

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

Tuesday, March 30, 2021 at 2:00 PM
Via Zoom Videoconference

AGENDA

VIRTUAL MEETING NOTICE

There exists a public health emergency related to the COVID-19 VIRUS that necessitates a meeting of the city council to take place via video conference pursuant to government code chapters 551.127, as modified by executive order of the Governor.

Zoom Videoconference Link: <https://www.zoomgov.com/j/1604730890>

Phone in number: US: +1 669 254 5252 or +1 646 828 7666 or 833 568 8864 (Toll Free)

Webinar ID: 160 473 0890

If you wish to address the CIAC via telephone, please select *9 on your phone, this will place you in a queue for speaking. At the appropriate time, the City Secretary will call upon each individual separately. *6 will unmute your phone to allow you to speak.

OPEN MEETING

1. Roll Call - Declaration of a Quorum

CITIZENS and GUEST FORUM

*If you wish to address the CIAC, select *9 on your phone; this will place you in a queue for speaking. At the appropriate time the City Secretary will call upon each individual separately. Select *6 to unmute your phone to speak. In accordance with the Open Meetings Act, Council the Committee may not discuss or take action on any item which has not been posted on the agenda.*

2. Citizens to be heard.

PRESENTATIONS

3. Introduction of new members.

John Merritt, Chairperson

4. CIAC's Role in Financing Capital Improvements through Impact Fees.

Dan Santee, City Attorney

5. CIAC History and Overview.

John Merritt, Chairperson
Snehal Patel, City Council Liaison

- 6. CIAC Administrative Overview.

Amanda Valdez, TRMC, Deputy City Secretary

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.

- 7. Approval of the September 24, 2020 Regular City Council meeting minutes.

REVIEW OF COMMITTEE ACTIONS ITEMS

- 8. None to review.

UPDATE ON CITY STUDIES

- 9. Elevated Storage Tank /Pressure Reducing Valves.

Katherine Schweitzer, P.E., Manager of Engineering Services
Tobin Maples, AICP, City Manager/Staff Liaison

- 10. Wastewater Treatment Plant.

- Digester
- Review of existing plant/new build

Julio Colunga, Public Works Superintendent

- 11. Stormwater Utility Update.

Tobin Maples, AICP, City Manager/Staff Liaison

- 12. Unified Development Code.

Tobin Maples, AICP, City Manager/Staff Liaison

REVIEW OF CAPITAL IMPROVEMENT PROJECTS AND LAND USE ASSUMPTIONS

- 13. Capital Improvement Projects and Contribution In Aid Review.

- 1) Water CIP with Map
- 2) Wastewater CIP with Map
- 3) Contribution in Aid Review

Sarah Buckelew, CPA, Finance Director

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

1) LUA Summary - As of February 28, 2021

Sandra Gorski, Public Works Administrative Assistant

COMMITTEE RECOMMENDATIONS

15. Recommendations to City Council for Progress Report.

John Merritt, Chairperson

REQUEST FOR FUTURE AGENDA CONSIDERATIONS

FUTURE MEETINGS

16. CIAC Semi-Annual Meeting September 2021.

ADJOURNMENT

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

Signature of Agenda Approval: s/Tobin E. Maples

Tobin E. Maples, City Manager

I, Amanda Valdez, 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 2:00 PM, March 27, 2021 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. The City Council reserves the right to convene into Executive Session at any time regarding an issue on the agenda for which it is legally permissible; pursuant to Texas Government Code Chapter 551. Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

CIAC's Role in Financing Capital Improvements Through Impact Fees

T. Daniel Santee
Partner

DENTON NAVARRO ROCHA BERNAL & ZECH
A Professional Corporation
SA | AUS | RGV | TGC

What are impact fees?

- The Texas impact fee statute defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development
- Put more simply, impact fees are a way for a city to charge developers for some of the cost that new development places on the infrastructure and resources of a city
- The state of Texas allows cities to impose impact fees pursuant to Chapter 395 of the Local Government Code. Within the code, what qualifies as an “impact fee” is defined, and specific guidelines are set forth in regard to utilizing impact fees.

