., Manager of Engineering Services

8. Hydropneumatic Tank.

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

9. Wastewater Treatment Plant Study.

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

REVIEW OF AND LAND USE ASSUMPTIONS

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

- LUA Summary - As of July 31, 2022
- 10 Year Projection / 2020-2030 Water and Wastewater Improvements Charts

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

CONSIDERATION / DISCUSSION ITEMS

11. Consideration and possible action recommending amendments to the City of Fair Oaks Ranch Capital Improvements Advisory Committee Rules of Procedure.

Amanda Valdez, TRMC, Deputy City Secretary

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

Paul Mebane, Chairperson

FUTURE MEETINGS

13. CIAC Semi-Annual Meeting March 2, 2023.

ADJOURNMENT

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

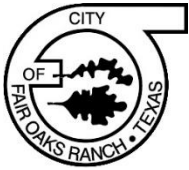
Signature of Agenda Approval: s/Paul Mebane

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 9:00 AM, August 29, 2022 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

Wednesday, March 09, 2022 at 9:00 AM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum.

CIAC Present: Chairman Paul Mebane and Vice Chairman Chris Weigand, and Committee Members: Joe DeCola, John Guidry, Seth Mitchell, Marcus Garcia, and Ben Koerner

CIAC Absent: Committee Members: Arthur Waterman and Dana Green

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.

PRESENTATIONS

3. Amanda Valdez, TRMC, Deputy City Secretary, introduced newly appointed CIAC Chairman, Paul Mebane and Vice Chairman, Chris Weigand.
4. Paul Mebane, Committee Chairman, provided to all a brief CIAC History and Overview.

CONSENT AGENDA

5. **Approval of the September 22, 2021 Regular Capital Improvements Advisory Committee meeting minutes.**

MOTION: Made by Committee Member Seth Mitchell, seconded by Vice Chairman Chris Weigand, to approve the Consent Agenda.

VOTE: 7-0; Motion Passed.

REVIEW OF COMMITTEE ACTION ITEMS

6. **None to review.**

UPDATE ON CAPITAL IMPROVEMENT PROJECTS

7. **Grant Watanabe, P.E., Director of Public Works & Engineering Services, provided to the Committee a presentation of Capital Improvement Plans and answered questions.**

Committee Member Joe DeCola left the meeting at 9:45 AM.

8. **Julio Colunga, Assistant Director of Public Works, provided a brief presentation about the Wastewater Treatment Plant Solids Handling Improvements. This is not an impact fee project and provided for informational purposes only.**

UPDATE ON IMPACT FEE CAPITAL PROJECTS

9. **Capital Improvement Projects Summary:**

- **Water CIP with Map**
- **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.

10. **Elevated Storage Tank / Pressure Reducing Valves.**

Katherine Schweitzer, P.E., Manager of Engineering Services, gave a brief update on the proposed Elevated Storage Tank and Pressure Reducing Valves.

11. **Wastewater Treatment Plant Study.**

Katherine Schweitzer, P.E., Manager of Engineering Services, gave an update on the Wastewater Treatment Plant Study.

12. **Professional Services Agreements.**

Katherine Schweitzer, P.E., Manager of Engineering Services, provided information to the Committee regarding Professional Service Agreements approved by Council for Consultants to assist in various CIP projects as needed.

13. **Hydropneumatic Tank.**

Julio Colunga, Assistant Director of Public Works, provided an update on the 9000 gallon Hydropneumatic Tank for Plant #2.

REVIEW OF AND LAND USE ASSUMPTIONS

14. **Review of Land Use Assumptions (LUA) Update.**

- **LUA Summary - As of January 31, 2022**
- **10 Year Projection / 2020-2030 Water and Wastewater Improvements Charts**

Grant Watanabe, P.E., Director of Public Works & Engineering Services, provided an update to the Committee regarding Land Use Assumptions and answered questions.

CONSIDERATION / DISCUSSION ITEMS

15. **Consideration and possible action regarding upcoming Regular CIAC Meeting Dates.**

MOTION: Made by Committee Member John Guidry, seconded by Committee Member Ben Koerner, to schedule future meetings of the Capital Improvements Advisory Committee on the first Thursday of each March and September at 9:00 AM.

VOTE: 6-0; Motion Passed.

16. 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.
- Consider the possibility of reengaging the consultant to look at Impact Fees before the required 5 years due to the potential of increased construction and costs associated with that.
- The Land Use Assumptions project FOR buildout in 2030 with the additional of around 2,000 new water meters between 2020 and 2030, thus averaging about 200 per year. Growth rates since 2014 have been in the range of 50-75 new meters per year. The impact of this should be reviewed when new Impact Fees are calculated in 2024-2025.

REQUEST FOR FUTURE AGENDA CONSIDERATIONS

Chairman, Paul Mebane, asked for a Wastewater Treatment Plant Study update at the next meeting.

ADJOURNMENT

MOTION: Made by Committee Member Seth Mitchell, seconded by Vice Chairman Chris Weigand, to adjourn the meeting at 11:07 AM.

VOTE: 6-0; Motion Passed.

ATTEST:

Paul Mebane, Chairman

Amanda Valdez, TRMC
Deputy 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 9, 2022 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, Wednesday, March 9, 2022. Below are the members present at roll call along with their designation and term expiration:

Paul Mebane, Chair (At Large) 9/30/22
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
Marcus Garcia (Development) 9/30/22
Ben Koerner (At Large) 9/30/23

Chairperson Mebane declared a quorum present.

Absent were:

Arthur Waterman (Building) 9/30/23
Dana Green (Development) 9/30/22

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

Scott Huizenga, Assistant City Manager, Administrative Services

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. The status of collections from each impact fee area was reviewed. The Committee voted to schedule future meetings on the first Thursday of every March and September at 9:00 AM.

COMMITTEE RECOMMENDATIONS:

1. 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.
2. Construction costs have been rising significantly recently. The CIAC requested Public Works to check with Freese and Nichols, the contractor who prepared the most recent Impact Fee report, to determine if they had an estimate of the impact of the rising costs.
3. It was also noted that options and preliminary costs for the major Wastewater Plant project may be available in time for the next CIAC meeting in September 2022.
4. The Land Use Assumptions project FOR buildout in 2030 with the additional of around 2,000 new water meters between 2020 and 2030, thus averaging about 200 per year. Growth rates since 2014 have been in the range of 50-75 new meters per year. The impact of this should be reviewed when new Impact Fees are calculated in 2024-2025.

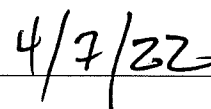
The next Semi Annual CIAC meeting will take place on September 1, 2022.

Signed:



Paul Mebane, CIAC Chairperson

Date:



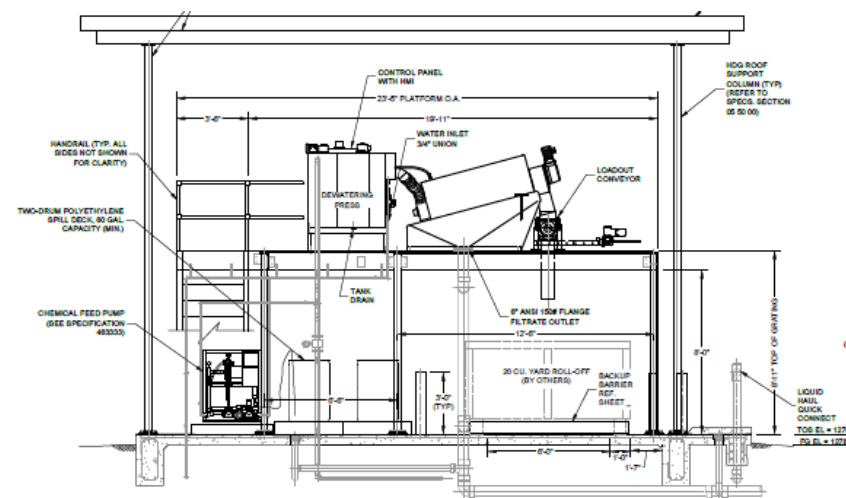
WWTP Solids Handling Improvements (not an impact fee project)

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

Budget: \$1,132,498 (FY2021-2022) – Design & Construction

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

Construction Firm: Udelhoven, Inc., Floresville, TX



Elevation view of planned dewatering press

Justification and Impact

- Current sludge hauling and disposal costs are \$300k/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 (estimated)
 Mar 2023 – Construction complete (estimated)

