

**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

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**AGENDA**

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**OPEN MEETING**

1. Roll Call - Declaration of a Quorum.

**CITIZENS and GUEST FORUM**

*To address the Committee, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, the CIAC Committee may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.*

2. Citizens to be heard.

**PRESENTATIONS**

3. Introduction of newly appointed CIAC Chairman, Paul Mebane and Vice Chairman, Chris Weigand.

Amanda Valdez, TRMC, Deputy City Secretary

4. CIAC History and Overview.

Paul Mebane, Committee Chairman

**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.*

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

Amanda Valdez, TRMC, Deputy City Secretary

**REVIEW OF COMMITTEE ACTION ITEMS**

6. None to review.

**UPDATE ON CAPITAL IMPROVEMENT PROJECTS**

7. Presentation of Capital Improvement Plans.

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

- [8.](#) Wastewater Treatment Plant Solids Handling Improvements. (Not an impact fee project)  
Julio Colunga, Assistant Director of Public Works

**UPDATE ON IMPACT FEE CAPITAL PROJECTS**

- [9.](#) Capital Improvement Projects Summary:
  - Water CIP with Map
  - Wastewater CIP with MapGrant Watanabe, P.E., Director of Public Works & Engineering Services
- [10.](#) Elevated Storage Tank / Pressure Reducing Valves.  
Katherine Schweitzer, P.E., Manager of Engineering Services
- [11.](#) Wastewater Treatment Plant Study.  
Katherine Schweitzer, P.E., Manager of Engineering Services
- [12.](#) Professional Services Agreements.  
Katherine Schweitzer, P.E., Manager of Engineering Services
- [13.](#) Hydropneumatic Tank.  
Julio Colunga, Assistant Director of Public Works

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

**CONSIDERATION / DISCUSSION ITEMS**

- [15.](#) Consideration and possible action regarding upcoming Regular CIAC Meeting Dates.  
Amanda Valdez, TRMC, Deputy City Secretary
- 16. Recommendations to City Council for Semi-Annual Report.  
Paul Mebane, Committee Chairman

**REQUEST FOR FUTURE AGENDA CONSIDERATIONS**

**ADJOURNMENT**

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

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**Signature of Agenda Approval:** s/Paul Mebane

Paul Mebane, Chairman

I, Amanda Valdez, TRMC, Deputy City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City’s website [www.fairoaksranchtx.org](http://www.fairoaksranchtx.org), both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 9:00 AM, March 06, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side 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.

# CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) OVERVIEW

Established to comply with Section 395.058 Texas Local Government Code – “Financing Capital Improvements Required by **New Developments** in Municipalities, Counties and Certain Other Local Governments”

- MISSION** -- 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 semi-annual reports regarding plan progress
  - f by reporting any perceived inequities in plan implementation
  - g by reporting any inequities in imposing impact fees
  - h **by reporting the need to update or revise the land use assumptions, capital improvement plans and impact fees**

## MEMBERSHIP

- No fewer than five members
- No fewer than 40 percent must be representatives of real estate, development, or building industries
- Membership must include a representative from the extraterritorial jurisdiction (ETJ)
- None shall be an employee or official of a political subdivision of government entity
- City Council Liaison, Public Works Director and a City Admin are non-voting ex-officio members

## MEETINGS

- Formal meetings twice a year in March and September
- Work Sessions or Special Meetings as needed to consider items that need action

## DEFINITIONS

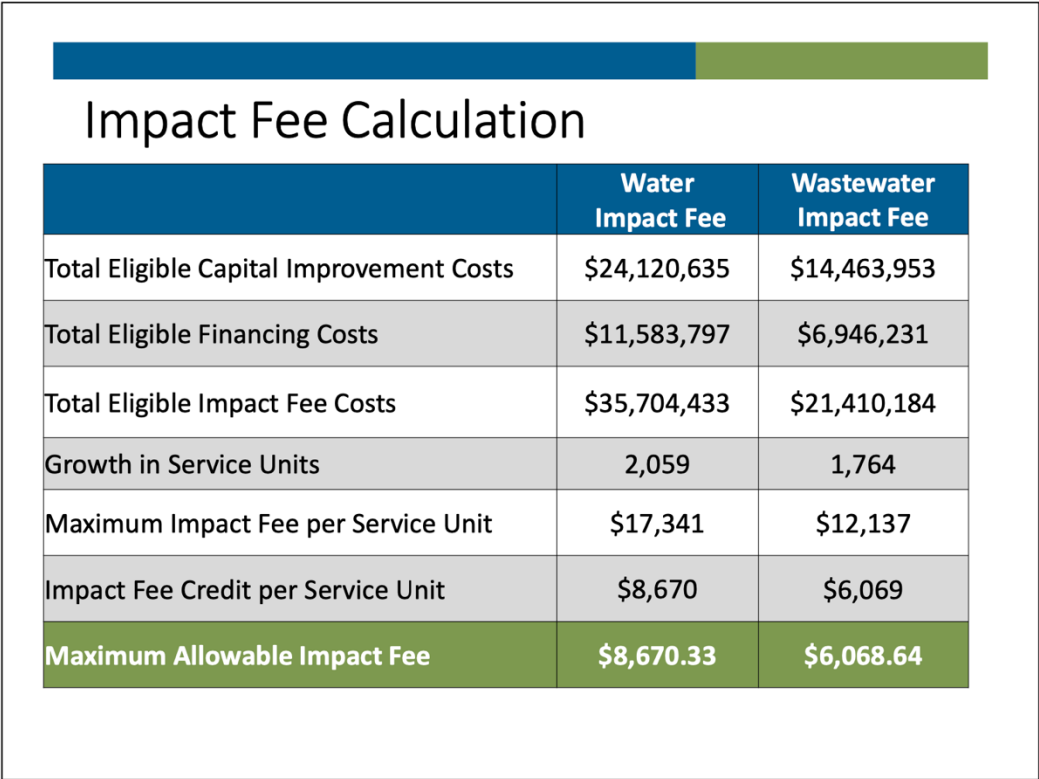
Impact Fee	Charge against new developments in order to generate revenue for funding or recouping the cost of capital improvements or facility expansions attributed to the new development
Capital Improvement	Facilities that have a life expectancy of 3+ years, including: <ul style="list-style-type: none"> <li>a. Water supply, treatment and distribution</li> <li>b. Wastewater collection and treatment</li> <li>c. Storm water, drainage and flood control</li> <li>d. Roadways</li> </ul>

Facility Expansion                      Expansion of an existing facility’s capacity in order that the existing facility may serve new development, not including repair, maintenance, modernization, or expansion to better serve existing development

Service Units                              Standardized measure of consumption attributable to an individual unit of development

**IMPACT FEES**

- Impact Fees were approved by City Council in 2020 based on Freese & Nichols report.



	Water Impact Fee	Wastewater Impact Fee
Total Eligible Capital Improvement Costs	\$24,120,635	\$14,463,953
Total Eligible Financing Costs	\$11,583,797	\$6,946,231
Total Eligible Impact Fee Costs	\$35,704,433	\$21,410,184
Growth in Service Units	2,059	1,764
Maximum Impact Fee per Service Unit	\$17,341	\$12,137
Impact Fee Credit per Service Unit	\$8,670	\$6,069
<b>Maximum Allowable Impact Fee</b>	<b>\$8,670.33</b>	<b>\$6,068.64</b>

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- Impact Fee per Service Unit = 50% x Capital Improvement Cost / New Service Units
  - Credit 50% for the portion of ad-valorem taxes generate by improvements
- Eligible Capital Improvement Cost = Capital + Financing costs of proposed projects that will accommodate growth within the next 10 years
- Growth in Service Units is from 2020 until FOR buildout projected for 2030
- The land use assumptions and capital improvements plan are to be updated at least every 5 years.

## CAPITAL IMPROVEMENT PLANS (CIP)

## Water Impact Fee CIP

No.	Description of Project	Percent Utilization			Costs Based on 2020 Dollars		
		2020 <sup>(1)</sup>	2030	2020 - 2030	Capital Cost	10-Year (2020-2030)	
Existing	A	12-inch Parallel Along Rolling Acres Trail	30%	100%	70%	\$114,107	\$79,875
	B	12-inch Along Meadow Creek Trail	40%	100%	60%	\$24,773	\$14,864
	C	12-inch Line Near Meadow Creek Trail and FM 3351	8%	100%	92%	\$936,527	\$861,605
	D	Impact Fee Study	0%	100%	100%	\$36,000	\$36,000
Existing Project Sub-total						\$1,111,407	\$992,344
Proposed	1	9,000-Gallon Plant #2 Hydropneumatic Tank (Zone C)	81%	100%	19%	\$246,700	\$46,873
	2	0.5-MG Zone A Elevated Storage Tank (Zone A)	26%	100%	74%	\$3,289,000	\$2,433,860
	3	12-inch West Ammann Road Water Line (Zone A)	26%	100%	74%	\$1,016,600	\$752,284
	4	12-inch Northeast Water Lines (Zone A)	0%	100%	100%	\$1,614,600	\$1,614,600
	5	400-gpm Plant #5 Zone B Pump Station Expansion and 0.5-MG GST (Zone B)	92%	100%	8%	\$2,167,800	\$164,753
	6	650-gpm Elmo Davis Pump Station Expansion (Zone C)	81%	100%	19%	\$971,800	\$184,642
	7	Pressure Reducing Valve at Rolling Acres Trail and Meadow Creek Trail (Zone B)	0%	100%	100%	\$149,500	\$149,500
	8	8-inch Water Line at Dietz Elkhorn Road and Ralph Fair Road (Zone C)	0%	100%	100%	\$287,100	\$287,100
	9	12-inch Southeastern Water Lines (Zone B)	0%	100%	100%	\$2,619,300	\$2,619,300
	10	12/16-inch Plant #6 Discharge Water Lines (Zone A/B)	0%	100%	100%	\$2,822,600	\$2,822,600
	11	Plant #6 and New GBRA Delivery Point (Zone A/B)	0%	100%	100%	\$5,905,300	\$5,905,300
	12	12-inch ETJ Water Line (Zone B)	0%	100%	100%	\$2,559,500	\$2,559,500
	13	0.5-MG Plant #2 Elevated Storage Tank (Zone C)	81%	100%	19%	\$3,289,000	\$624,910
	14	8/12-inch Royal Ascot/Triple Crown/Equestrian Water Line Replacement (Zone C)	90%	100%	10%	\$1,085,400	\$108,540
	15	8-inch Pimlico Lane Water Line Replacement (Zone C)	95%	100%	5%	\$758,000	\$37,900
	16	8-inch Preakness Lane Water Line Replacement (Zone C)	95%	100%	5%	\$991,200	\$49,560
	17	12-inch Triple Crown Road Water Line Replacement (Zone C)	90%	100%	10%	\$1,448,700	\$144,870
	18	8-inch Rolling Acres Trail Water Line (Zone A)	0%	100%	100%	\$649,200	\$649,200
	19	8-inch Post Oak Trail Water Line (Zone A)	0%	100%	100%	\$1,295,500	\$1,295,500
	20	8-inch Silver Spur Trail Water Line (Zone A)	0%	100%	100%	\$677,500	\$677,500
Proposed Project Sub-total						\$33,844,300	\$23,128,292
Total Capital Improvements Cost						\$34,955,707	\$24,120,635