What may impact fees be spent on?

- To determine if an expenditure of impact fees is proper, two separate tests must be satisfied:
 - (1) the expenditure must be for a *proper impact fee facility*; and
 - (2) even if it is a proper impact fee facility, the expenditure must be a *permissive cost* that may be funded relative to that facility.

Proper Impact Fee Facilities

(1) water supply, treatment, and distribution facilities;

(2) wastewater collection and treatment facilities;

(3) storm water, drainage and flood control facilities; and

(4) roadway facilities

Permissive Costs Relative to a Proper Facility

- (1) facility expansion;
- (2) facility construction contract price;
- (3) surveying and engineering fees;
- (4) land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees;
- (5) fees to an independent qualified engineer or financial consultant preparing or updating the capital improvements plan, provided the person is not an employee of the city; and
- (6) interest charges and other finance costs related to improvements or expansions identified in the capital improvements plan

What items may not be paid for by an impact fee?



construction, acquisition, or expansion of public facilities or assets not identified in the capital improvements plan;



repair, operation, or maintenance of existing or new capital improvements or facility expansions;



upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;



administrative and operating costs of the city; and



principal payments of interest or other finance charges on bonds or other indebtedness unless otherwise authorized in the impact fee statute

Where may impact fees be assessed?


- Any type of impact fee authorized by Chapter 395 may be imposed within the corporate limits of a city
- Impact fees may also be imposed in the extraterritorial jurisdiction (ETJ)
- Except that impact fees may not be imposed in the ETJ for roadway facilities
- In areas outside both the corporate boundaries and ETJ, the city may only impose impact fees by contract

How much in impact fees may a City charge?


- The amount of an impact fee is an amount that may not exceed the cost of capital improvements and facility expansions required by the new development (as calculated by a professional engineer), minus a credit in an amount equal to either:
 - (1) the new property taxes and utility revenue generated by the development; or
 - (2) 50 percent of total costs of the capital improvements, with that figure being divided by the total number of projected service units attributable to the new development.
- It is up to the city to determine which of the two credits above will be subtracted from the costs when calculating the impact fee.

What is the procedure for adopting an impact fee?

- **Capital Improvements Plan.** The city must first prepare a draft of a capital improvements plan (CIP). The CIP must be developed by qualified professionals using generally accepted engineering and planning practices. The CIP is a detailed document that forms the basis for calculating precisely what impact fees are permissible for a particular facility.



What is the procedure for adopting an impact fee?

- **Capital Improvements Advisory Committee.** The city council must appoint an advisory committee to assist with the impact fee process. The statute requires that the committee be appointed sometime before the ordinance setting the public hearing on the CIP and land use assumptions
 - The advisory committee must be made up of at least five members. At least 40 percent of the members of the advisory committee must be representatives of the real estate, development, or building community, and not employees or officials of the city
- 

What is the procedure for adopting an impact fee?

- The advisory committee’s statutory purpose is to:
 - (1) advise and assist the city in adopting the land use assumptions;
 - (2) review the CIP and file written comments at least six business days before the city’s hearing on the proposed impact fees;
 - (3) monitor and evaluate implementation of the CIP;
 - (4) file semiannual reports with respect to the progress of the CIP 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, CIP, or impact fee

What is the procedure for adopting an impact fee?

Land Use Assumptions. Next, the city must prepare a draft of its “land use assumptions.” Land use assumptions are essentially a document that includes a description of the service area and projections of changes in land use, densities, intensities, and population in the service area over at least a 10-year period

Set Hearing on CIP and Land Use Assumptions. The council must adopt an order, resolution, or ordinance establishing a public hearing date to consider the CIP and land use assumptions for the “designated service area” (defined as the area served by the facilities funded by the impact fee)

Make Public CIP and Land Use Assumptions. After setting the hearing date in step four above, and prior to giving notice of the hearing, the city shall make the CIP and land use assumptions available to the public. Essentially, this means making both documents available for inspection or copying at city hall by any interested person

What is the procedure for adopting an impact fee?