% Completed: 0

Status Update: Contractor to order long-lead equipment once submittals approved

Water Impact Fee and Project Summary

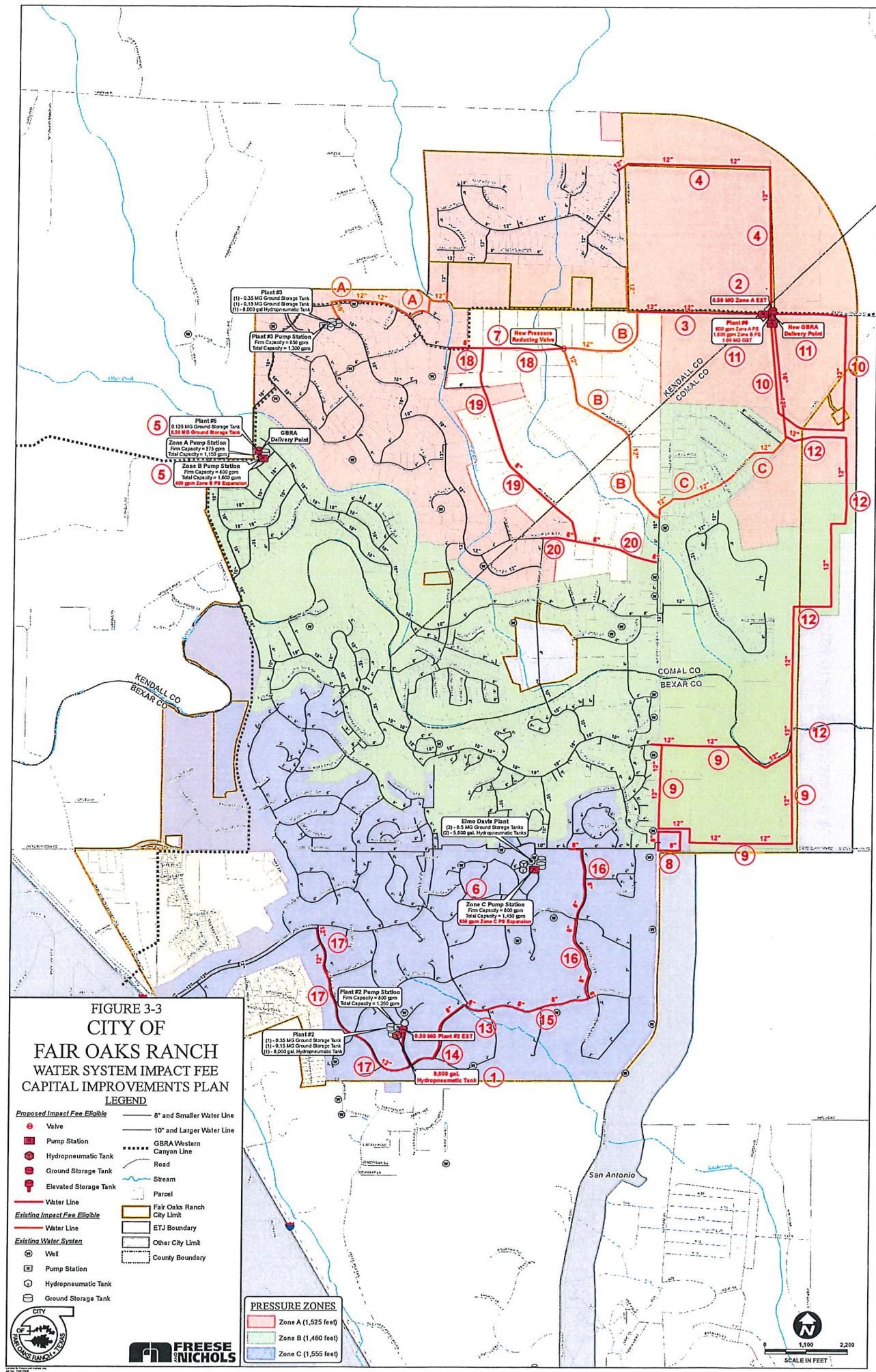
1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Groundwater Supply Facilities Component	Well # 36 - Deer Meadow	\$78,234
Groundwater Supply Facilities Component	Flow Lines Well - Deer Meadow	\$12,501
Groundwater Supply Facilities Component	FlowLines Well #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		\$166,741

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		\$1,081,703

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
Ammann Rd Elevated Storage Tank	Contribution-in-Aid Eligible Project	\$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	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	\$209,100 *
D	2020 Impact Fee Study	\$36,000
	<u>Proposed Projects</u>	
1	9000 Gallon Plant #2 Hydropneumatic Tank	\$524,783
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		\$769,884
Impact Fee Allowable Cost Limit Per Study		\$17,852,217
Impact Fees Collected		\$979,747

Total Contribution-in-Aid Eligible Costs (above) \$315,327 *



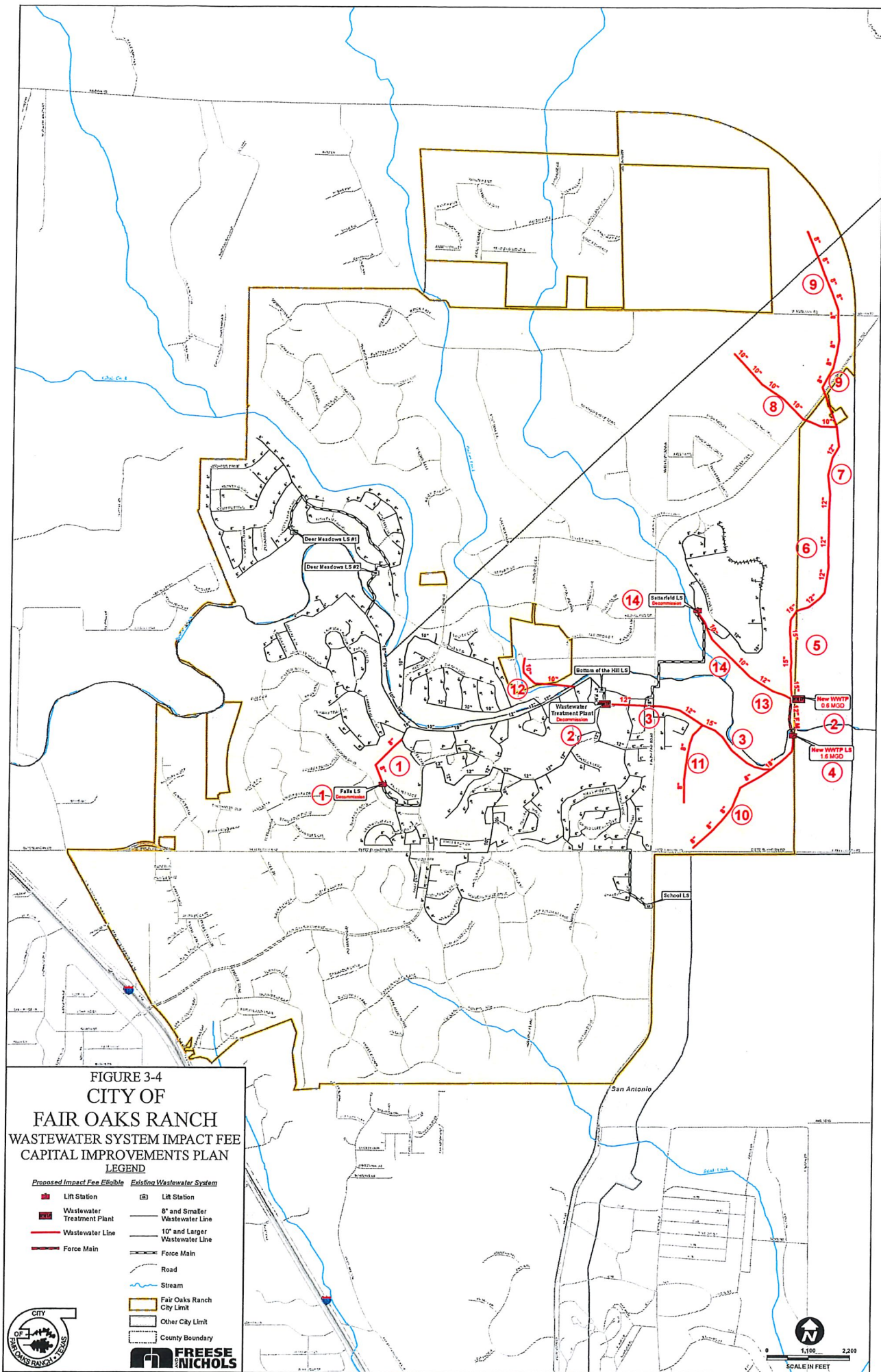
Wastewater Impact Fee and Project Summary

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		\$307,771

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		\$406,134

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		-
		<u>-</u>
Total Project Costs		\$50,435
Impact Fee Allowable Cost Limit Per Study		\$1,112,762
Impact Fees Collected		\$168,950

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		-
		<u>-</u>
Total Project Costs		\$36,000
Impact Fee Allowable Cost Limit Per Study		\$10,705,092
Impact Fees Collected		\$685,756



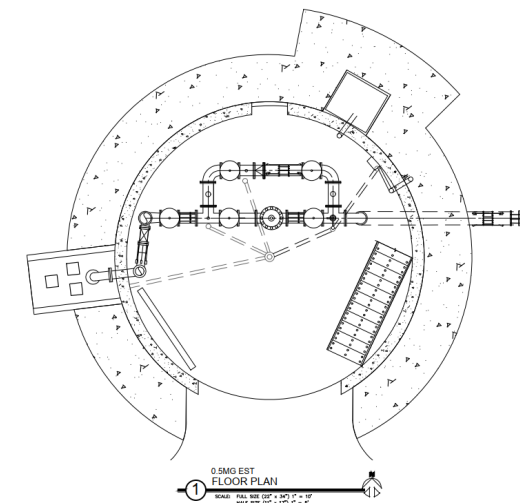
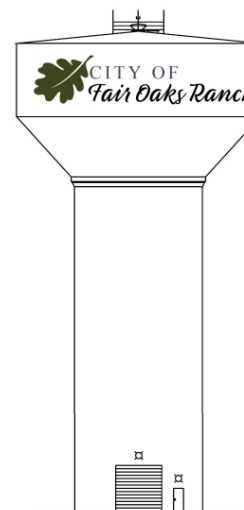


Elevated Storage Tank / Pressure Reducing Valves

Scope: Construct 0.5MG 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: \$181,623 (FY2021-2022) - Design

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



Justification and Impact

- Existing pump stations cannot support projected 2023 peak demand; 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 fire flow below minimum 1500 GPM requirement.