## Wastewater Impact Fee CIP

No.	Description of Project	Percent Utilization			Costs Based on 2020 Dollars		
		2020 <sup>(1)</sup>	2030	2020 - 2030	Capital Cost	10-Year (2020-2030)	
Existing	A	Impact Fee Study	0%	100%	100%	\$36,000	\$36,000
	Existing Project Sub-total					\$36,000	\$36,000
Proposed	1	8-inch Gravity Line and Decommission Falls Lift Station	96%	100%	4%	\$550,900	\$19,981
	2	New 0.6 MGD WWTP and Decommission old WWTP	48%	100%	52%	\$13,113,800	\$6,775,463
	3	New Gravity Line from Old WWTP to New WWTP	75%	100%	25%	\$1,830,300	\$457,575
	4	1.6 MGD Lift Station and 12" Force Main to New WWTP	48%	100%	52%	\$3,038,600	\$1,580,072
	5	12/15-inch Gravity Line in the ETJ	0%	100%	100%	\$878,500	\$878,500
	6	12-inch Gravity Line in the ETJ	0%	100%	100%	\$728,900	\$728,900
	7	12-inch Gravity Line in the ETJ	0%	100%	100%	\$511,300	\$511,300
	8	10-inch Gravity Line north of Ralph Fair Road	0%	100%	100%	\$699,700	\$699,700
	9	8/10-inch Gravity Line north of Ralph Fair Road	0%	100%	100%	\$929,600	\$929,600
	10	8-inch Gravity Line north of Dietz Elkhorn Road	0%	100%	100%	\$483,300	\$483,300
	11	8-inch Gravity Line east of Ralph Fair Road	0%	100%	100%	\$358,000	\$358,000
	12	10-inch Gravity Line crossing Cibolo Creek	0%	100%	100%	\$498,700	\$498,700
	13	12-inch Gravity Line to the new WWTP	0%	100%	100%	\$381,300	\$381,300
	14	10-inch Gravity Line and Decommission Setterfeld Lift Station	83%	100%	17%	\$738,600	\$125,562
Proposed Project Sub-total					\$24,741,500	\$14,427,953	
Total Capital Improvements Cost					\$24,777,500	\$14,463,953	

## LAND USE ASSUMPTIONS (LUA)

## Projected Water Service Units

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Meter Size	2020			2030			Growth in Service Units
	Number of Meters	Service Unit Equivalent	Service Units	Number of Meters	Service Unit Equivalent	Service Units	
3/4"	2,656	1.0	2,656	4,366	1.0	4,366	1,710
1"	339	1.6	542	557	1.6	891	349
2"	0	6.4	0	0	6.4	0	0
3"	1	12.8	13	1	12.8	13	0
4"	0	20.0	0	0	20.0	0	0
6"	0	40.0	0	0	40.0	0	0
8"	0	64.0	0	0	64.0	0	0
<b>Total</b>	<b>2,996</b>	-	<b>3,211</b>	<b>4,924</b>	-	<b>5,270</b>	<b>2,059</b>

## Projected Wastewater Service Units

Meter Size	2020			2030			Growth in Service Units
	Number of Meters	Service Unit Equivalent	Service Units	Number of Meters	Service Unit Equivalent	Service Units	
3/4"	1,695	1.0	1,695	3,281	1.0	3,281	1,586
1"	119	1.6	190	230	1.6	368	178
2"	0	6.4	0	0	6.4	0	0
3"	1	12.8	13	1	12.8	13	0
4"	0	20.0	0	0	20.0	0	0
6"	0	40.0	0	0	40.0	0	0
8"	0	64.0	0	0	64.0	0	0
<b>Total</b>	<b>1,815</b>	-	<b>1,898</b>	<b>3,512</b>	-	<b>3,662</b>	<b>1,764</b>

## EXISTING WATER & WASTE WATER SYSTEMS

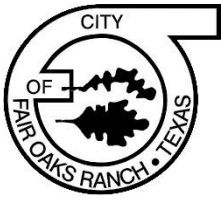
- The FOR water system consists of three independent pressure zones, representing the North, Central and South regions of the water system.
  - A network of water lines ranging in diameter from 2 to 12 inches
  - Seven ground storage tanks
  - Five pump stations
  - 30 active ground water wells
  - A wholesale supply connection to GBRA's Western Canyon transmission line
- The water service area includes most of the city limits and ETJ
  - Excludes areas served by SAWS or Camp Bullis
- The FOR wastewater collection system consists of
  - Seven lift stations and associated forced mains
  - A wastewater treatment plant with a permitted capacity of .5 mgd annual average flow
  - A network of gravity mains from 4 to 16 inches
- The wastewater service area includes a portion within the city limits, as well as the ETJ on the east side of the city
  - Difference in water and wastewater service areas is due to portions of the city served by on-site septic systems

On January 16, 2020, John Merritt, CIAC President, presented the CIAC recommendation for the updated water and wastewater impact fee as follows:

### CIAC Findings and Recommendations

1. The CIAC finds that the City's recently adopted Land Use Assumptions and Capital Improvement Plan are based on sound assumptions and engineering practices and recommends no changes.
2. The CIAC finds that Freese & Nichols used sound assumptions and engineering practices and complied with the requirements under the Code in their calculation of the Maximum Allowable Impact Fees.
3. The CAIC recommends to Council that the Council adopt the proposed Maximum Allowable Impact Fees as calculated by Freese & Nichols. Accordingly, the following Impact Fees changes are recommended:
  - Water Impact Fee per LUE increases from the current \$5,400 to \$8,670, and
  - Wastewater Impact Fee per LUE increases from the current \$1,550 to \$6,069.





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

Wednesday, September 22, 2021 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 John Merritt, and Committee Members: Paul Mebane, Marcus Garcia, Arthur Waterman, and Chris Weigand

CIAC Absent: Vice Chairman Harold Manning and Committee Members: Dana Green, and Ben Koerner

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

With a quorum present, the meeting was called to order at 9:05 AM.

**CITIZENS and GUEST FORUM**

2. Roy Elizondo – City Council Member Elizondo expressed appreciation to CIAC Committee members whose terms are ending as well as the new members that have committed to serve.

**PRESENTATIONS**

3. Chairman John Merritt introduced new committee members Joe DeCola, John Guidry, and Seth Mitchell.
4. Chairman John Merritt provided a brief history and overview of the committee's role and responsibilities.

**CONSENT AGENDA**

5. **Approval of the March 30, 2021 Regular Capital Improvements Advisory Committee meeting minutes.**

MOTION: Made by Committee Member Chris Weigand, seconded by Committee Member Marcus Garcia, to approve the Consent Agenda.

VOTE: 5-0; Motion Passed.

**REVIEW OF COMMITTEE ACTIONS ITEMS**

- 6. None to review.

**UPDATE ON IMPACT FEE CAPITAL PROJECTS**

**7. Capital Improvement Projects Summary**

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

Director of Public Works & Engineering Services, Grant Watanabe, presented to the committee a Capital Improvement Projects Summary that included the Water CIP and map as well as the Wastewater CIP and map.

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

Director of Public Works & Engineering Services, Grant Watanabe, spoke to the committee regarding the Elevated Storage Tank / Pressure Reducing Valves.

**9. Wastewater Treatment Plant Study.**

Mr. Grant Watanabe provided an update to the Committee about the Wastewater Treatment Plant Study.

**10. Hydropneumatic tank.**

Mr. Watanabe provided an update on the 9000 gallon hydropneumatic tank.

**11. Wastewater Treatment Plant Solids Handling Improvements (Not an impact fee project).**

Mr. Watanabe provided a brief overview about the Treatment Plant’s solids handling improvements and reminded all present that this is not an impact fee project.

**REVIEW OF LAND USE ASSUMPTIONS**

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

- o **LUA Summary – As of August 31, 2021**
- o **10 Year Projection / 2020-2030 Water and Wastewater Improvements Charts**

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

**CONSIDERATION / DISCUSSION ITEMS**

**13. Consideration and possible action for the committee to make a recommendation to City Council on a Chair and Vice Chair.**

**MOTION:** Made by Committee Member Chris Weigand, seconded by Committee Member Marcus Garcia, to recommend to the City of Fair Oaks Ranch City Council that they approve Paul Mebane as the CIAC Chair to be effective on the date approved by Council.

**VOTE:** 5-0; Motion Passed.

MOTION: Made by Committee Member Arthur Waterman, seconded by Committee Member Marcus Garcia, to recommend to the City of Fair Oaks Ranch City Council that they approve Chris Weigand as the CIAC Vice Chair to be effective on the date approved by Council.

VOTE: 5-0; Motion Passed.

**14. Recommendations for inclusion on the CIAC Semiannual Report to be filed with City Council.**

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

- There has been no significant change in the Capital Improvement Plan or the Land Use Plan and therefore there is no need for any change in the current Impact Fee.
- The Committee recommends that Council appoint Mr. Paul Mebane to succeed Mr. Merritt as CIAC Chair and Mr. Chris Weigand to succeed Mr. Harold Manning as Vice Chair.
- The CIAC members and incoming members expressed an interest in expanding their responsibilities to include other utilities such as roadway impact fees.

**REQUEST FOR FUTURE AGENDA CONSIDERATIONS**

There were no requests.

**FUTURE MEETINGS**

**15. CIAC Semiannual Meeting March 2022.**

The Committee asked that the meeting not be scheduled the second week of March to avoid scheduling conflicts with Spring Break.

**ADJOURNMENT**

Chairman Merritt adjourned the meeting at 10:44 AM.

ATTEST:

\_\_\_\_\_  
Paul Mebane, Chairperson

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Amanda Valdez, TRMC, Deputy City Secretary



# Capital Improvement Plans (FY2023-2027)

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A long-term Capital Improvement Plan is essential for the proper planning, budgeting and execution of infrastructure projects. The plan enables the City to forecast and prioritize capital construction and maintenance needs, allows time to effectively plan for large projects, and provides a level of certainty for the future.

- 5-Yr Water, Wastewater & Reuse CIP – Approved Oct 24, 2021
- 5-Yr Roadway CIP – Approved November 4, 2021
- 5-Yr Drainage CIP – Approved January 20, 2022



# Water, Wastewater & Reuse CIP

- 10 “Must Do” Projects

- Variety of Facility and Pipeline type projects

- Project 2W – 0.5 MG Zone A Elevated Storage Tank with Plant 3 Upgrades, System PRVs, and 12-inch Waterline
- Project 5W – Water Plant #5 Expansion (Zone B)
- Project 6W – Elmo Davis Pump Station Expansion (Zone C)
- Project 2S – WWTP Construction
- Project 3S – New Gravity Line from Old WWTP to New WWTP
- Project 4S – 1.6 MGD Lift Station and 12” Force Main to New WWTP
- Project 27R – Effluent Pump Station Expansion
- Projects 28R and 29R – Rolling Acres Trail/Willow Wind/Red Bud Hill Water Line Replacements
- Project 1RU – New 2.0 MGD Reuse Pump Station

- Total Cost = \$34.6M

- Impact Fee eligible projects indicated by (W/S), does not include rehab (R)/reuse (RU)



# Water, Wastewater & Reuse CIP

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- 8 “Should Do” Projects
  - Improves Operations & Maintenance, System Resiliency
  - Mixture of Facility and Pipeline and Rehabilitation Projects
    - Project 11W – Plant #6 and New GBRA Delivery Point (Zone A/B)
    - Project 21R – Old Fredericksburg Rd Waterline Relocation
    - Project 1S – 8-inch Gravity Main and Falls Lift Station Decommissioning
    - Project 1R/2R – Elmo Davis GST #1 & #2 Rehabilitation
    - Project 3R – Elmo Davis Pump Station Electrical Rehabilitation
    - Projects 8R/9R/10R – School / Deer Meadows #1 & #2 Lift Station Rehabilitation
  - Total Cost = \$10.9M
  - Impact Fee eligible projects indicated by (W/S), does not include rehab (R)/reuse (RU)