- **Notice of Hearing on CIP and Land Use Assumptions.** At least 31 days before the date of the hearing on the CIP and land use assumptions, the city must provide notice of the hearing by both of the following methods:
 - *Certified Mail Notice.* The city must send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the city secretary or other designated city official requesting notice of such hearings within two years preceding the date of the order, ordinance, or resolution setting the public hearing
 - *Newspaper Notice.* The city must publish notice of the hearing in one or more newspapers of general circulation in each county where the city lies



- **Hold Public Hearing on CIP and Land Use Assumptions.** At the hearing, the council should allow all who desire to speak for or against the CIP or land use assumptions, or any other topic related to the upcoming impact fees, to present their views to the council.
- **Vote to Adopt an Ordinance Approving the CIP and Land Use Assumptions.** At the conclusion of the hearing, preferably at the same meeting, the council should “determine whether to adopt or reject an ordinance, order, or resolution approving the land use assumptions and capital improvements plan.” To comply, there should be a council vote, with a proper agenda posting, on whether or not to adopt such an ordinance, order, or resolution



What is the procedure for adopting an impact fee?

What is the procedure for adopting an impact fee?

Approve CIP and Land Use Assumptions. Within 30 days after the hearing, the city council must adopt an ordinance, order, or resolution approving the CIP and land use assumptions. The ordinance, order, or resolution approving the CIP and land use assumptions must not be adopted as an emergency measure

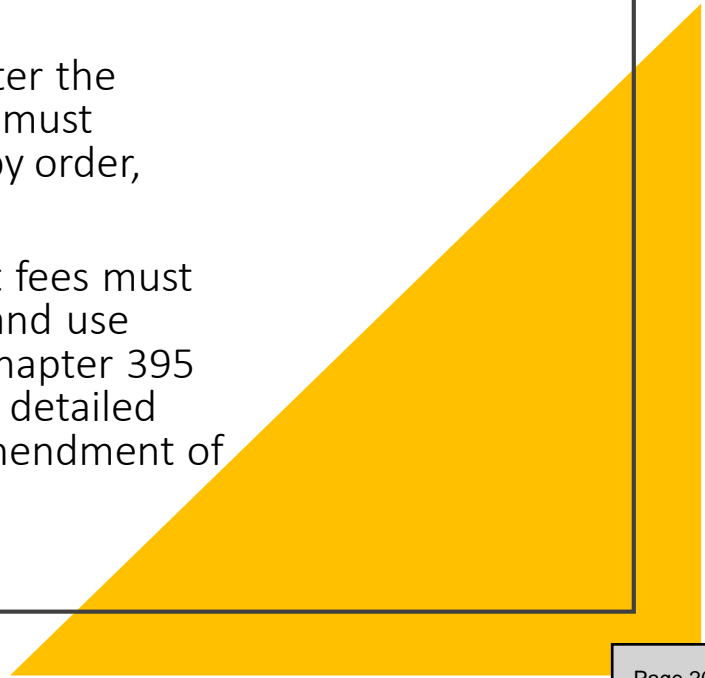
Set Hearing on Impact Fees. After adoption of the ordinance approving the CIP and land use assumptions, and preferably at the same meeting that the ordinance was adopted, the city council must adopt an order or resolution (note: but not an ordinance) setting a public hearing to discuss the imposition of the impact fee

What is the procedure for adopting an impact fee?

- **Notice of Hearing on Impact Fees.** At least 31 days before the hearing on the imposition of the impact fee, the city must provide notice of the hearing by both of the following methods:
 - *Certified Mail Notice.* The city must send a notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the city secretary or other designated city official requesting notice of such hearings within two years preceding the date of the order, ordinance, or resolution setting the public hearing
 - *Newspaper Notice.* The city must publish notice of the hearing in one or more newspapers of general circulation in each county where the city lies

What is the procedure for adopting an impact fee?