Project Timeline (subject to change)

TBD – Design completion pending final site confirmation



9000 Gallon Plant #2 Hydropneumatic Tank

Scope: Replace existing hydropneumatic tank with larger 9,000-gallon hydropneumatic tank, and upgrade pumps to 400 GPM with variable speed drives and associated electrical improvements.

Budget: \$946,815 (FY2021-2022) - Construction

Design Firm: CP&Y, Inc., San Antonio, TX

Construction Firm: MGB Construction, Castroville, TX



New 9000 gallon hydropneumatic tank at Plant #2

Justification and Impact

- In lieu of an EST in Zone C, TCEQ requires 20-gallon pressure tank storage capacity per connection. The number of connections will exceed current storage capacity by 2024, larger tank needed to meet build-out requirements.
- Existing pumps are old and introduce shock or water hammer conditions to the system when cycling on/off. VFD pumps will help avoid this condition.

Construction Project Timeline (subject to change)

Nov 2021 – Contract awarded
Dec 2021 – Construction started
Aug 2022 – Construction complete

% Completed: 95

Status Update: Final inspection conducted Aug 17th, contractor addressing punchlist items



Wastewater Treatment Plant Study

Scope: Build-out conditions require 0.6 MGD wastewater treatment capacity, which could be accomplished through upgrade/expansion of existing WWTP, construction of new WWTP or a combination or both.

Budget: \$251,931 (FY2021-2022) – Study

Consulting Firm: Garver, LLC, San Antonio, TX



Aerial view of existing WWTP

Justification and Impact

- TCEQ requires WWTP permit holders to begin planning for expansion when 75% capacity reached (2023) and begin construction when 90% capacity reached (2026). City will exceed permitted capacity in 2028.
- Current site does not meet buffer zone requirements and frequent odor complaints from adjacent property owners.

Project Timeline (subject to change)

- Mar 2022 – Contract awarded
- Mar 2022 – Kickoff Meeting
- Sept 2022 – 1st Presentation to Council
- Oct 2022 – 2nd Presentation to Council

% Completed: 47

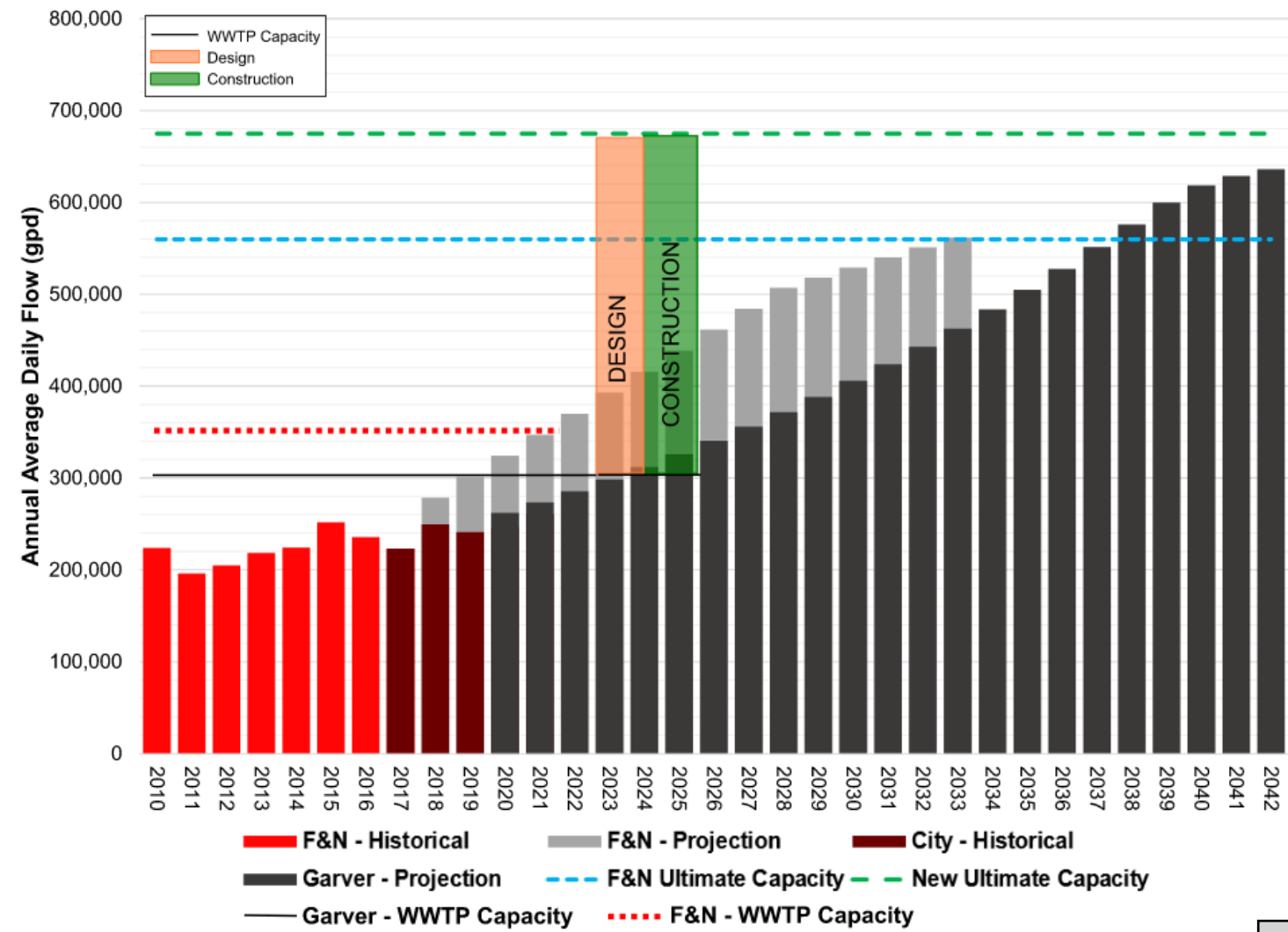
Status Update: Draft site feasibility analysis regarding expansion options under review



Wastewater Treatment Plant Study

Master Plan Validation Highlights

- Ultimate build-out projected to occur in 2042 vice 2033
- Ultimate capacity projection increased from 0.56MGD to 0.675 MGD
- Current capacity limited to 0.30 MGD due to treatment process components
- Design for expansion needs to start next FY
- Construction for expansion needs to start in the 2024 timeframe





Wastewater Treatment Plant Study

Expansion Options Evaluated:

- 1) Construction of 100% of the required capacity at the City's existing WWTP site.
- 2) Constructing a new greenfield facility on the proposed 5-acre City-owned property.
- 3) A combination of Options No. 1 and No. 2, where the existing site would remain at calculated capacity and a new facility would be constructed.
- 4) Constructing a scalping facility that would serve potential new growth areas. The scalping facility would focus on treating and reusing water while sending solids through the collection system to be treated by the existing WWTP.
- 5) Connecting a portion of the City's collection system to the San Antonio Wastewater System (SAWS) to manage the flows beyond the existing WWTP permitted capacity.

Note: Several of these options have sub-options considering treatment technology and new sewer main alignment



Wastewater Treatment Plant Study

Economic Factors:

- Base Capital Cost (2022 for South Central TX region)
- Market Pricing/Materials Contingency
- Construction Contingency
- Contractor Mobilization, Overhead & Profit
- Engineering Services

Non-Economic Factors:

- Optimization of Processes
- Flexible and Modular Planning
- Environmental Consciousness
- Innovation and Reliable Treatment Processes

Evaluation Category	Objective	Criteria
Optimization	O1: Energy reduction	O1.1: is the energy use at the plant site less than the mean of the alternatives?
	O2: Land Use	O2.1 will this alternative reduce the additional land requirement?
Planning	P1: Protect public health and safety	P1.1: is this alternative safer than other alternatives?
	P2: Preserve community reputation, status, and economic vitality	P2.1: will this alternative enhance the perception of the community local to the facility?
		P2.2: will this alternative enhance the perception of the community within the Fair Oaks Ranch service area?
	P3: Contribute to industry leadership	P3.1: does the alternative provide an innovative solution?
Environmental	E1: Minimize local impact	E1.1: is there a positive impact on the efficiency and effectiveness of plant operations?
	E2: Minimize global impact	E2.1: is the chemical use less than the mean of the alternatives?
	E3: Resource Recovery	E3.1: will the alternative help achieve resource recovery?
Treatment	T1: Maximize treatment reliability	T1.1: proven and reliable technology?
	T2: Manageable process complexity	T2.1: is the operation man hours estimate less than the mean of the alternatives?
	T3: Flexibility to meet future regulatory requirements	T3.1: will the alternative meet future regulatory requirements with minimal additional capital investment?



Wastewater Treatment Plant Study

WWTP Study Presentation to Council on September 15, 2022

Land Use Assumption Summary As of July 31, 2022

Land Use Assumptions Summary Update for CIAC Meeting September 1, 2022

Previous Report at March 2022 Meeting – January 31, 2022, data

Unit - Address	# of Lots	Improved	# Connections		Remaining / Allowed	
			Water	Sewer	Water	Sewer
Totals	4653	4027	3172	1955	1093	114

Following the last 2022 report – adjustments were made to the LUA separating the Non-Residential Lots from the Total Lots and making note of the Non-Residential connections which include residential irrigation on a separate meter.