# Water, Wastewater & Reuse CIP

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- 6 “Nice to Do” Projects
  - Reduces Operations & Maintenance costs, System Resiliency
  - Majority of Projects are Rehabilitation Projects
    - City’s effort to standardize well sites/lift stations
    - Water line projects that increase fire flow once “Must Do/Should Do” projects are in place
  - Total Cost = \$740k



# Water, Wastewater & Reuse CIP







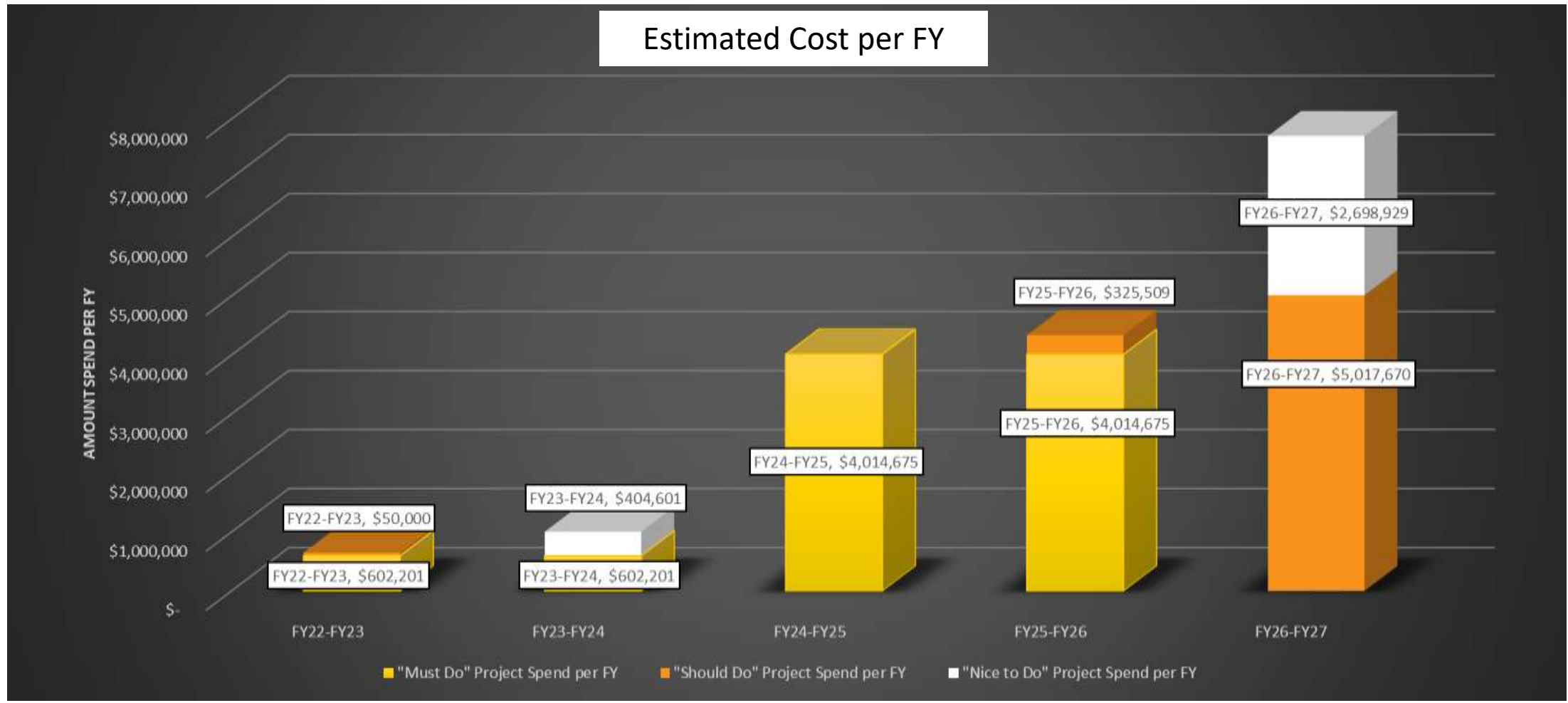
# Roadway CIP

Project Name	Project Description / Type	Phase	FY22-FY23	FY23-FY24	FY24-FY25	FY25-FY26	FY26-FY27	Total Amount
Dietz Elkhorn Rd Reconstruction	Roadway Reconstruction, Addition of Ped/Bike Amenities, Drainage Improvements, Utility Adjustments	Design	\$ 241,416	\$ 241,416				\$ 482,831
		Construction			\$ 1,609,436	\$ 1,609,436		\$ 3,218,872
Ammann Rd Reconstruction	Roadway Reconstruction, Addition of Paved Shoulders, Drainage Improvements, Utility Adjustments	Design	\$ 360,786	\$ 360,786				\$ 721,572
		Construction			\$ 2,405,239	\$ 2,405,239		\$ 4,810,478
Rolling Acres Trail Reconstruction	Roadway Reconstruction, Addition of Paved Shoulders, Drainage Improvements, Utility Adjustments	Design				\$ 325,509	\$ 325,509	\$ 651,019
		Construction					\$ 4,340,126	\$ 4,340,126
Post Oak Trail Reconstruction	Roadway Reconstruction, Addition of Paved Shoulders, Drainage Improvements, Utility Adjustments	Design					\$ 352,034	\$ 352,034
		Construction					\$ 2,346,895	\$ 2,346,895
Elkhorn Ridge Sidewalk Connection	Connect sidewalk between both Elkhorn Ridge Subdivision entrances on the North side of Dietz-Elkhorn	Design		\$ 36,782				\$ 36,782
		Construction		\$ 367,819				\$ 367,819
Battle Intense Sidewalk	Reconstructing sidewalk sidewalk curb. Long term solutions will include reconstruction of headwall.	Design	See Note 1					
		Construction	\$ 50,000					\$ 50,000
<b>TOTALS:</b>			<b>\$ 652,201.34</b>	<b>\$ 1,006,802.34</b>	<b>\$ 4,014,674.95</b>	<b>\$ 4,340,184.42</b>	<b>\$ 7,364,564.58</b>	<b>\$ 17,378,428</b>

Note #1: Design fees will be a part of the previously approved GEC budget.



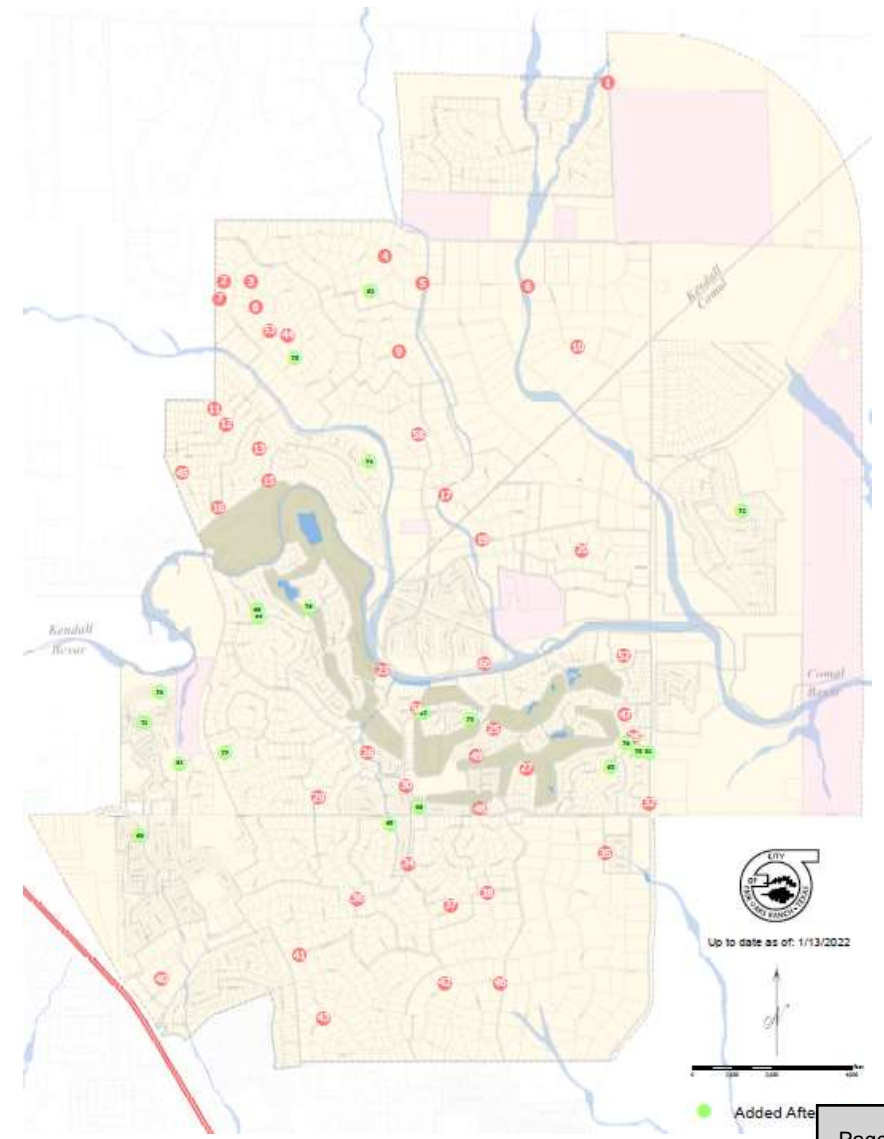
# Roadway CIP





# Drainage CIP

- Drainage Master Plan completed in 2018
  - 46 projects prioritized by stakeholder committee
- 24 new issues have been identified
  - Each assessed and scored by city staff
  - All considered in development of in-house maintenance program and proposed 5-Yr CIP
- New Issues will continue to be identified
  - Maintenance will address some issues
  - Some issues may result in future updates (additions/subtractions) to CIP
- Some identified drainage issues will be addressed in conjunction w/Street Improvements
  - Ammann Rd Low Water Crossing
  - Rolling Acres Trail Low Water Crossing





# In-House Drainage Maintenance Plan

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- Non-complex drainage issues requiring little to no engineering other than shooting grades
- Primarily regrading, cleaning out ditches/culverts, hydromulching, erosion mat installation within ROW
- Projects also included in 5-yr CIP in case needed improvements exceed in-house capabilities
  - 42 – 7740 Pimlico Lane
  - 46 - 7644 Pimlico Lane
  - 37 - 7967 Turf Paradise Lane
  - 10 - 31520 Meadow Creek Trail
  - 58 - 8037 Rock Oak Circle
  - 59 - 31020 Silver Spur
  - 4 - 8040 Rolling Acres Trail
  - 63 - 8045 Flagstone Hill
  - 2 - 8472 Rolling Acres Trail
  - 3 - 31872 Sunland
  - 53 – 32030 Scarteen
  - 44 – 31988 Scarteen
  - 75 – 8523 Wembley



# Drainage CIP

- 11 “Must Do” Projects
  - Low Water Crossings are Focus within this category
    - Project 5 – 7820 Rolling Acres Trail (Design FY 22)
    - Project 17 – 7840 Silver Spur Trail (Design FY 22)
    - Project 36 – 8410 Noble Lark (Staff to Monitor)
    - Project 1 – Ammann Road Low Water Crossing (Roads CIP)
    - Project 6 – 7420 Rolling Acres Trail (Roads CIP)
    - Project 37 – 7967 Turf Paradise Lane
    - Project 2 – 8472 Rolling Acres Trail
    - Project 4 – 8040 Rolling Acres Trail
    - Project 42 – 7740 Pimlico Lane
    - Project 35 – 28907 Chartwell Lane
    - Project 15 – 8622 Delta Dawn
  - Total Cost = \$4.6M