- **Advisory Committee Comments.** At least six business days before the hearing on the impact fees, the advisory committee must file written comments concerning the proposed impact fees
- **Hold Public Hearing on Impact Fees.** At the hearing, the council should allow all who desire to speak for or against the impact fees, or any other topic related to the upcoming impact fees, to present their views to the council
- **Approve Impact Fees.** Within 30 days after the hearing on impact fees, the city council must approve or disapprove the impact fees by order, ordinance, or resolution
- **Five-Year Review.** A city imposing impact fees must hold hearings and update the CIP and land use assumptions at least every five years. Chapter 395 of the Local Government Code contains detailed procedures for hearings, review, and amendment of the CIP



Once the Impact Fees are in Place

Once water and wastewater capacity is available, impact fees are generally collectable when the city issues the building permit

If an impact fee ordinance is adopted after the land being developed is platted, fees cannot be assessed on any service unit that receives its building permit within one year after adoption of the impact fee

Impact fees may be pledged to pay off bonds and other notes, provided the improvement being paid for is identified in the CIP

Further, at the time of the pledge the city council must certify in a written order, ordinance, or resolution that none of the impact fee will be used on an improvement not in the CIP

What are NOT impact fees?

dedication of land for public parks;

payment in lieu of the dedication of parks;

dedication of rights-of-way or easements of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities, or streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;

lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or sewer mains or lines; and

other pro rata fees for reimbursement of water or sewer mains or lines extended by the political subdivision.

Periodic Update of Land Use Assumptions and Capital Improvements Plan

- Must update the land use assumptions and capital improvements plan at least every five years
- The initial five-year period begins on the day the capital improvements plan is adopted
- Process mirrors the original adoption process

Hearing on Updated Land Use Assumptions and Capital Improvements Plan

- The City Council must, within 60 days after the date it receives the update of the land use assumptions and the capital improvements plan, adopt an order setting a public hearing to discuss and review the update and shall determine whether to amend the plan
- A public hearing must be held to discuss the proposed ordinance, order, or resolution amending land use assumptions, the capital improvements plan, or the impact fee
- On or before the date of the first publication of the notice of the hearing on the amendments, the land use assumptions and the capital improvements plan, including the amount of any proposed amended impact fee per service unit, shall be made available to the public

Notice and Hearing Procedures

The notice and hearing procedures prescribed used for the original adoption apply to a hearing on the amendment of land use assumptions, a capital improvements plan, or an impact fee

The advisory committee must file its written comments on the proposed amendments to the land use assumptions, capital improvements plan, and impact fee before the fifth business day before the date of the public hearing on the amendments.

Approval of Amendments Required

- The City Council, within 30 days after the date of the public hearing on the amendments, shall approve or disapprove the amendments of the land use assumptions and the capital improvements plan and modification of an impact fee
- An ordinance, order, or resolution approving the amendments to the land use assumptions, the capital improvements plan, and imposition of an impact fee may not be adopted as an emergency measure

Advisory Committee



The City must make available to the advisory committee any professional reports with respect to developing and implementing the capital improvements plan



The City Council must adopt procedural rules for the advisory committee to follow in carrying out its duties

Advisory Committee

The City of Fair Oaks Ranch Capital Improvements Advisory Committee (CIAC) was established to comply with Section 395.058 Texas Local Government Code

Committee members are appointed by a majority vote of the City Council by Resolution.

The Chairman and Vice Chairman of the CIAC are appointed, by Resolution, by a majority vote of the City Council and serves until the appointment is rescinded or member resigns

By Resolution, an appointed City Alderman and the Public Works Director attend the meetings and present reports/data on behalf of the City.

Advisory Committee Mission

- 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.

Advisory Committee Meetings

1. **Regular Meetings** – meet a day in March and September each year or at the call of the Chairman
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.