Adjustments and additions as follow – End of July 2022

	# Non-Res Lots	To Develop # of Lots	Improved	# Non Res Conn	# Connections		Remaining / Allowed	
					Water	Sewer	Water	Sewer
Beginning 1/31/22		4653	4027		3172	1955	1093	114
February-22			14		4	4	-4	-4
		4653	4041	0	3176	1959	1089	110
March-22			20		5	4	-5	-4
	0	4653	4061	0	3181	1963	1084	106
Adj's / Audit	211	-157	-10	63	-65	0	0	2
Adj'ed Totals	211	4496	4051	63	3116	1963	1084	108
April-22			15		6	4	-6	-4
	211	4496	4066	63	3122	1967	1078	104
May-22	6	47	6		3	3	-3	-3
	217	4543	4072	63	3125	1970	1075	101
June-22	0		10		9	7	-9	-7
	217	4543	4082	63	3134	1977	1066	94
July-22			9		1	1	-1	-1
TOTALS	217	4543	4091	63	3135	1978	1065	93
				3198				

Additions In May 2022

Front Gate Unit 7	20 Residential Lots	SAWS	May 2022
Elkhorn Ridge Unit 8	27 Residential Lots	SAWS	May 2022

Land Use Assumption Summary
As of July 31, 2022

Item #10.

Summary: February 1, 2022, to July 31, 2022

47 - Lots Added
64 - Improved Lots
28 - Water Connection Services added
23 - Wastewater Connection Services added

Projects for New Homes

October 2019 to July 2022

New Water Connections with Impact Fees	180
New Water Connections W/O Impact Fees	19
Total Water Connections	199
New Wastewater with Fees	152
New Wastewater W/O Fees	6
Total Wastewater Connections	158
New Homes – No FORU (SAWS)	303
Total Improved Lots	502

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month **JULY 2022**

Item #10.

COUNTY	UNIT/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		WATER	SEWER	WATER	SEWER
BEXAR	THE ARBORS - Unit 1	BOTH	7	1	44	39	\$216,000.00	\$60,450.00	1	39	39	5	5
BEXAR	THE ARBORS - Unit 2	BOTH	5	0	47	18	\$156,065.94	\$109,235.52	0	18	18	29	29
BEXAR	UNIT - B	BOTH	0	0	68	65	\$0.00	\$0.00	0	65	65	3	3
BEXAR	UNIT - B1	WATER	0	0	71	70	\$0.00	\$0.00	0	70	0	1	0
BEXAR	UNIT - B2	WATER	0	3	56	53	\$0.00	\$0.00	3	53	0	3	0
BEXAR	UNIT - B3	WATER	1	1	99	90	\$0.00	\$0.00	1	90	0	9	0
BEXAR	UNIT - B4	WATER	0	0	62	62	\$0.00	\$0.00	0	62	0	0	0
BEXAR	UNIT - B5	WATER	0	0	41	38	\$0.00	\$0.00	0	38	0	3	0
BEXAR	UNIT - B6	WATER	0	1	56	52	\$0.00	\$0.00	1	52	0	4	0
BEXAR	UNIT - B7	WATER	0	0	30	30	\$0.00	\$0.00	0	30	0	0	0
BEXAR	UNIT - B8	WATER	0	0	2	1	\$0.00	\$0.00	0	1	0	1	0
BEXAR	UNIT - B13	WATER	0	0	1	1	\$0.00	\$0.00	0	1	0	0	0
BEXAR	BLACKJACK ESTATES - UNIT 1	BOTH	0	0	34	34	\$0.00	\$0.00	0	34	34	0	0
BEXAR	BLACKJACK ESTATES - UNIT 2	BOTH	1	1	31	31	\$0.00	\$0.00	1	31	31	0	0
BEXAR	BLACKJACK OAKS - UNIT 1	BOTH	1	1	57	57	\$0.00	\$0.00	1	57	57	0	0
BEXAR	BLACKJACK OAKS - UNIT 2	BOTH	0	0	55	55	\$0.00	\$0.00	0	55	55	0	0
BEXAR	BLACKJACK OAKS - UNIT 3A	BOTH	1	1	52	52	\$960.00	\$1,028.00	1	52	52	0	0
BEXAR	BLACKJACK OAKS - UNIT 3B	BOTH	1	1	17	17	\$0.00	\$0.00	1	17	17	0	0
BEXAR	BLACKJACK OAKS - UNIT 3C	BOTH	0	0	12	11	\$0.00	\$0.00	0	11	11	1	1
BEXAR	UNIT - C	BOTH	0	0	56	52	\$0.00	\$0.00	0	52	52	4	4
BEXAR	CHARTWELL SUBDIVISION	BOTH	2	1	33	31	\$0.00	\$0.00	1	31	31	2	2
BEXAR	CITY OF FAIR OAKS RANCH PROPERTIES	BOTH	8	5	0	8	\$0.00	\$0.00	5	0	5	3	1
BEXAR	UNIT - D1 (THE GARDENS)	BOTH	0	0	19	18	\$0.00	\$0.00	0	18	18	1	1
BEXAR	UNIT - D2 (THE GARDENS)	BOTH	2	2	29	29	\$0.00	\$0.00	2	29	29	0	0
BEXAR	UNIT - D3 (THE GARDENS)	BOTH	0	0	19	19	\$0.00	\$0.00	0	19	19	0	0
BEXAR	UNIT - D4	BOTH	0	0	7	7	\$0.00	\$0.00	0	7	7	0	0
BEXAR	UNIT - E	BOTH	4	4	46	45	\$0.00	\$0.00	4	45	47	1	1
BEXAR	ELKHORN RIDGE UNIT 1	SAWS	7	0	61	57	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 2	SAWS	3	0	18	18	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 3 - Recorded 7-1-20 // Amended Plat recorded 6/29/2021	SAWS	4	0	15	15	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 5 -Recorded 5-6-2021	SAWS	5	0	47	43	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 6A	SAWS	1	0	15	15	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 6B	SAWS	1	0	22	22	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 8	SAWS	1	0	27	0	\$0.00	\$0.00	0	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 9	SAWS	2	0	43	43	\$0.00	\$0.00	0	0	0	0	0
BEXAR	EXECUTIVE PLAZA	BOTH	1	1	0	0	\$0.00	\$0.00	1	0	1	0	0
BEXAR	UNIT - F1 (THE VILLAGE)	BOTH	1	1	29	29	\$0.00	\$0.00	1	29	29	0	0
BEXAR	UNIT - F2	BOTH	3	0	25	22	\$0.00	\$0.00	0	22	22	3	3
BEXAR	FAIR OAKS CONDOS	BOTH	1	1	13	1	\$0.00	\$0.00	1	12	12	1	1
BEXAR	FAIR OAKS RETAIL, INC. (NOONERS)	BOTH	1	0	0	1	\$0.00	\$0.00	0	1	2	0	0
BEXAR	FAIR OAKS VILLAGE	SAWS	4	0	0	4	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 1	SAWS	4	0	55	55	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 2A	SAWS	2	0	19	19	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 2B	SAWS	2	0	26	26	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 3	SAWS	2	0	56	56	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE Unit 4	SAWS	6	0	65	63	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE Unit 5 - Recorded 4-30-2021	SAWS	3	0	49	30	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE Unit 7 - Recorded 5/20/2022	SAWS	5	0	20	5	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 8	SAWS	4	0	48	48	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 9	SAWS	3	0	54	54	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 10	SAWS	3	0	44	44	\$0.00	\$0.00	0	0	0	0	0
BEXAR	FRONT GATE UNIT 12	SAWS	4	0	62	61	\$0.00	\$0.00	0	0	0	0	0

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month JULY 2022

Item #10.