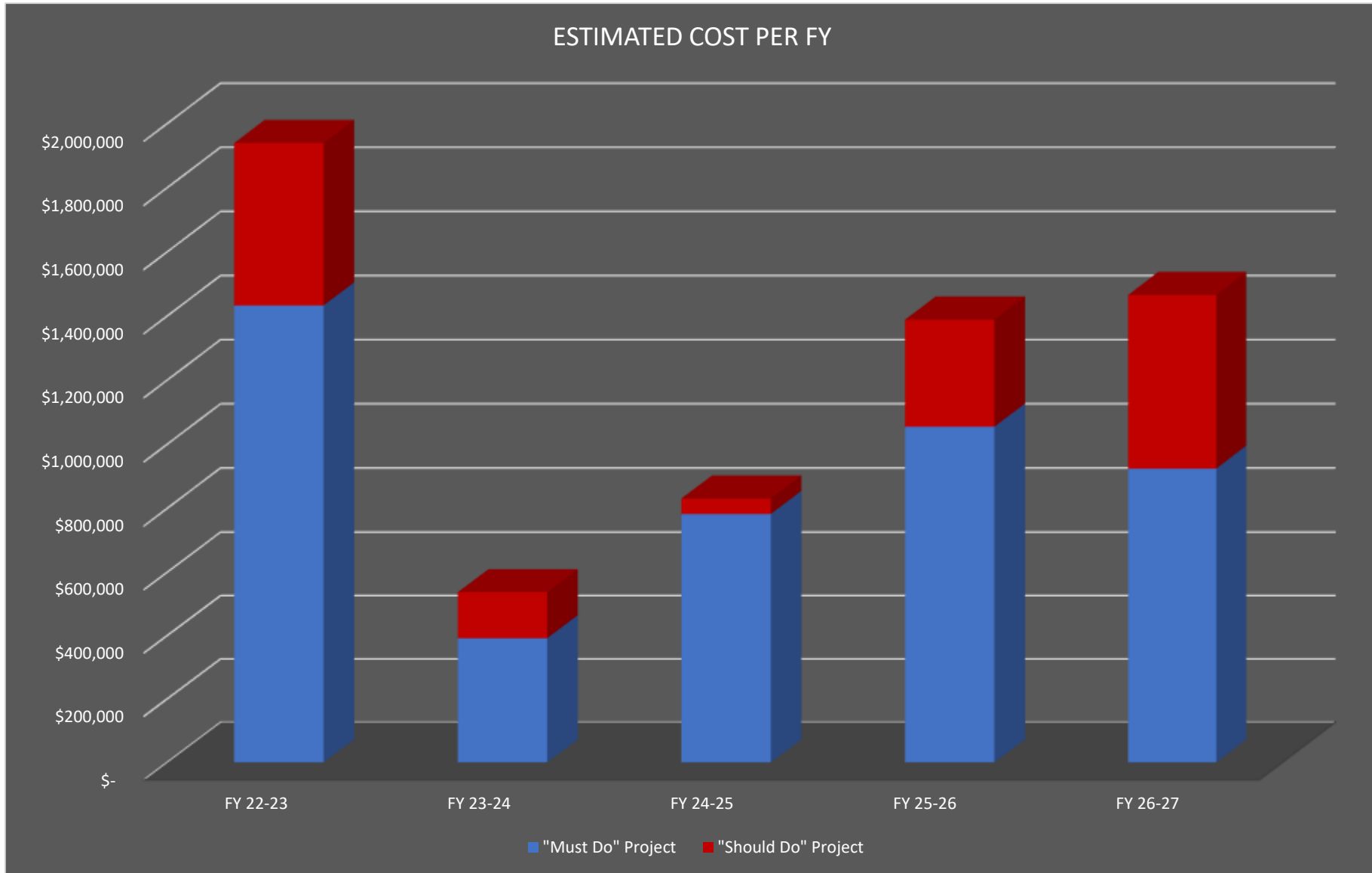


# Drainage CIP

- 10 “Should Do” Projects
  - Most projects are resolving flows from ROW impacting private properties when issue can be resolved within ROW.
    - Project 34 – 29010 Tivoli Way (Design FY 22)
    - Project 32 – 29314 Sumpter Drive
    - Project 41 – 8426 Triple Crown
    - Project 85 – 7202 Saddle Tan (Project Combined with Project 32)
    - Project 44 – 31988 Scarteen
    - Project 46 – 7644 Pimlico Lane
    - Project 53 – 32030 Scarteen
    - Project 43 – 8312 Triple Crown
    - Project 63 – 8045 Flagstone Hill
    - Project 58 – 8037 Rock Oak Circle
  - Total Cost = \$1.58M



# Drainage CIP





# WWTP Solids Handling Improvements

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

**Budget:** \$920,210 (FY2021-2022) – Design & Construction

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



Example of volute 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 3 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)

- Jul 2021 – Design contract awarded
- Mar 2022 – Design completion
- Apr 2022 – Post bid opportunity to city website and advertise in applicable mediums
- May 2022 – Bid opening
- Jun 2022 – Construction start
- Oct 2022 – Construction complete



## Water Impact Fee and Project Summary

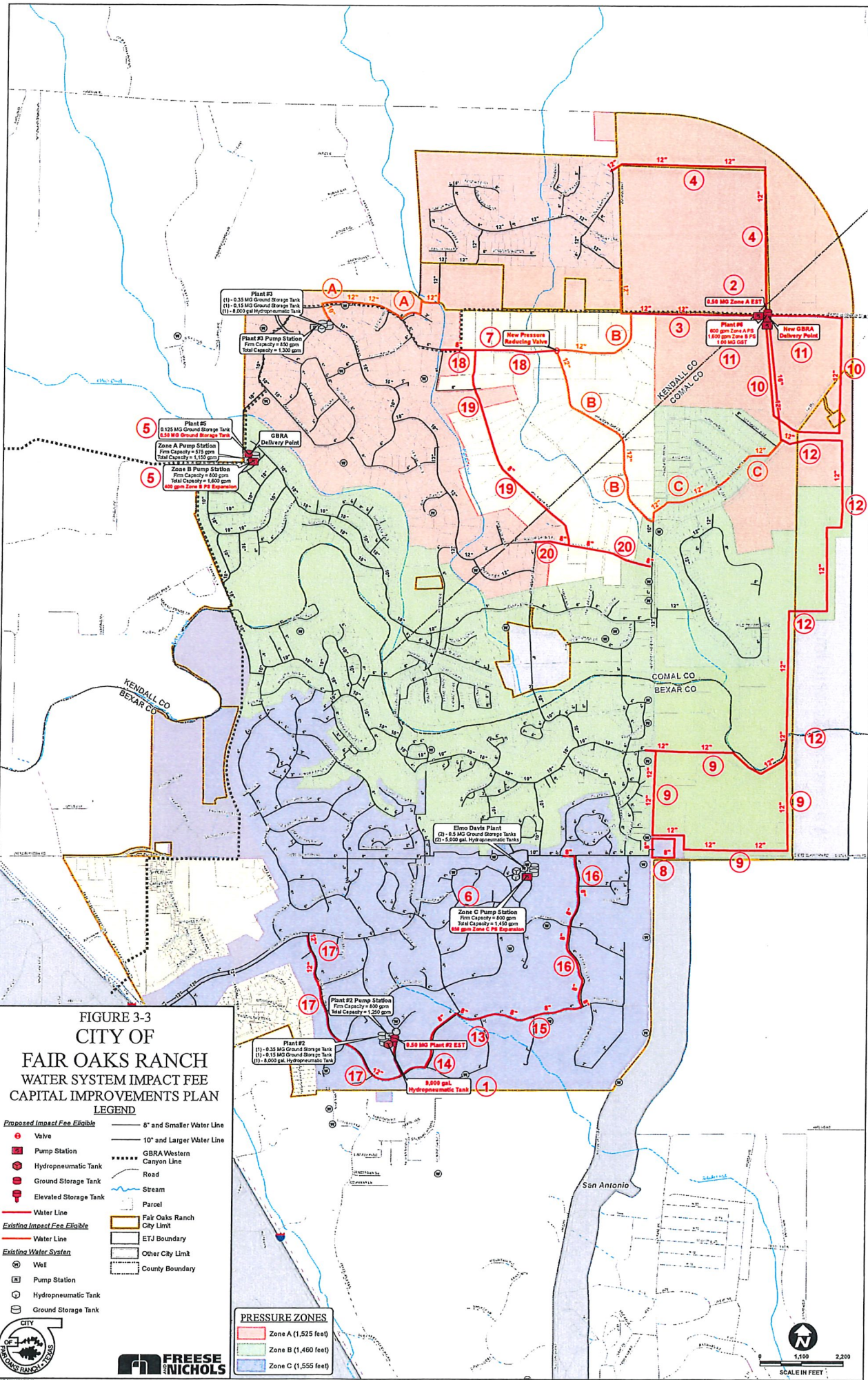
1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Groundwater Supply Facilities Component	Well # 36 - Deer Meadow	\$78,234
Groundwater Supply Facilities Component	Flow Lines Well - Deer Meadow	\$12,501
Groundwater Supply Facilities Component	FlowLines Well #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
<b>Total Project Costs</b>		<b>\$320,475</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$320,475</b>
<b>Impact Fees Collected</b>		<b>\$166,741</b>

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
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$559,311</b>
<b>Impact Fees Collected</b>		<b>\$1,070,016</b>

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		-
<b>Total Project Costs</b>		<b>\$1,648,511</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$5,768,373</b>
<b>Impact Fees Collected</b>		<b>\$523,800</b>

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>	\$209,100 *
D	2020 Impact Fee Study		\$36,000
	<u>Proposed Projects</u>		
1	9000 Gallon Plant #2 Hydropneumatic Tank		\$142,670
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		-
<b>Total Project Costs</b>			<b>\$387,771</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>			<b>\$17,852,217</b>
<b>Impact Fees Collected</b>			<b>\$797,670</b>