Advisory 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 with the Mission Statement and in compliance with Section 395.058 Texas Local Government Code.

Advisory Committee Roles

City Alderman: 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.

Public Works Director: Proposes agenda for concurrence by Chairman and City Alderman. 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. Post agendas 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.

Advisory Committee

1

Subject to the Texas
Open Meetings Act

2

Subject to the Texas
Public Information Act

3

Recommend
completion of Texas
Attorney General's
online training for both

Questions?

T. Daniel Santee
Partner

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CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

RULES AND PROCEDURES

Adopted March 16, 2006
Revised May 21, 2009
Revised October 15, 2015

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**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
RULES AND 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 1 – 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 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.

City Alderman: 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.

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SECTION III - MEETINGS

- 1. **Regular Meetings** – The CIAC shall meet a day 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.
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City of Fair Oaks Ranch
Capital Improvements Advisory Committee
7286 Dietz Elkhorn, Fair Oaks Ranch, TX 78015

Minutes of September 24, 2020

I. OPEN MEETING

CIAC Members Present: Chairman John Merritt, Vice Chairman Harold Manning, John Weir, Fran Driskell, Paul Lampe, Paul Mebane
CIAC Members Absent: Dana Green

With a quorum present, Chairman John Merritt called the meeting to order at 9:01 AM.

II. CITIZENS and GUEST FORUM/PRESENTATIONS

A. Citizens to be heard: Tim Corley, Wes Pieper and Connie M. Clark, Hill Country News (attended but did not speak.)

B. Roy Elizondo, Council Member and Christina Picioccio, City Secretary reported on City Council new process regarding filling CIAC board vacancies and the desire to improve all City appointed positions. The committee was briefed on the sub-committee appointed by the Council and the approved Resolution 2020-17 which creates staggered terms consistent with other City Boards and Commissions, and appoints new committee members based on statutory terms, standardized process with staggered terms and start dates.

Open positions were posted and applications solicited. Interviews were conducted and recommendations made by the subcommittee to the City Council.

The following qualified citizen volunteers are appointed to serve on the City of Fair Oaks Ranch Capital Improvement Advisory Committee, effective 10/1/2020:

Place 1	John Merritt (Building)	Term: 10/1/2020 - 9/30/2021
Place 2	Fran Driskell (Real Estate)	Term: 10/1/2020 - 9/30/2021
Place 3	Harold Manning (Development)	Term: 10/1/2020 - 9/30/2021
Place 4	Dana Green (Development)	Term: 10/1/2020 - 9/30/2022
Place 5	Paul Mebane	Term: 10/1/2020 - 9/30/2022
Place 6	Marcus Garcia	Term: 10/1/2020 - 9/30/2022
Place 7	Ben Koerner	Term: 10/1/2020 - 9/30/2023
Place 8	Arthur Waterman	Term: 10/1/2020 - 9/30/2023
Place 9	Chris Weigand	Term: 10/1/2020 - 9/30/2023

Roy Elizondo suggested that the CIAC work with the Council liaison Snehal Patel to review and update the CIAC' s mission statement, Rules and Procedures. Council Member Patel expressed a desire to expand the responsibilities of the CIAC committee. Chairman Jon Merritt requested that

a written reply from each of the committee members be sent to him on the matter of the CIAC' s rolls and responsibilities as to keeping the scope as defined or to modify and/or expand.

III. PURPOSE AND REQUIREMENT OF CIAC

Chairman John Merritt covered a review of the purpose and requirements of the CIAC.

IV. CONSENT AGENDA

- A. Approval of September 25, 2019 Minutes
- B. Approval of December 12, 2019 Special Meeting Minutes
- C. March 25, 2020 Meeting – Notice of Cancellation
- D. Resignation of Monte McCormick as of 7/31/2020

MOTION: Made by John Weir, seconded by Harold Manning to approve the consent agenda.