COUNTY	UNIT/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		WATER	SEWER	WATER	SEWER
BEXAR	UNIT - H	BOTH	0	0	5	5	\$0.00	\$0.00	0	5	5	0	0
BEXAR	UNIT - I	BOTH	0	0	6	6	\$0.00	\$0.00	0	6	6	0	0
BEXAR	UNIT - J	BOTH	0	0	32	30	\$0.00	\$0.00	0	30	30	2	2
BEXAR	UNIT - L	BOTH	0	0	20	20	\$0.00	\$0.00	0	20	20	0	0
BEXAR	UNIT - M	BOTH	2	2	26	26	\$0.00	\$0.00	2	26	29	0	0
BEXAR	UNIT - N	BOTH	0	0	44	44	\$0.00	\$0.00	0	44	44	0	0
BEXAR	UNIT - O	BOTH	0	0	32	32	\$0.00	\$0.00	0	32	32	0	0
BEXAR	UNIT - O2	BOTH	1	1	6	7	\$0.00	\$0.00	1	6	7	0	0
BEXAR	OAKWOOD HEIGHTS - UNIT 1	BOTH	0	0	59	57	\$0.00	\$0.00	0	57	57	2	2
BEXAR	OAKWOOD HEIGHTS - UNIT 2	BOTH	1	2	31	29	\$0.00	\$0.00	2	29	29	1	2
BEXAR	UNIT - P	BOTH	0	0	25	25	\$0.00	\$0.00	0	25	25	0	0
BEXAR	UNIT - P2	BOTH	0	0	8	8	\$0.00	\$0.00	0	8	8	0	0
BEXAR	UNIT - PFE (LESLIE PFIEFFER)	WATER	0	0	26	22	\$0.00	\$0.00	0	22	0	4	0
BEXAR	PFEIFFER RANCH CORNERS - UNIT 1	WATER	0	0	1	0	\$0.00	\$0.00	0	0	0	1	0
BEXAR	PFEIFFER RANCH CORNERS - UNIT 2	SAWS	3	0	0	3	\$0.00	\$0.00	0	0	0	0	0
BEXAR	UNIT - Q	BOTH	0	0	22	22	\$0.00	\$0.00	0	22	22	0	0
BEXAR	RAINTREE WOODS - UNIT A	WATER	0	0	82	81	\$0.00	\$0.00	0	81	0	1	0
BEXAR	RAINTREE WOODS - UNIT AA	WATER	0	0	28	28	\$0.00	\$0.00	0	28	0	0	0
BEXAR	RAINTREE WOODS - UNIT AB	WATER	0	0	53	50	\$0.00	\$0.00	0	50	0	3	0
BEXAR	RAINTREE WOODS - UNIT AC	WATER	0	1	43	43	\$0.00	\$0.00	1	43	0	0	0
BEXAR	RAINTREE WOODS - UNIT AD	WATER	0	0	7	7	\$0.00	\$0.00	0	7	0	0	0
BEXAR	RAINTREE WOODS - UNIT AE	WATER	1	1	13	12	\$0.00	\$0.00	1	12	0	1	0
BEXAR	RAINTREE WOODS UNIT REF	WATER	0	0	9	9	\$0.00	\$0.00	0	9	0	0	0
BEXAR	UNIT - R	BOTH	1	1	31	28	\$0.00	\$0.00	1	28	29	3	3
BEXAR	UNIT - S	BOTH	0	0	19	18	\$0.00	\$0.00	0	18	18	1	1
BEXAR	UNIT - T	BOTH	0	0	7	7	\$0.00	\$0.00	0	7	7	0	0
BEXAR	THE CROSSING	BOTH	1	1	16	16	\$0.00	\$0.00	1	16	16	0	0
BEXAR	THE FALLS	BOTH	1	1	31	30	\$0.00	\$0.00	1	30	30	1	1
BEXAR	THE FOUNTAINS	BOTH	3	2	30	26	\$28,800.00	\$30,840.00	2	26	26	4	4
BEXAR	THE WOODS - UNIT 1	SAWS	5	0	92	92	0	0	0	0	0	0	0
BEXAR	THE WOODS - UNIT 2	SAWS	6	0	50	49	0	0	0	0	0	0	0
BEXAR	THE WOODS - UNIT 3	SAWS	1	0	0	0	0	0	0	0	0	0	0
BEXAR	THE WOODS - UNIT 4 - GREENWOOD	SAWS	5	0	34	34	0	0	0	0	0	0	0
BEXAR	UNIT - V	BOTH	0	0	8	7	\$0.00	\$0.00	0	7	7	1	1
BEXAR	UNIT - W	BOTH	0	0	29	29	\$0.00	\$0.00	0	29	29	0	0
BEXAR	WINDERMERE SUBDIVISION - UNIT 1	W + BOTH	1	1	45	42	\$0.00	\$0.00	1	42	2	3	0
BEXAR	WINDERMERE SUBDIVISION - UNIT 2	BOTH	1	1	60	55	\$1,669.58	\$1,006.95	1	55	50	5	5
BEXAR COUNTY -			139	39	2,887	2,715	\$403,495.52	\$202,560.47	39	1,861	1,181	107	72
BEXAR COUNTY - IN ETJ W/ DEVELOPMENT AGREEMENTS 12/2017													
BEXAR	Louis Voelcker Const. DA 252148 35.74 ac				1	0				0	0	0	0
BEXAR COUNTY - D.A. in ETJ TOTALS					1	0							
BEXAR COUNTY TOTALS			139	39	2,888	2,715	\$403,495.52	\$202,560.47	39	1,861	1,181	107	72
COMAL	UNIT - C1	WATER	1	1	26	25	\$4,140.00	\$0.00	1	6	0	1	0
COMAL	UNIT - C2	WATER	0	0	16	15	\$0.00	\$0.00	0	15	0	1	0
COMAL	UNIT - C3	WATER	1	0	9	9	\$1,439.00	\$0.00	0	9	0	0	0
COMAL	UNIT - C4	WATER	0	0	34	32	\$0.00	\$0.00	0	32	0	2	0
COMAL	UNIT - C5	WATER	0	0	12	10	\$0.00	\$0.00	0	10	0	2	0
COMAL	UNIT - C6	WATER	2	2	0	0	\$0.00	\$0.00	2	0	0	0	0
COMAL	UNIT - C7 (CIBOLO TRAILS 1)	BOTH	2	1	42	42	\$41,029.58	\$42,126.95	1	42	42	0	0
COMAL	UNIT - C8 (CIBOLO TRAILS 2)	BOTH	2	2	62	59	\$100,425.22	\$59,410.05	2	59	59	3	3
COMAL	UNIT - C9 (CIBOLO TRAILS UNIT 3)	BOTH	1	0	38	37	\$61,774.46	\$37,257.15	0	37	37	1	1
COMAL	UNIT - C10 (7.71 AC.) - CIBOLO FORHOA	NONE	1	0	0	0			0	0	0	0	0
COMAL	UNIT - C11	BOTH	0	0	1	0	\$0.00	\$0.00	0	0	0	1	1
COMAL	UNIT - C12 (TRAILSIDE)	BOTH	3	1	31	31	\$51,756.98	\$31,215.45	1	31	31	0	0

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month JULY 2022

Item #10.

COUNTY	UNIT/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		WATER	SEWER	WATER	SEWER
COMAL	UNIT - C13 (TRAILSIDE)	BOTH	4	0	19	19	\$31,722.02	\$19,130.79	0	19	19	0	0
COMAL	UNIT - C14 (RIVER VALLEY) - UNIT 1 29.98 AC.	BOTH	9	2	66	66	\$111,861.86	\$66,458.28	2	66	66	0	0