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



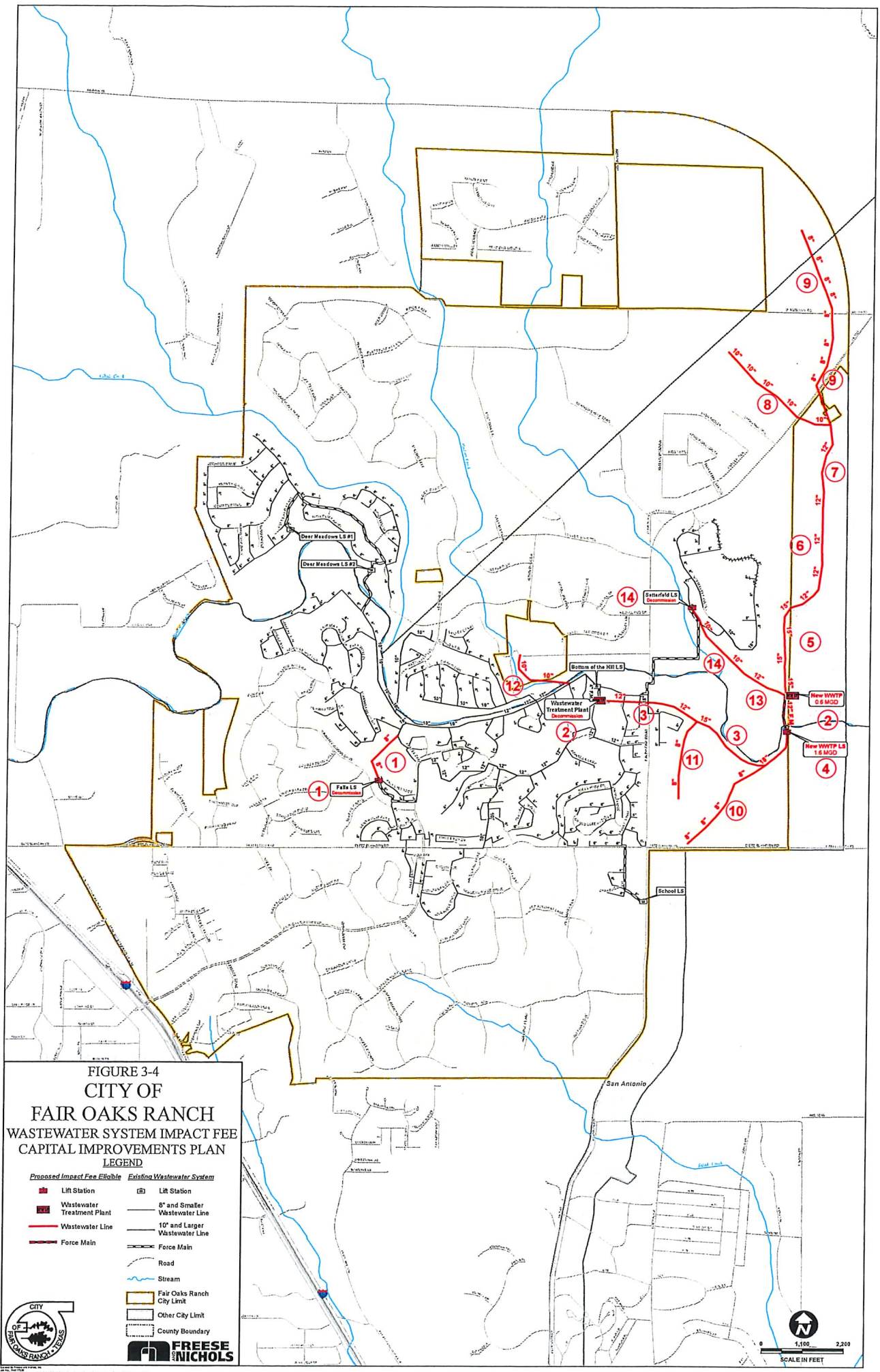
## Wastewater Impact Fee and Project Summary

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>
<b>Total Project Costs</b>		<b>\$601,144</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$343,294</b>
<b>Impact Fees Collected</b>		<b>\$307,771</b>

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
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$297,051</b>
<b>Impact Fees Collected</b>		<b>\$405,127</b>

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

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 Decommission Falls Lift Station		-
2 New 0.6 mgd WWTP and Decommission 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		-
<b>Total Project Costs</b>		<b>\$36,000</b>
<b>Impact Fee Allowable Cost Limit Per Study</b>		<b>\$10,705,092</b>
<b>Impact Fees Collected</b>		<b>\$558,315</b>



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

Proposed Impact Fee Eligible	Existing Wastewater System
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, 1,100, 2,200

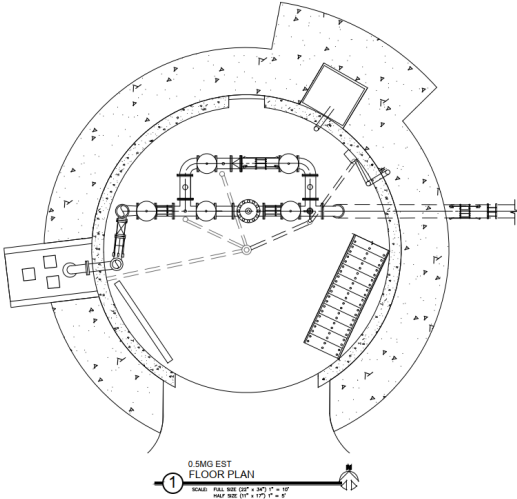
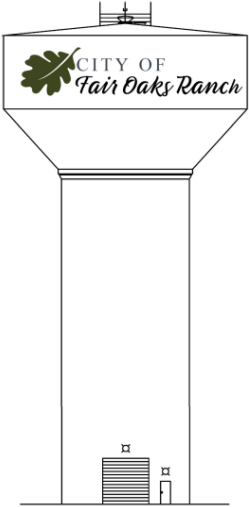


# Elevated Storage Tank / Pressure Reducing Valves

**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

# 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:** \$200,000 (FY2021-2022) – Study

**Consulting Firm:** TBD



Extended aeration basin at 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)

- Oct 2021 – Issued RFQ
- Nov 2021 – SOQs evaluated, most qualified selected
- Jan-Feb 2022 – Scope and fee negotiated
- Mar 2022 – Obtain Council approval and award contract
- Mar 2022 – Kickoff Meeting
- Oct 2022 – Study complete



# Professional Services Agreement

### Roadway CIP

#### Consultants:

- 1. Ardurra
- 2. CDS Muery
- 3. CP&Y
- 4. Pape Dawson

### 6 projects valued at \$17.4M:

- i. Dietz Elkhorn (East) Reconstruction
- ii. Ammann Rd Reconstruction
- iii. Rolling Acres Trail Reconstruction
- iv. Post Oak Trail Reconstruction
- v. Various other projects

### Drainage CIP

#### Consultants:

- 1. Halff Associates
- 2. Ardurra
- 3. CP&Y
- 4. Pape Dawson

### 21 projects valued at \$6.2M:

- i. 7820 Rolling Acres Trail LWC\*
- ii. 7840 Silver Spur Trail LWC\*
- iii. 29010 Tivoli Way (runoff crossing Fair Oaks Pkwy)\*
- iv. 8013 Rocking Horse Lane (culvert repair/replacement)\*
- v. Ammann Rd LWC
- vi. 7420 Rolling Acres Trail LWC
- vii. Various other projects

### Water, Wastewater, & Reuse CIP

#### Consultants:

- 1. Weston Solutions
- 2. Kimley-Horn
- 3. Freese and Nichols
- 4. Ardurra
- 5. Pape Dawson

### 24 projects valued at \$46.2M:

- i. Project #28R Rolling Acres Trl Water Line\*
- ii. Project #29R Willow Wind Dr/Red Bud Hill Water Line\*
- iii. Project #5W 400GPM Plant #5 Zone B Pump Station Expansion and 0.5MG GST
- iv. Project #1R/2R Elmo Davis GST #1 & #2 Mechanical/Structural
- v. Project #2S New WWTP and Decommission Old WWTP
- vi. Project #11W Water Plant #6 and New GBRA Delivery Point
- vii. Various other projects

### General Civil Engineering

#### Consultants:

- 1. RPS
- 2. Halff Associates
- 3. Pape Dawson

### Immediate assistance on projects:

- i. Surveying (easements, well SCE, ROW, etc.)
- ii. Consultation (in-house drainage maintenance projects, etc.)
- iii. Facility Rehab (Civic Center, etc.)
- iv. Various other projects

\* Will be awarded this FY



# 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



Existing 5,000 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
- Jul 2022 – Construction complete (currently experiencing some material delays)



Land Use Assumption Summary  
As of January 31, 2022

Land Use Assumptions Summary Update for CIAC Meeting March 9, 2022

**Previous Report as of August 31, 2021**

Unit - Address	# of Lots	Improved	# Connections		Remaining / Allowed	
			Water	Sewer	Water	Sewer
<b>Totals</b>	<b>4627</b>	<b>3971</b>	<b>3155</b>	<b>1942</b>	<b>1104</b>	<b>123</b>

**Current Report as of January 31, 2022**

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

**Changes from August 31, 2021 – to January 31, 2022**

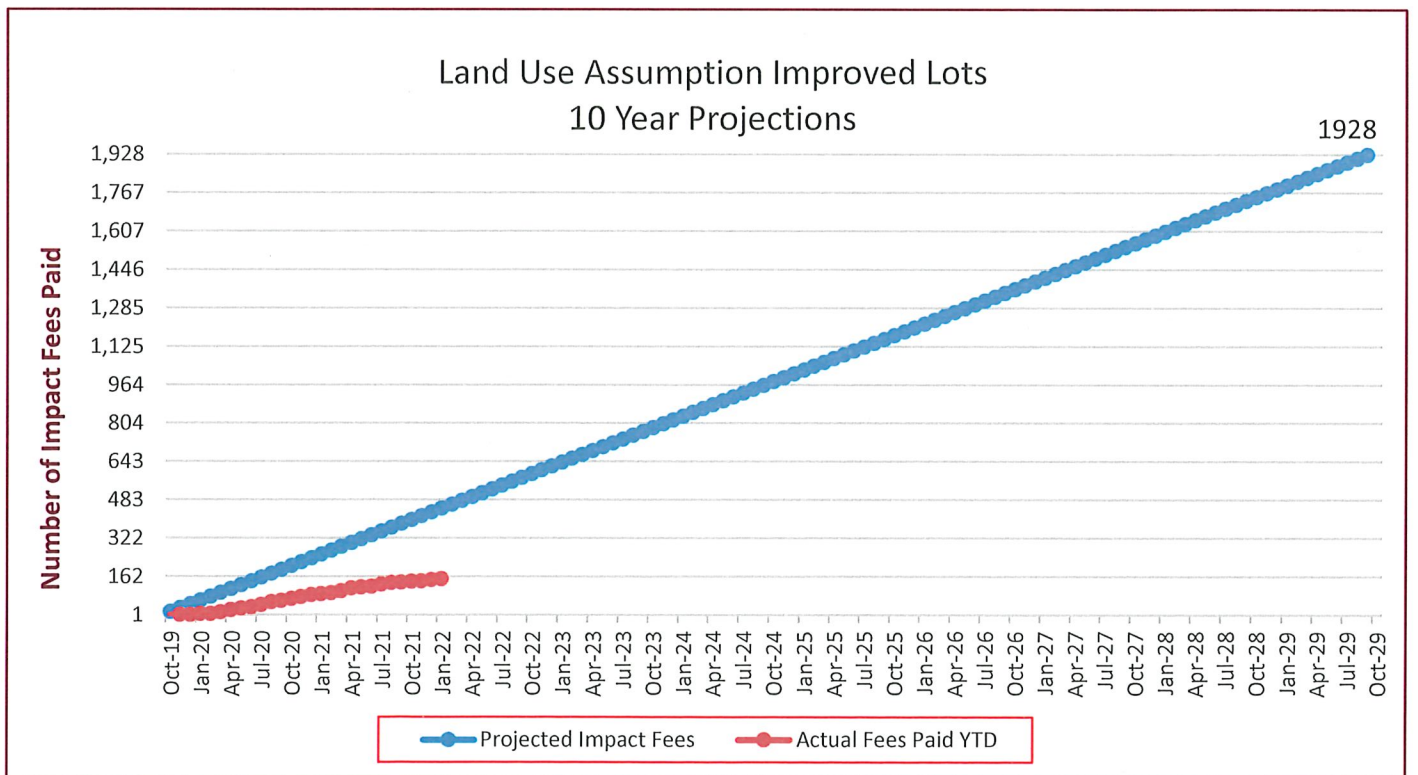
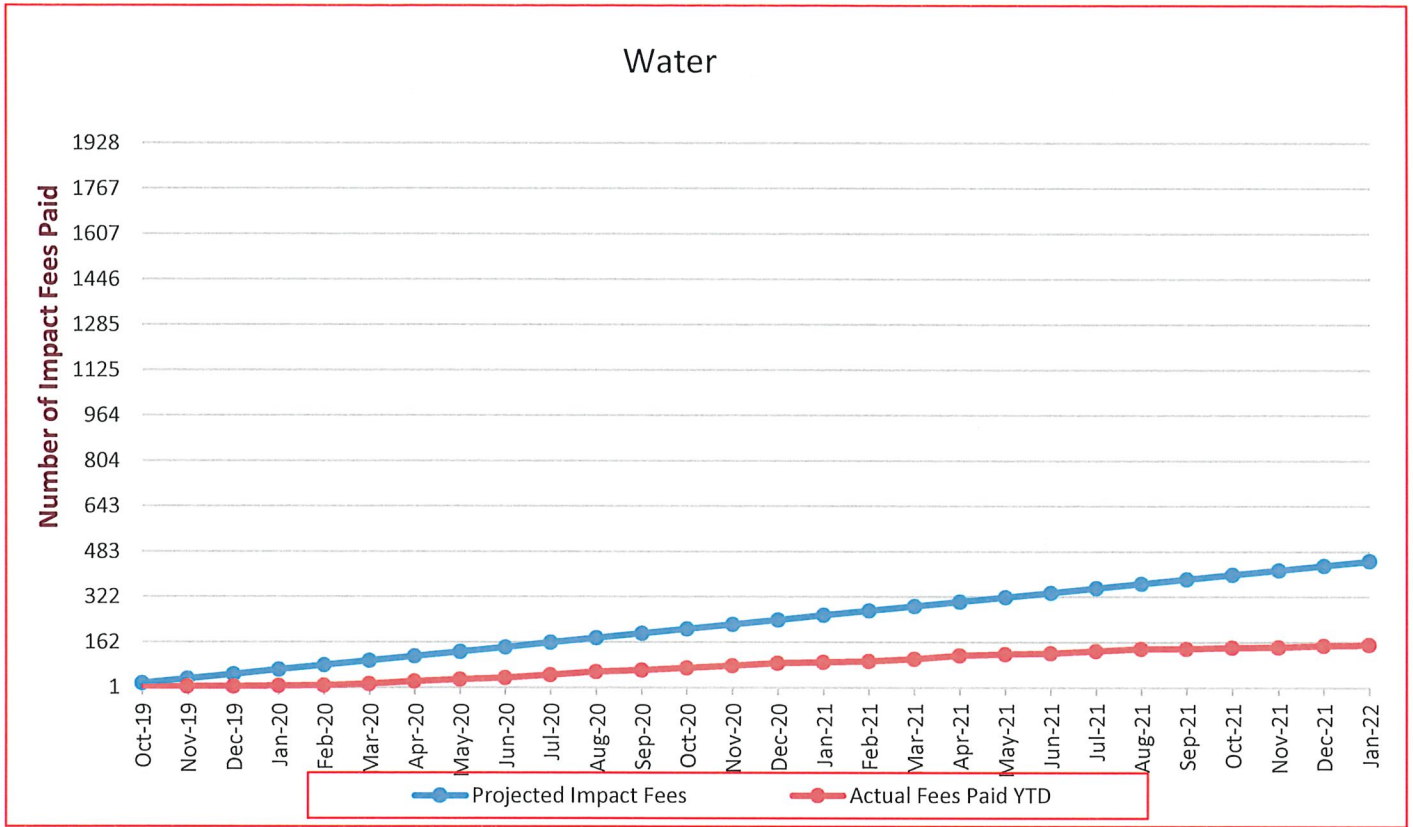
Arbors-Unit 2                      47 Residential Lots    Water & Sewer  
 Please Note – there were 43 connections showing on the LUA prior to the Plat  
 Recordation – only 4 additional lots had to be added for the total lot count to be correct.