VOTE: 6-0; Motion passed

V. REVIEW OF COMMITTEE ACTIONS ITEMS

None to Review

VI. UPDATE ON CITY STUDIES

A. Elevated Storage Tank (EST) – Ron Emmons, Public Works Director
 A comprehensive evaluation of the tank location where 5 sites were considered was discussed in November 2019 by City Council choosing the site located at the SE corner of 345-acre property. The style of the tank was chosen to be a Composite Tank. The 60% design level documents have been received and an extensive review performed. Review and comments have been returned. Next step will be the 90% Design Documents for review.

B. Water & Wastewater Impact Fee Report Final – Freese & Nichols 2020 w/ Ordinance 2020-04.
 Link to Report on City of Fair Oaks Ranch website click link to view:
<https://www.fairoaksranchtx.org/DocumentCenter/View/2800>

VII. REVIEW OF CAPITAL IMPROVEMENT PROJECTS AND LAND USE ASSUMPTIONS

- A. CIP and Contribution-In-Aid Review - Sarah Buckelew, Finance Director
 - 1. Water CIP with Map
 - 2. Wastewater CIP with Map – Per Ron Emmons, Solids Handling Study is underway and City has shifted away from a Regional Plant pursuit as it is a recent conclusion that it is not in the City’s best interest.
 - 3. Contribution in Aid Review

- B. Review of Land Use Assumptions (LUA) Update
 - 1. LUA Summary – As of August 31, 2020
 - 2. 10 Year Projection / 2020-2030 Water & Wastewater Improvements Charts