COMAL	UNIT - C15 (RIVER VALLEY) - UNIT 2 6/29/20	BOTH	5	0	47	47	\$407,506.51	\$285,226.08	0	47	47	0	0
COMAL	CIBOLO CREEK COMMUNITY CHURCH PROPERTIES	WATER	0	0	1	0	\$0.00	\$0.00	0	0	0	15	0
COMAL	OAK BEND ESTATES	WATER	1	1	130	0	\$0.00	\$0.00	1	0	0	130	0
COMAL	SETTERFELD ESTATES - UNIT 1A	WATER	0	0	4	3	\$5,008.74	\$1,006.95	0	3	1	1	0
COMAL	SETTERFELD ESTATES - UNIT 1	BOTH	10	3	55	55	\$91,826.90	\$55,382.25	3	55	55	0	0
COMAL	SETTERFELD UNIT 2	BOTH	5	0	54	54	\$90,157.32	\$54,375.30	0	54	54	0	0
COMAL	SETTERFELD ESTATES UNIT 3	BOTH	4	0	48	48	259200	74400	0	48	48	0	0
COMAL	SETTERFELD ESTATES 4	BOTH	4	0	48	48	\$416,175.84	\$291,294.42	0	48	48	0	0
COMAL	THE ENCLAVE Ralph Fair LLC	WATER	0	0	15	13	\$21,704.54	\$0.00	0	13	0	2	0
COMAL	FIRST BAPTIST (FM3351) 10 ACRES	Water	0	0	1	0	\$0.00	\$0.00	0	0	0	4	0
COMAL	MINAHAN 40 ACRES	Water Only	0	0	1	0	\$0.00	\$0.00	0	0	0	26	0
COMAL	Pennington 10 Acres		0	0	1	1			0	0	0	0	
COMAL COUNTY -			55	13	761	614	\$1,695,728.97	\$1,017,283.67	13	594	507	189	5
COMAL	GRANDJEAN - DEV AGREE 392973 15.29 ac.				1	0	0	0				1	0
COMAL	J. FAIR - GUEST HOUSE- DA- 105768 2.17 ac.	WT ONLY	0	0	1	1	\$0.00	\$0.00	0	1	0	0	0
COMAL	J. FAIR - TRADING POST - DA - 105768	WT ONLY	0	0	0	1	\$0.00	\$0.00	0	1	0	0	0
COMAL	R. FAIR - 30260 SARATOGA LANE- DA - 75035 45.39 ac	WT ONLY	0	0	1	1	\$0.00	\$0.00	0	1	0	0	0
COMAL	WHITWORTH, NOLL & NOLL - DA - 75032 282.56 ac		0	0	1	0	\$0.00					1	
COMAL COUNTY - IN ETJ - W/ DEVELOPMENT AGREEMENTS 12/2017			0	0	4	3	\$0.00	\$0.00	0	3	0	2	0
COMAL COUNTY TOTALS			55	13	765	617	\$1,695,728.97	\$1,017,283.67	13	597	507	191	5
KENDALL	UNIT - K1	WATER	0	0	63	58	\$0.00	\$0.00	0	4	0	0	0
KENDALL	UNIT - K2	WATER	0	0	58	52	\$0.00	\$0.00	0	52	0	6	0
KENDALL	UNIT - K3	WATER	0	1	33	31	\$0.00	\$0.00	1	31	0	2	0
KENDALL	UNIT - K4	WATER	0	0	28	22	\$0.00	\$0.00	0	23	0	5	0
KENDALL	UNIT - K5	WATER	0	0	36	35	\$0.00	\$0.00	0	35	0	1	0
KENDALL	UNIT - K6	WATER	0	1	93	88	\$0.00	\$0.00	1	88	0	5	0
KENDALL	UNIT - K7	WATER	0	0	4	4	\$0.00	\$0.00	0	4	0	0	0
KENDALL	UNIT - K8	WATER	0	0	3	2	\$0.00	\$0.00	0	3	0	0	0
KENDALL	DEER MEADOW ESTATES - UNIT 9	BOTH	5	5	90	88	\$960.00	\$1,028.00	5	88	88	2	2
KENDALL	DEER MEADOW ESTATES - UNIT 10	BOTH	2	0	58	55	\$54,239.00	\$56,540.00	0	55	55	3	3
KENDALL	DEER MEADOW ESTATES - UNIT 11	BOTH	2	0	39	37	\$34,560.00	\$37,008.00	0	37	37	2	2
KENDALL	DEER MEADOW ESTATES - UNIT 12	BOTH	1	0	67	64	\$106,142.96	\$64,465.90	0	64	65	3	3
KENDALL	DEER MEADOW ESTATES - UNIT 13	BOTH	3	0	51	45	\$76,800.68	\$46,319.70	0	45	45	6	6
KENDALL	UNIT - K14 (9.56 AC.) - CIBOLO FORHOA	None	1	0	0	0	\$0.00	\$0.00	0	0	0	0	0
KENDALL	UNIT - K15	NONE	1	0	0	0	\$0.00	\$0.00	0	0	0	0	0
KENDALL	STONE CREEK RANCH - UNIT 1	WATER	6	4	141	129	\$218,714.98	\$0.00	4	129	0	12	0
KENDALL	STONE CREEK RANCH - UNIT 1A	WATER	1	0	6	0	\$0.00	\$0.00	0	0	0	6	0
KENDALL	STONE CREEK RANCH - UNIT 2A	WATER	1	0	29	18	\$30,052.44	\$0.00	0	18	0	11	0
KENDALL	STONE CREEK RANCH - UNIT 2B	WATER	0	0	1	0	\$0.00	\$0.00	0	0	0	60	0
KENDALL COUNTY			23	11	800	728	\$521,470.06	\$205,361.60	11	676	290	124	16
KENDALL	THE RESERVE - 344.65 ACRES	Water Only			1	0	\$0.00	\$0.00		0	0	645	0
KENDALL	PENNINGTON - DA- 50197- 5.0 ac				1	1	\$0.00	\$0.00		0	0	0	0
KENDALL	HAMILTON - DA- 46193 62.94 ACRES				1	0				0	0	0	0
KENDALL	G. TRACE- DA - 51253 - 3.88 ac 296441 - 6.02 ac				1	0				0	0	0	0
KENDALL - IN ETJ W/ DEVELOPMENT AGREEMENTS 12/2017					4	1				0	0	645	0
KENDALL COUNTY TOTALS			23	11	804	729	\$521,470.06	\$205,361.60	11	676	290	769	16
COUNTY	UNIT/SUBDIVISION				# OF LOTS	IMPROVED	IMPACT FEES PAID			NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
							WATER	SEWER		WATER	SEWER	WATER	SEWER
BEXAR	BEXAR	BEXAR	139	39	2,888	2,715	\$403,495.52	\$202,560.47	39	1,861	1,181	107	72
COMAL	COMAL	COMAL	55	13	765	617	\$1,695,728.97	\$1,017,283.67	13	597	507	191	5
KENDALL	KENDALL	KENDALL	23	11	804	729	\$521,470.06	\$205,361.60	11	676	290	769	16