Elkhorn Ridge Unit 6B            22 Residential Lots    SAWS

**Summary: August 31, 2021, to January 31, 2022**

- 26 - Lots Added (43 were already included in prior # Lot total)
- 56 - Improved Lots
- 17 - Water Connection Services added
- 13 - Wastewater Connection Services added

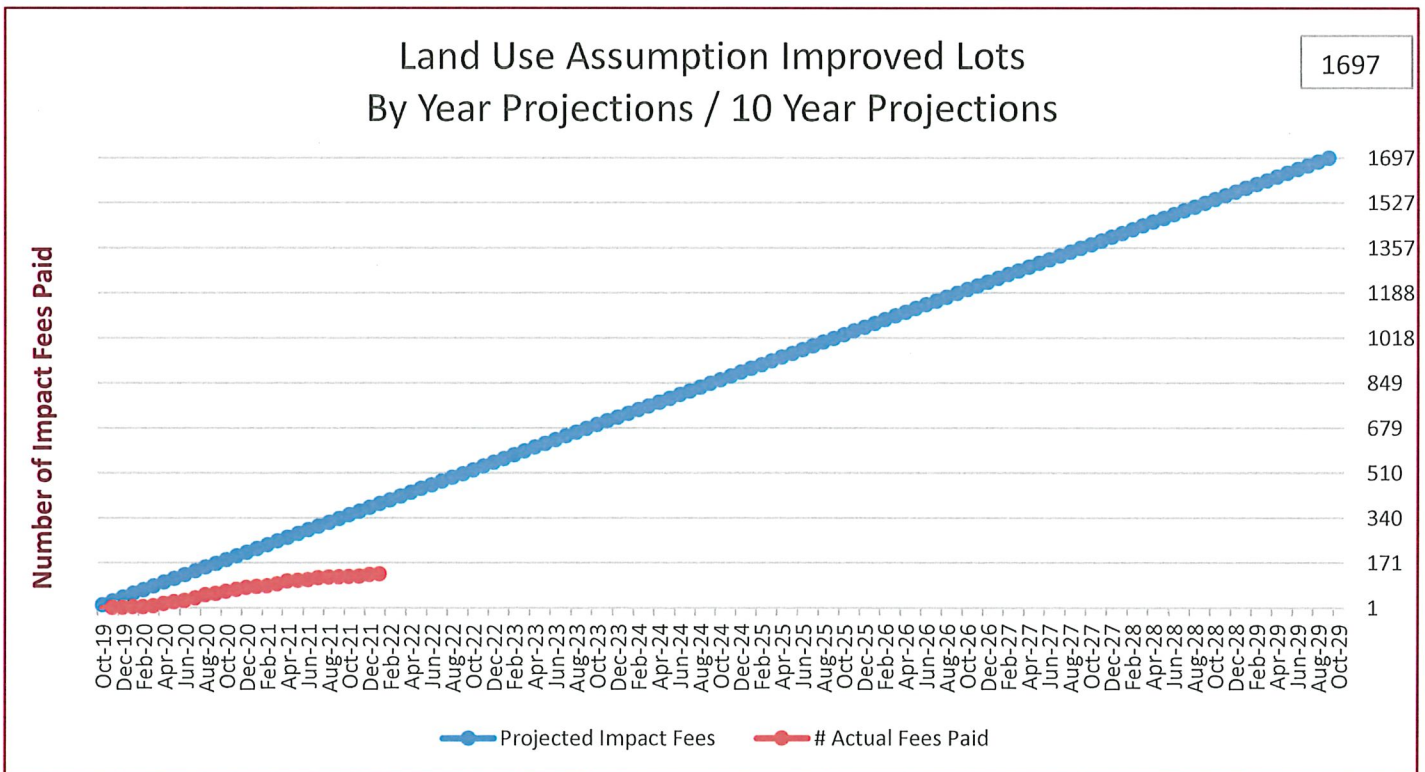
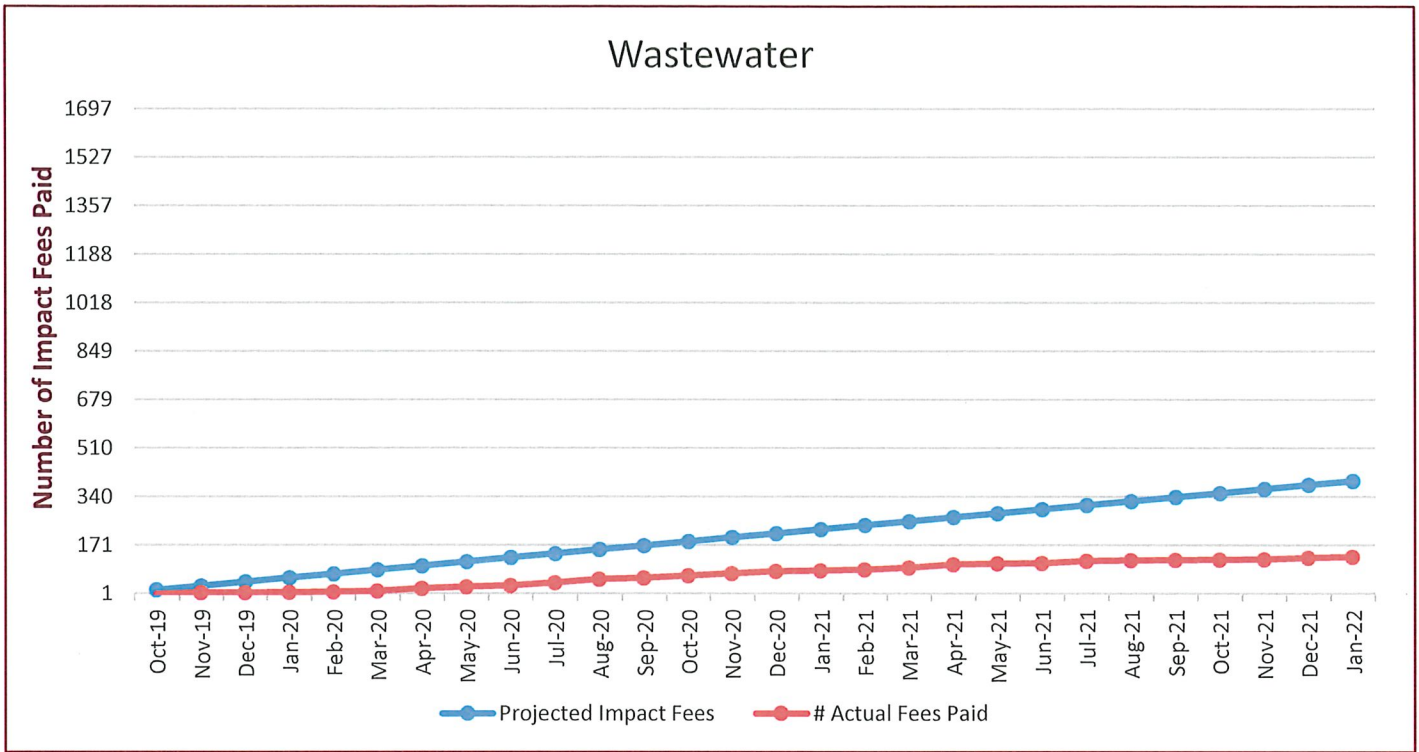
# 2019-2020 to 2029-2030 Combined Water Graphs