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month **JULY 2022**

Item #10.

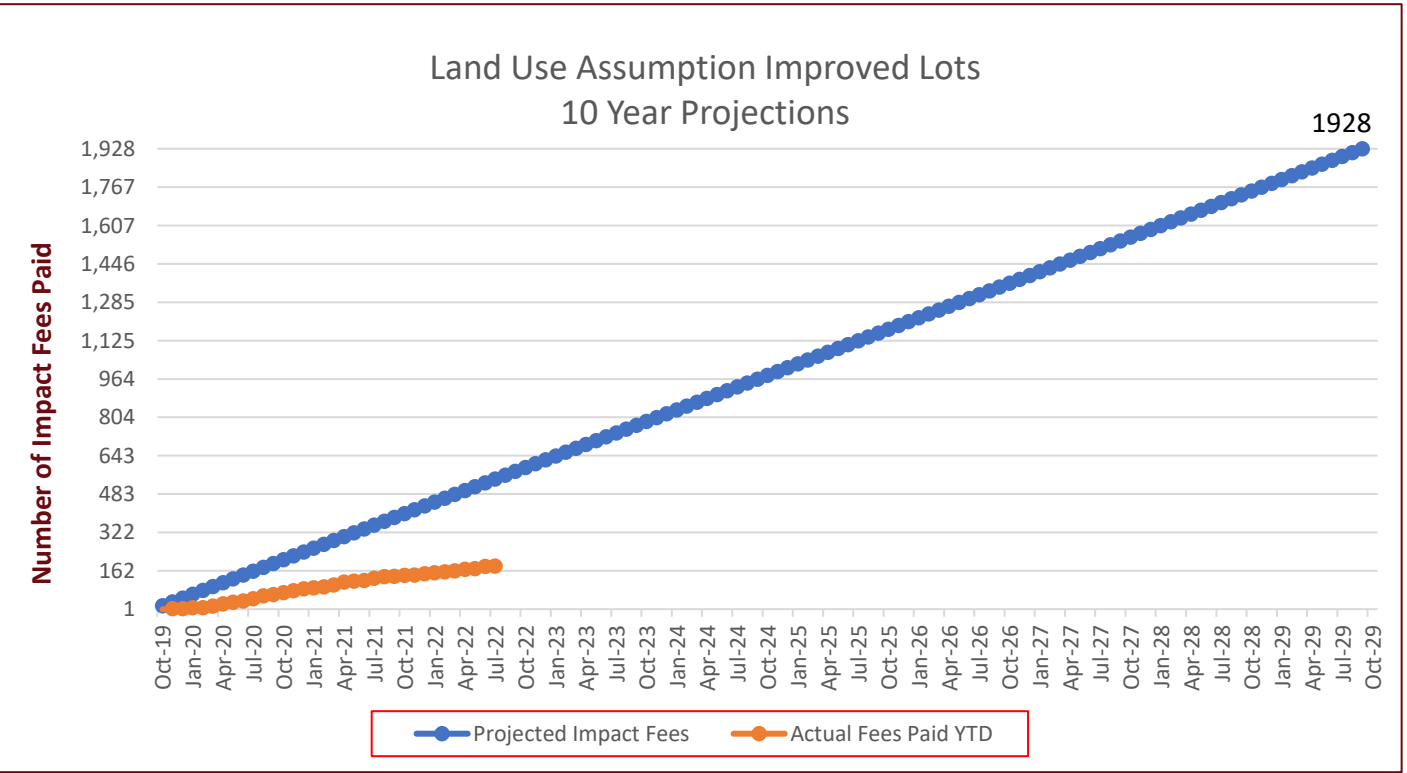
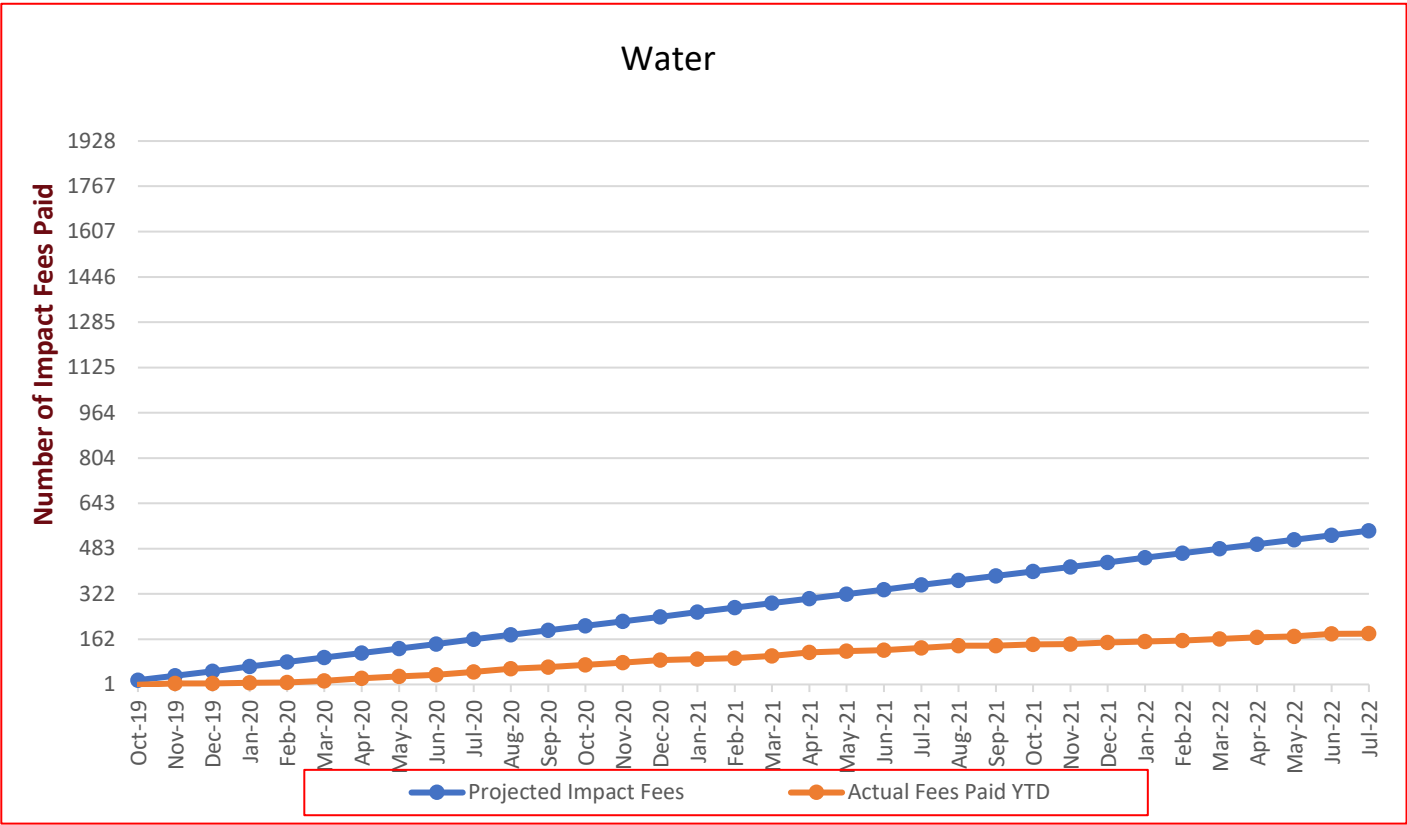
				NON Res	Non Res Conn	# OF RES	Improved	IMPACT FEES PAID		Non Res	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
COUNTY		UNIT/SUBDIVISION		Lots	Connectuions	LOTS		WATER	SEWER	Water Conn	WATER	SEWER	WATER	SEWER
LOT INVENTORY COUNT			TOTALS	217	63	4,457	4,061	\$2,620,694.55	\$1,425,205.74	63	3,134	1,978	1,067	93
ALL		LOTS ALL COUNTIES		217	63	4,448	4,057	\$2,620,694.55	\$1,425,205.74	63	3,131	1,978	420	93
ALL		IN ETJ W DEVELOPMENT AGREEMENTS ALL COUNTIES		0	0	9	4			0	3		647	0
		TOTAL		217	63	4,457	4,061	\$2,620,694.55	\$1,425,205.74	63	3,134	1,978	1,067.0	93
										3,197				
COUNTY	PROP ID	ANNEXED PROPERTIES (DECEMBER 2017)		UTILITIES CCI			LOTS	IMPROVED			# CONNECTIONS			
											WATER	SEWER		
BEXAR	B-173333	8710 DIETZ ELKHORN RD BOERNE, TX 78015	FORU			1	1				1			
BEXAR	B-257031	RALPH FAIR RD BOERNE, TX 78015	FORU			1								
BEXAR	B-257027	7087 DIETZ ELKHORN RD BOERNE, TX 78015	FORU			1								
BEXAR	B-1049681	RALPH FAIR RD BOERNE, TX 78015 16.2880 Acres	FORU			1								
BEXAR	B-1049682	BOERNE, TX 78015 3.5 AC's Comm	FORU/EO Wat.			1								
BEXAR	B-252149	8793 Dietz Elkhorn Herman Sons Hall Vogt Lodge #234	EO Water			1								
BEXAR	ALL	ENCHANTED OAKS (Enchanted Oaks Water)	Enchanted Oaks			22	22							
BEXAR	B-257097	RALPH FAIR RD BOERNE, TX 78015	FORU			1								
BEXAR	B-257083	30150 RALPH FAIR RD BOERNE, TX 78015	N/A			1								
BEXAR	B-257084	30150 RALPH FAIR RD	FORU			1								
BEXAR	B-254107	8879 FAIR OAKS PKWY BOERNE, TX 78015	FORU			1								
BEXAR	B-254108	8871 FAIR OAKS PKWY BOERNE, TX 78015	FORU			1								
BEXAR	B-1140621	RALPH FAIR RD BOERNE, TX 78015	FORU			1								
BEXAR	B-1056791	5.8773 acres FAIR OAKS PKWY BOERNE, TX 78015	FORU			1								
BEXAR	B-253039	8907 FAIR OAKS PKWY BOERNE, TX 78015 2.00 Acres	FORU			1								
BEXAR	B-1140619	29580 RALPH FAIR RD BOERNE, TX 78015	FORU			1								
BEXAR	B-1186735	FAIR OAKS PKWY BOERNE, TX 78015				1								
BEXAR	B-257090	29580 RALPH FAIR RD BOERNE, TX 78015	N/A			1								
BEXAR	B-257089	RALPH FAIR RD BOERNE, TX 78015	N/A			1								
BEXAR	B-252262	8879 DIETZ ELKHORN RD BOERNE, TX 78015	N/A			1								
BEXAR	B-252146	8979 DIETZ ELKHORN RD BOERNE, TX 78015	N/A			1								
BEXAR	B-252144	8979 DIETZ ELKHORN RD BOERNE, TX 78015	N/A			1								
BEXAR	B-252145	8923 DIETZ ELKHORN RD BOERNE, TX 78015	N/A			1								
BEXAR	ALL	NOLL ROAD SUBDIVISION - 8 sites	SAWS			8	8							
BEXAR	B-252040	9258 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-252039	9264 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-252038	9280 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-252035	29134 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-252036	29154 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-252041	29080 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-251588	29080 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-251583	28980 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-251589	28990 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-251598	28800 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-1062602	28550 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-1062603	OLD FREDERICKSBURG RD BOERNE, TX 78006	SAWS			1								
BEXAR	B-252037	29144 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-252042	28970 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS			1								
BEXAR	B-253046	BOERNE, TX 78015 (Part of) Van Raub Elementary	SAWS											
BEXAR	B-1056794	Van Raub Elementary 20.476 Acres	SAWS			1								
BEXAR	B-1270504	9120 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS			1								
			BEXAR COUNTY TOTALS			67	30				0	0		
Comal	C-83163	0 BERGHEIM RD	FORU/SJWTX			1								
Comal	C-83162	0 BERGHEIM RD	FORU/SJWTX			1								
Comal	C-121725	0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX			1								
Comal	C-75025	5780 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX			1								
Comal	C-75034	FM 3351 BOERNE, TX 78006	FORU/SJWTX			1								

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
 LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month **JULY 2022**

Item #10.

COUNTY		UNIT/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		WATER	SEWER	WATER	SEWER
Comal	C-75022	0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX			1								
Comal	C-75020	0 RALPH FAIR RD FAIR OAKS RANCH, TX 78015	FORU/SJWTX			1								
Comal	C-55077	30950 MEADOW CRK TRL FAIR OAKS RANCH, TX 78015	FORU/SJWTX			1								
Comal	C-79653	0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX			1								
Comal	C-33180	31980 FM 3351 BOERNE, TX 78006	FORU/SJWTX			1								
COMAL COUNTY TOTALS						10	0				0	0		
KENDALL	K-11783	346 AMMANN RD	FORU			1								
KENDALL	K-11780	324 FM 3351	FORU			1								
KENDALL	K-45299	423 AMMANN RD	FORU			1								
KENDALL	K-14322	427 AMMANN RD	FORU			1								
KENDALL	K-13191	RKC PARTNERS	FORU			1								
KENDALL	K-13193	443 AMMANN RD	FORU			1								
KENDALL	K-15935	324 FM 3351	FORU			1								
KENDALL	K-13192	443 AMMANN RD	FORU			1								
KENDALL	K-14323	427 AMMANN RD	FORU			1								
KENDALL COUNTY TOTALS						9	0				0	0		
TOTAL ANNEXED PROPERTIES ALL COUNTIES						86	30				1			
ALL		LOTS ALL COUNTIES		217	63	4,448	4,057			63	3,131	1,978	1067.0	93
ALL		IN ETJ W DEVELOPMENT AGREEMENTS ALL COUNTIES		0	0	9	4			0	3			
ALL		PROPERTIES ANNEXED 12/2017		0	0	86	30			0	1	0		
		GRAND TOTAL		217	63	4,543	4,091	\$2,620,694.55	\$1,425,205.74	63	3,135	1,978	1,067.0	93
		* EO = ENCHANTED OAKS WATER								3,198				
										Non-Res & Res				

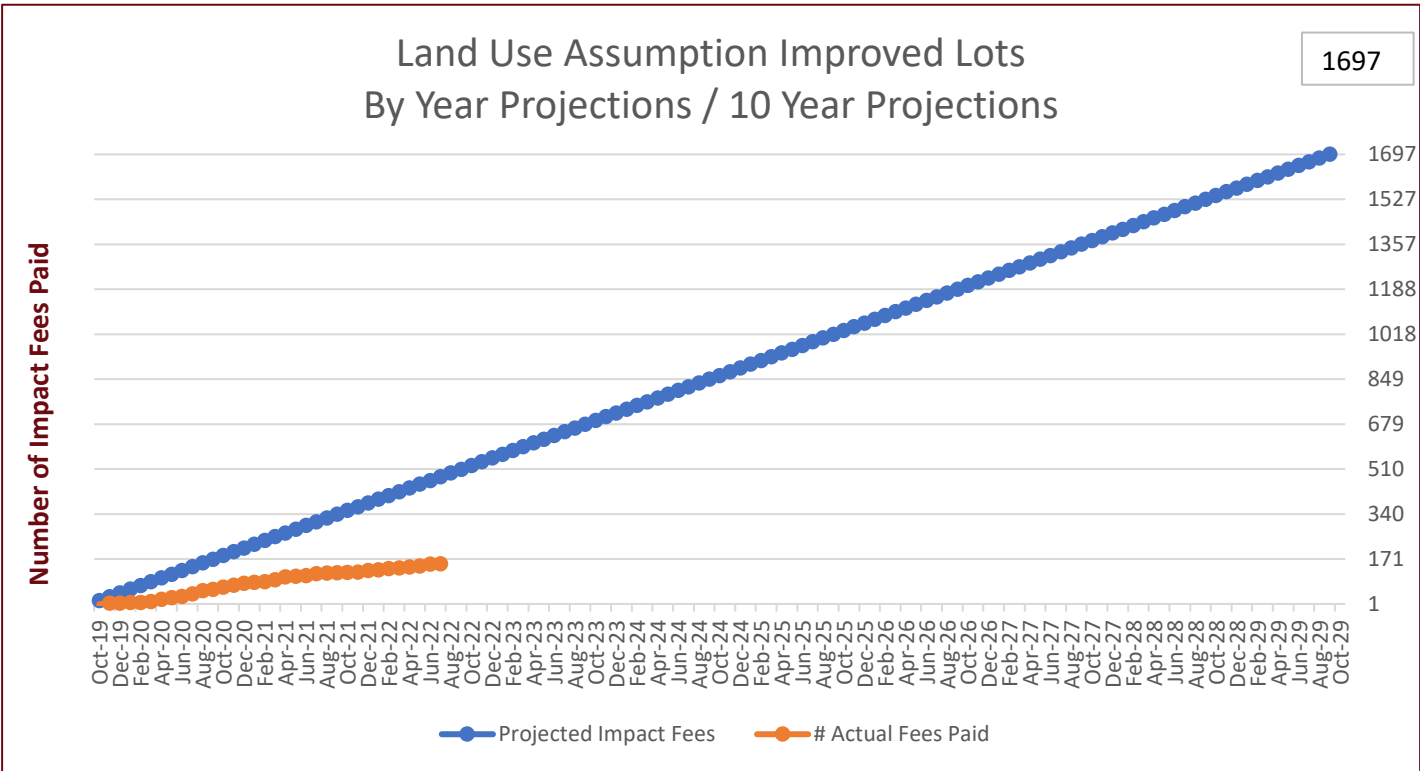
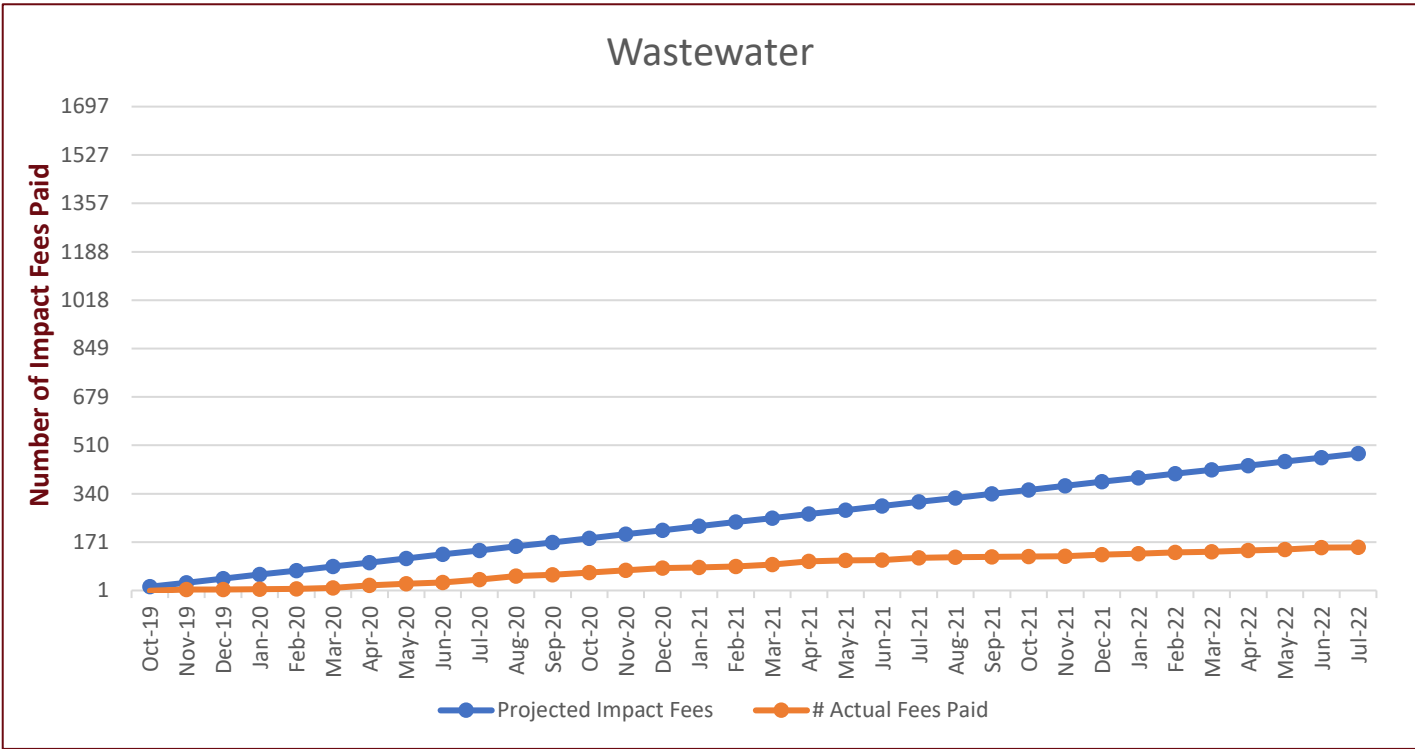
2019-2020 to 2029-2030 Combined Water Graphs



2019-2020-to 2029-2030

2022 July

Combined WW Graphs 2019-2020 to 2029-2030





**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
CONSIDERATION ITEM
CITY OF FAIR OAKS RANCH, TEXAS
September 1, 2022**

AGENDA TOPIC: Consideration and possible action recommending amendments to the City of Fair Oaks Ranch Capital Improvements Advisory Committee Rules of Procedure.

DATE: September 1, 2022

DEPARTMENT: Capital Improvements Advisory Committee

PRESENTED BY: Amanda Valdez, TRMC, Deputy City Secretary

INTRODUCTION/BACKGROUND:

Section 395.058.(e) of the Local Government Code states that the governing body of the political subdivision shall adopt procedural rules for the advisory committee to follow in carrying out its duties. The Rules and Procedures for the CIAC were last reviewed on September 14, 2015. City Council then adopted the changes at their October 15, 2015 regular meeting. Before the most recent changes the document had been revised in 2009 after its initial adoption in 2006.

The current document needs to be updated to reflect, accurately, the staff members responsible for performing tasks and to correct titles throughout. Duties assigned to the Public Works Director and Public Works Administrative Assistant are now being performed by the Deputy City Secretary. **Exhibit A** depicts recommended changes proposed by staff.

Action on March 9, 2022, by the Committee, to set days and times for their meetings as the first Thursday of each March and September have been added to **Exhibit A**. Additionally, the requirement for political subdivisions that impose an impact fee to submit a written certification verifying compliance with Chapter 395 of the Local Government Code to the Attorney General each year was repealed and thus removed from the draft. The Rules of Procedure must be approved by the governing body to be enacted. This agenda item asks the CIAC to recommend approval of the draft after which it will be forwarded to Council for approval.

POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:

N/A

LONG-TERM FINANCIAL & BUDGETARY IMPACT:

N/A

LEGAL ANALYSIS:

Approved as to form.

RECOMMENDATION/PROPOSED MOTION:

I move to recommend approval of the Capital Improvements Advisory Committee Rules of Procedure as presented.



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CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

~~RULES AND PROCEDURES~~ RULES OF PROCEDURE

Adopted March 16, 2006

Revised May 21, 2009

Revised October 15, 2015

DRAFT – Revised September 1, 2022

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CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

RULES ~~AND-OF~~ PROCEDURES

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 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.

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.

By Resolution, an appointed City ~~Council Member~~Alderman 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.

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. Provides meeting update to City Council.

~~City Secretary and/or their designee:~~ Proposes agenda for concurrence by Chairman and City ~~Alderman~~Council Member. ~~—Shall provide information and support documentation as it relates to set agenda items.~~

~~PW Admin Assistant:~~ Maintains and updates the following data pertinent to CIAC: land use assumption, building permit issuance, new home valuation, and impact fee payments.

~~City Secretary and/or their designee:~~ ~~Maintains and updates the following data pertinent to CIAC: land use assumption, building permit issuance, new home valuation, and impact fee payments.~~ 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. ~~Prepares annual certification letter in compliance with Chapter 395.082 for Mayor's signature to the State of Texas Attorney General.~~

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

Commented [AV1]: Correction: Previously read City Alderman

Commented [AV2]: Correction: Previously read Public Works Director

Commented [AV3]: Allows the City Secretary to assign these duties to another individual.

Commented [AV4]: Correction: Previously listed under the duties of PW Admin Assistant

Commented [AV5]: This section of the Local Government Code was repealed.

SECTION III - MEETINGS

1. **Regular Meetings** – The CIAC shall meet ~~at 9:00 AM the first Thursday~~ 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.

Commented [AV6]: As per CIAC action at the regular March 9, 2022 meeting