2019-2020 to 2029-2030

Jan-22

### Combined WW Graphs 2019-2020 to 2029-2030



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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	THE ARBORS - Unit 1	BOTH	44	39	\$216,000.00	\$60,450.00	40	39	5	5
BEXAR	THE ARBORS - Unit 2	BOTH	47	0	\$0.00	\$0.00	0	0	47	47
BEXAR	UNIT - B	BOTH	68	65	\$0.00	\$0.00	65	65	3	3
BEXAR	UNIT - B1	WT ONLY	71	70	\$0.00	\$0.00	70	0	1	0
BEXAR	UNIT - B2	WT ONLY	56	53	\$0.00	\$0.00	56	0	3	0
BEXAR	UNIT - B3	WT ONLY	100	90	\$0.00	\$0.00	91	0	9	0
BEXAR	UNIT - B4	WT ONLY	62	62	\$0.00	\$0.00	62	0	0	0
BEXAR	UNIT - B5	WT ONLY	41	38	\$0.00	\$0.00	38	0	3	0
BEXAR	UNIT - B6	WT ONLY	56	52	\$0.00	\$0.00	53	0	3	0
BEXAR	UNIT - B7	WT ONLY	30	30	\$0.00	\$0.00	30	0	0	0
BEXAR	UNIT - B8	WT ONLY	2	1	\$0.00	\$0.00	1	0	1	0
BEXAR	UNIT - B13	WT ONLY	1	1	\$0.00	\$0.00	1	0	0	0
BEXAR	BLACKJACK ESTATES - UNIT 1	BOTH	34	34	\$0.00	\$0.00	34	34	0	0
BEXAR	BLACKJACK ESTATES - UNIT 2	BOTH	31	31	\$0.00	\$0.00	32	31	0	0
BEXAR	BLACKJACK OAKS - UNIT 1	BOTH	58	57	\$0.00	\$0.00	58	57	0	0
BEXAR	BLACKJACK OAKS - UNIT 2	BOTH	55	55	\$0.00	\$0.00	55	55	0	0
BEXAR	BLACKJACK OAKS - UNIT 3A	BOTH	52	52	\$960.00	\$1,028.00	53	53	0	0
BEXAR	BLACKJACK OAKS - UNIT 3B	BOTH	17	17	\$0.00	\$0.00	18	18	0	0
BEXAR	BLACKJACK OAKS - UNIT 3C	BOTH	12	11	\$0.00	\$0.00	11	11	1	1
BEXAR	UNIT - C	BOTH	56	52	\$0.00	\$0.00	52	52	4	4
BEXAR	CHARTWELL SUBDIVISION	BOTH	33	31	\$0.00	\$0.00	32	31	2	2
BEXAR	CITY OF FAIR OAKS RANCH PROPERTIES	BOTH	5	5	\$0.00	\$0.00	5	2	1	1
BEXAR	UNIT - D1 (THE GARDENS)	BOTH	19	18	\$0.00	\$0.00	18	18	1	1
BEXAR	UNIT - D2 (THE GARDENS)	BOTH	29	29	\$0.00	\$0.00	31	29	0	0
BEXAR	UNIT - D3 (THE GARDENS)	BOTH	19	19	\$0.00	\$0.00	19	19	0	0
BEXAR	UNIT - D4	BOTH	7	7	\$0.00	\$0.00	7	7	0	0
BEXAR	UNIT - E	BOTH	46	45	\$0.00	\$0.00	49	47	1	1
BEXAR	ELKHORN RIDGE UNIT 1	NA (SAWS)	68	57	\$0.00	\$0.00	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 2	NA (SAWS)	21	18	\$0.00	\$0.00	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 3 - Recorded 7-1-20 // Amended	NA (SAWS)	19	15	\$0.00	\$0.00	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 5 - Recorded 5-6-2021	NA (SAWS)	52	36	\$0.00	\$0.00	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 6A	NA (SAWS)	15	14	\$0.00	\$0.00	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 6B	NA (SAWS)	22	0	\$0.00	\$0.00	0	0	0	0
BEXAR	ELKHORN RIDGE UNIT 9	NA (SAWS)	45	43	\$0.00	\$0.00	0	0	0	0
BEXAR	EXECUTIVE PLAZA	BOTH	1	1	\$0.00	\$0.00	1	1	0	0
BEXAR	UNIT - F1 (THE VILLAGE)	BOTH	30	29	\$0.00	\$0.00	30	29	0	0
BEXAR	UNIT - F2	BOTH	28	22	\$0.00	\$0.00	22	22	3	3
BEXAR	FAIR OAKS CONDOS	BOTH	2	1	\$0.00	\$0.00	13	12	0	0

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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	FAIR OAKS RETAIL, INC. (NOONERS)	BOTH	1	1	\$0.00	\$0.00	2	2	0	0
BEXAR	FAIR OAKS VILLAGE	SAWS	3	2	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 1	SAWS	59	54	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 2A	SAWS	21	19	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 2B	SAWS	28	26	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 3	SAWS	58	56	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE Unit 4	SAWS	71	63	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE Unit 5 - Recorded 4-30-2021	SAWS	52	20	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 8	SAWS	52	48	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 9	SAWS	57	54	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 10	SAWS	47	44	\$0.00	\$0.00	0	0	0	0
BEXAR	FRONT GATE UNIT 12	SAWS	66	61	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - H	BOTH	5	5	\$0.00	\$0.00	5	5	0	0
BEXAR	UNIT - I	BOTH	6	6	\$0.00	\$0.00	6	6	0	0
BEXAR	UNIT - J	BOTH	32	30	\$0.00	\$0.00	30	30	2	2
BEXAR	UNIT - L	BOTH	20	20	\$0.00	\$0.00	20	20	0	0
BEXAR	UNIT - M	BOTH	27	27	\$0.00	\$0.00	28	29	0	0
BEXAR	UNIT - N	BOTH	44	44	\$0.00	\$0.00	44	44	0	0
BEXAR	UNIT - O	BOTH	32	32	\$0.00	\$0.00	32	32	0	0
BEXAR	UNIT - O2	BOTH	7	7	\$0.00	\$0.00	7	7	0	0
BEXAR	OAKWOOD HEIGHTS - UNIT 1	BOTH	59	57	\$0.00	\$0.00	57	57	2	2
BEXAR	OAKWOOD HEIGHTS - UNIT 2	BOTH	31	29	\$0.00	\$0.00	31	29	1	2
BEXAR	UNIT - P	BOTH	25	25	\$0.00	\$0.00	25	25	0	0
BEXAR	UNIT - P2	BOTH	8	8	\$0.00	\$0.00	8	8	0	0
BEXAR	UNIT - PFE (LESLIE PFIEFFER)	WT ONLY	26	22	\$0.00	\$0.00	22	0	4	0
BEXAR	PFEIFFER RANCH CORNERS - UNIT 1	WT ONLY	1	0	\$0.00	\$0.00	0	0	1	0
BEXAR	PFEIFFER RANCH CORNERS - UNIT 2	WT ONLY	3	3	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - Q	BOTH	22	22	\$0.00	\$0.00	22	22	0	0
BEXAR	RAINTREE WOODS - UNIT A	WTR ONLY	82	81	\$0.00	\$0.00	81	0	1	0
BEXAR	RAINTREE WOODS - UNIT AA	WTR ONLY	28	28	\$0.00	\$0.00	28	0	0	0
BEXAR	RAINTREE WOODS - UNIT AB	WTR ONLY	53	50	\$0.00	\$0.00	50	0	3	0
BEXAR	RAINTREE WOODS - UNIT AC	WTR ONLY	43	43	\$0.00	\$0.00	44	0	0	0
BEXAR	RAINTREE WOODS - UNIT AD	WTR ONLY	7	7	\$0.00	\$0.00	7	0	0	0
BEXAR	RAINTREE WOODS - UNIT AE	WT ONLY	13	12	\$0.00	\$0.00	13	1	1	0
BEXAR	RAINTREE WOODS UNIT REF	WTR ONLY	9	9	\$0.00	\$0.00	9	0	0	0
BEXAR	UNIT - R	BOTH	32	29	\$0.00	\$0.00	29	29	3	3
BEXAR	UNIT - S	BOTH	19	18	\$0.00	\$0.00	18	18	1	1
BEXAR	UNIT - T	BOTH	7	7	\$0.00	\$0.00	7	7	0	0

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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	THE CROSSING	BOTH	17	16	\$0.00	\$0.00	17	16	0	0
BEXAR	THE FALLS	BOTH	33	32	\$0.00	\$0.00	31	30	1	1
BEXAR	THE FOUNTAINS	BOTH	33	25	\$28,800.00	\$30,840.00	27	25	5	5
BEXAR	THE WOODS - UNIT 1	NONE (SAWS)	97	92	0	0	0	0	0	0
BEXAR	THE WOODS - UNIT 2	NONE (SAWS)	56	50	0	0	0	0	0	0
BEXAR	THE WOODS - UNIT 3	NONE (SAWS)	1	0	0	0	0	0	0	0
BEXAR	THE WOODS - UNIT 4 - GREENWOOD	NONE (SAWS)	39	34	0	0	0	0	0	0
BEXAR	UNIT - V	BOTH	8	7	\$0.00	\$0.00	7	7	1	1
BEXAR	UNIT - W	BOTH	29	29	\$0.00	\$0.00	29	29	0	0
BEXAR	WINDERMERE SUBDIVISION - UNIT 1	BOTH	45	42	\$0.00	\$0.00	43	2	3	0
BEXAR	WINDERMERE SUBDIVISION - UNIT 2	BOTH	60	55	\$1,669.58	\$1,006.95	56	50	5	4
Bexar outside ETJ w connection										
Removed May 2019 re: 06-0882-02										
BEXAR COUNTY -			2,928	2,651	\$247,429.58	\$93,324.95	1,882	1,162	122	89
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			2,929	2,651	\$247,429.58	\$93,324.95	1,882	1,162	122	89
COMAL	UNIT - C1	WT ONLY	27	26	\$4,140.00	\$0.00	7	0	1	0
COMAL	UNIT - C2	WT ONLY	16	15	\$0.00	\$0.00	15	0	1	0
COMAL	UNIT - C3	WT ONLY	9	9	\$1,439.00	\$0.00	9	0	0	0
COMAL	UNIT - C4	WT ONLY	34	32	\$0.00	\$0.00	32	0	2	0
COMAL	UNIT - C5	WT ONLY	12	10	\$0.00	\$0.00	10	0	3	0
COMAL	UNIT - C6	WT ONLY	0	0	\$0.00	\$0.00	2	0	0	0
COMAL	UNIT - C7 (CIBOLO TRAILS 1)	BOTH	43	42	\$41,029.58	\$42,126.95	44	42	0	0
COMAL	UNIT - C8 (CIBOLO TRAILS 2)	BOTH	64	58	\$98,755.64	\$58,403.10	60	58	4	4
COMAL	UNIT - C9 (CIBOLO TRAILS UNIT 3)	BOTH	39	37	\$61,774.46	\$37,257.15	37	37	1	1
COMAL	UNIT - C10 (7.71 AC.) - CIBOLO FORHOA	NONE	1	0	\$0.00	\$0.00	0	0	0	0
COMAL	UNIT - C11	BOTH	1	0	\$0.00	\$0.00	0	0	1	1
COMAL	UNIT - C12 (TRAILSIDE)	BOTH	34	31	\$51,756.98	\$31,215.45	32	31	0	0
COMAL	UNIT - C13 (TRAILSIDE)	BOTH	24	19	\$31,722.02	\$19,130.79	19	19	1	0
COMAL	UNIT - C14 (RIVER VALLEY) - UNIT 1 29.98 AC.	BOTH	75	68	\$111,861.86	\$66,458.28	68	66	0	0
COMAL	UNIT - C15 (RIVER VALLEY) - UNIT 2 6/29/20	BOTH	52	44	\$381,495.52	\$267,020.16	44	44	3	3
COMAL	CIBOLO CREEK COMMUNITY CHURCH PROPERTIES	WT ONLY	1	0	\$0.00	\$0.00	0	0	15	0
COMAL	OAK BEND ESTATES	WT ONLY	130	0	\$0.00	\$0.00	1	0	130	0
COMAL	SETTERFELD ESTATES - UNIT 1A	WT ONLY	4	3	\$5,008.74	\$1,006.95	3	1	1	0
COMAL	SETTERFELD ESTATES - UNIT 1	BOTH	64	56	\$91,826.90	\$55,382.25	58	55	0	0
COMAL	SETTERFELD UNIT 2	BOTH	59	54	\$90,157.32	\$54,375.30	54	54	0	0
COMAL	SETTERFELD ESTATES UNIT 3	BOTH	52	48	\$259,200.00	\$74,400.00	48	48	0	0
COMAL	SETTERFELD ESTATES 4	BOTH	52	48	\$416,175.84	\$291,294.42	48	48	0	0

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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
COMAL	THE ENCLAVE Ralph Fair LLC	WT ONLY	15	13	\$21,704.54	\$0.00	13	0	2	0
COMAL	FIRST BAPTIST (FM3351) 10 ACRES	WT ONLY	1	0	\$0.00	\$0.00	0	0	3.5	0
COMAL	MINAHAN 40 ACRES	WT ONLY	1	0	\$0.00	\$0.00	0	0	26	0
COMAL COUNTY -			810	613	\$1,668,048.40	\$998,070.80	604	503	194.5	9
COMAL	GRANDJEAN - DEV AGREE 392973 15.29 ac.		1	0	0	0		0	0	0
COMAL	J. FAIR - GUEST HOUSE- DA- 105768 2.17 ac.	WT ONLY	1	1	\$0.00	\$0.00	1	0	0	0
COMAL	J. FAIR - TRADING POST - DA - 105768	WT ONLY	0	1	\$0.00	\$0.00	1	0	0	0
COMAL	R. FAIR - 30260 SARATOGA LANE- DA - 75035 45.39 ac	WT ONLY	1	1	\$0.00	\$0.00	1	0	0	0
COMAL	WHITWORTH, NOLL & NOLL - DA - 75032 282.56 ac		1	0	\$0.00					
COMAL COUNTY - IN ETJ - W/ DEVELOPMENT AGREEMENTS 12/2017			4	3	\$0.00	\$0.00	3	0	0	0
COMAL COUNTY TOTALS			814	616	\$1,668,048.40	\$998,070.80	607	503	194.5	9
KENDALL	UNIT - K1	WT ONLY	63	58	\$0.00	\$0.00	4	0	2	0
KENDALL	UNIT - K2	WT ONLY	58	52	\$0.00	\$0.00	52	0	6	0
KENDALL	UNIT - K3	WT ONLY	34	31	\$0.00	\$0.00	32	0	2	0
KENDALL	UNIT - K4	WT ONLY	28	22	\$0.00	\$0.00	23	0	5	0
KENDALL	UNIT - K5	WT ONLY	36	35	\$0.00	\$0.00	35	0	1	0
KENDALL	UNIT - K6	WT ONLY	93	89	\$0.00	\$0.00	89	0	5	0
KENDALL	UNIT - K7	WT ONLY	4	4	\$0.00	\$0.00	4	0	0	0
KENDALL	UNIT - K8	WT ONLY	3	2	\$0.00	\$0.00	3	0	0	0
KENDALL	DEER MEADOW ESTATES - UNIT 9	BOTH	92	89	\$960.00	\$1,028.00	93	88	2	2
KENDALL	DEER MEADOW ESTATES - UNIT 10	BOTH	60	56	\$54,239.00	\$56,540.00	55	55	3	3
KENDALL	DEER MEADOW ESTATES - UNIT 11	BOTH	41	37	\$34,560.00	\$37,008.00	37	37	2	2
KENDALL	DEER MEADOW ESTATES - UNIT 12	BOTH	68	64	\$106,142.96	\$64,465.90	64	65	3	3
KENDALL	DEER MEADOW ESTATES - UNIT 13	BOTH	54	45	\$76,800.68	\$46,319.70	45	45	6	6
KENDALL	UNIT - K14 ( 9.56 AC.) - CIBOLO FORHOA	NONE	1	0	\$0.00	\$0.00	0	0	0	0
KENDALL	UNIT - K15	NONE	1	0	\$0.00	\$0.00	0	0	0	0
KENDALL	STONE CREEK RANCH - UNIT 1	WT ONLY	145	130	\$217,045.40	\$0.00	132	0	13	0
KENDALL	STONE CREEK RANCH - UNIT 1A	WT ONLY	7	0	\$0.00	\$0.00	0	0	6	0
KENDALL	STONE CREEK RANCH - UNIT 2A	WT ONLY	30	14	\$23,374.12	\$0.00	14	0	15	0
KENDALL	STONE CREEK RANCH - UNIT 2B	WT ONLY	1	0	\$0.00	\$0.00	0	0	60	0
KENDALL COUNTY			819	728	\$513,122.16	\$205,361.60	682	290	131	16
KENDALL	THE RESERVE - 344.65 ACRES	WT 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			823	729	\$513,122.16	\$205,361.60	682	290	776	16
COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID	SEWER	NO. OF CONNECTIONS	SEWER	NO. REMAINING ALLOWED	SEWER

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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	BEXAR		2,929	2,651	\$247,429.58	\$93,324.95	1,882	1,162	122	89
COMAL	COMAL		814	616	\$1,668,048.40	\$998,070.80	607	503	195	9
KENDALL	KENDALL		823	729	\$513,122.16	\$205,361.60	682	290	776	16
<b>LOT INVENTORY COUNT</b>		<b>TOTALS</b>	<b>4,566</b>	<b>3,996</b>	<b>\$2,428,600.14</b>	<b>\$1,296,757.35</b>	<b>3,171</b>	<b>1,955</b>	<b>1,093</b>	<b>114</b>
ALL	LOTS ALL COUNTIES		4,557	3,992	\$2,428,600.14	\$1,296,757.35	3,168	1,955	448	114
ALL	IN ETJ W DEVELOPMENT AGREEMENTS ALL COUNTIES		9	4			3		645	0
	<b>TOTAL</b>		<b>4,566</b>	<b>3,996</b>	<b>\$2,428,600.14</b>	<b>\$1,296,757.35</b>	<b>3,171</b>	<b>1,955</b>	<b>1,092.5</b>	<b>114</b>
COUNTY	ANNEXED PROPERTIES (DECEMBER 2017)	UTILITIES CCN	LOTS	IMPROVED	# CONNECTIONS		WATER	SEWER		
BEXAR	8710 DIETZ ELKHORN RD BOERNE, TX 78015	FORU	1	1			1			
BEXAR	B-25 RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	B-25 7087 DIETZ ELKHORN RD BOERNE, TX 78015	FORU	1							
BEXAR	B-10 RALPH FAIR RD BOERNE, TX 78015 16.2880 Acres	FORU	1							
BEXAR	B-10 BOERNE, TX 78015 3.5 AC's Comm	FORU/EO Wat.	1							
BEXAR	B-25 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-25 RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	B-25 30150 RALPH FAIR RD BOERNE, TX 78015	N/A	1							
BEXAR	B-25 30150 RALPH FAIR RD	FORU	1							
BEXAR	B-25 8879 FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	B-25 8871 FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	B-11 RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	B-10 5.8773 acres FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	B-25 8907 FAIR OAKS PKWY BOERNE, TX 78015 2.00 Acres	FORU	1							
BEXAR	B-11 29580 RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	B-11 FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	B-25 29580 RALPH FAIR RD BOERNE, TX 78015	N/A	1							
BEXAR	B-25 RALPH FAIR RD BOERNE, TX 78015	N/A	1							
BEXAR	B-25 8879 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	B-25 8979 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	B-25 8979 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	B-25 8923 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	ALL NOLL ROAD SUBDIVISION - 8 sites	SAWS	8	8						
BEXAR	B-25 9258 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 9264 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							



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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	B-25 9280 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 29134 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 29154 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 29080 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 29080 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 28980 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 28990 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 28800 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-10 28550 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-10 OLD FREDERICKSBURG RD BOERNE, TX 78006	SAWS	1							
BEXAR	B-25 29144 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	28970 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 BOERNE, TX 78015	SAWS	1							
BEXAR	B-25 BOERNE, TX 78015 (Part of ) Van Raub Elementary	SAWS	1							
BEXAR	B-10 Van Raub Elementary 20.476 Acres	SAWS	1							
BEXAR	B-12 9120 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
			<b>BEXAR COUNTY TOTALS</b>	<b>68</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Comal	C-83 0 BERGHEIM RD	FORU/SJWTX	1							
Comal	C-83 0 BERGHEIM RD	FORU/SJWTX	1							
Comal	C-12 0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	C-75 5780 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	C-75 FM 3351 BOERNE, TX 78006	FORU/SJWTX	1							
Comal	C-75 0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	C-75 0 RALPH FAIR RD FAIR OAKS RANCH, TX 78015	FORU/SJWTX	1							
Comal	C-55 30950 MEADOW CRK TRL FAIR OAKS RANCH, TX 78015	FORU/SJWTX	1							
Comal	C-79 0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	C-33 31980 FM 3351 BOERNE, TX 78006	FORU/SJWTX	1							
			<b>COMAL COUNTY TOTALS</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
KENDALL	K-11 346 AMMANN RD	FORU	1							
KENDALL	K-11 324 FM 3351	FORU	1							
KENDALL	K-45 423 AMMANN RD	FORU	1							
KENDALL	K-14 427 AMMANN RD	FORU	1							
KENDALL	K-13 RKC PARTNERS	FORU	1							
KENDALL	K-13 443 AMMANN RD	FORU	1							
KENDALL	K-15 324 FM 3351	FORU	1							
KENDALL	K-13 443 AMMANN RD	FORU	1							
KENDALL	K-14 427 AMMANN RD	FORU	1							
			<b>KENDALL COUNTY TOTALS</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF LOTS	IMPROVED	IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
					WATER	SEWER	WATER	SEWER	WATER	SEWER
	TOTAL ANNEXED PROPERTIES ALL COUNTIES		87	31			1			
ALL	LOTS ALL COUNTIES		4,557	3,992			3,168	1,955	1092.5	114
ALL	IN ETJ W DEVELOPMENT AGREEMENTS ALL COUNTIES		9	4			3			
ALL	PROPERTIES ANNEXED 12/2017		87	31			1	0		
	<b>GRAND TOTAL</b>		<b>4,653</b>	<b>4,027</b>	<b>\$2,428,600.14</b>	<b>\$1,296,757.35</b>	<b>3,172</b>	<b>1,955</b>	<b>1,092.5</b>	<b>114</b>

\* EO = ENCHANTED OAKS WATER



**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
CONSIDERATION ITEM  
CITY OF FAIR OAKS RANCH, TEXAS  
March 9, 2022**

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AGENDA TOPIC: Consideration and possible action regarding upcoming Regular CIAC Meeting Dates.  
DATE: March 9, 2022  
DEPARTMENT: Capital Improvements Advisory Committee  
PRESENTED BY: Amanda Valdez, TRMC, Deputy City Secretary

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**INTRODUCTION/BACKGROUND:**

Section III of the CIAC Rules of Procedure, adopted in 2015, states that “the CIAC shall meet a day in March and September each year or at the call of the Chairman”. Historically CIAC meetings have been held on Wednesday mornings at 9am except for a few exceptions. This agenda item is to propose a uniform date and time for the committee to meet in the future.

Other boards, commissions, and committees have scheduled their meetings to take place on uniform dates and times. For example, the Planning & Zoning Commission meets every second Thursday of each month. This has been included in their Rules of Procedure. The Fair Oaks Ranch Municipal Development District, however, votes once a year to schedule the meetings for the rest of the year. Either way, members are able to anticipate when an upcoming meeting will take place and can plan accordingly.

**POLICY ANALYSIS/BENEFIT(S) TO CITIZENS:**

1. Complies with the CIAC rules of procedure relative to Meetings
2. Provides the CIAC and members of the public an opportunity to anticipate upcoming meetings.

**LONG-TERM FINANCIAL & BUDGETARY IMPACT:**

N/A

**LEGAL ANALYSIS:**

N/A

**RECOMMENDATION/PROPOSED MOTION:**

I move that the Fair Oaks Ranch Capital Improvements Advisory Committee schedule future meetings as follows:

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