VIII. COMMITTEE RECOMMENDATIONS

A. No changes at this time.

IX. REQUEST FOR FUTURE AGENDA CONSIDERATIONS
None

X. FUTURE MEETINGS

A. CIAC Semi-Annual Meeting to be held on March 17, 2021 at 9:00 am

XI. ADJOURNMENT

Chairman John Merritt adjourned the meeting at 10:15 am

Passed and approved this 17th Day of March, 2021

John Merritt, Chairman

Water Impact Fee and Project Summary

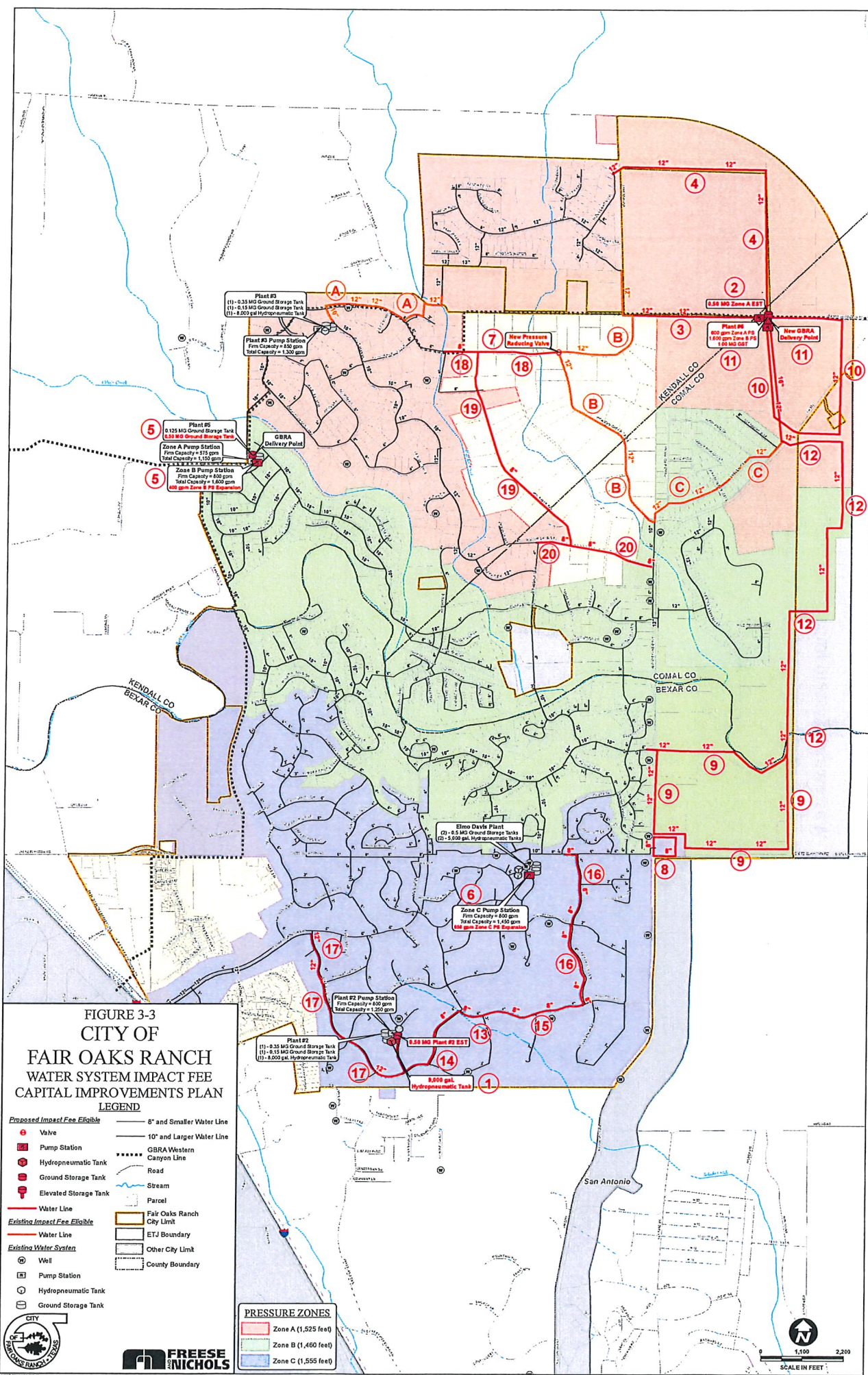
1999 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
Groundwater Supply Facilities Component	Well # 36 - Deer Meadow	\$78,234
Groundwater Supply Facilities Component	Flow Lines Well - Deer Meadow	\$12,501
Groundwater Supply Facilities Component	FlowLines Well #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		\$1,043,302

2014 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
12-inch Parallel along Rolling Acres Trail	Pipeline Installation #1	\$312,775
12-inch line near Meadow Creek Trail	Pipeline Installation #1	\$69,598
2014 Impact Fee Study	Impact Fee Study	\$50,435
<i>Ammann Rd Elevated Storage Tank</i>	<i>Contribution-in-Aid Eligible Project</i>	\$106,226 *
12-inch Connection to EST		-
12-inch North/South Connection	Meadow Creek Trail	\$1,109,477
6-inch line to Western ETJ		-
12-inch Parallel from Plant #2		-
0.5 MG Ground Storage Tank		-
12-inch Parallel from GBRA to Plant #3		-
New Groundwater Well		-
Financing Costs		-
Total Project Costs		\$1,648,511
Impact Fee Allowable Cost Limit Per Study		\$5,768,373
Impact Fees Collected		\$442,800

2020 Impact Fees			
Map	Project Name Per Impact Fee Study	Project Description	Actual Project Costs
<u>Existing Projects</u>			
A	12-inch Parallel along Rolling Acres Trail		-
B	12-inch line near Meadow Creek Trail		-
C	12-inch line near Meadow Creek Trail and 3351		-
2	<i>0.5 MG Zone A Elevated Storage Tank</i>	<i>Contribution-in-Aid Eligible Project</i>	\$153,957
D	2020 Impact Fee Study		\$36,000
<u>Proposed Projects</u>			
1	9000 Gallon Plant #2 Hydropneumatic Tank		\$79,175
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			\$269,132
Impact Fee Allowable Cost Limit Per Study			\$17,852,217
Impact Fees Collected			\$546,231

Total Contribution-in-Aid Eligible Costs (above) \$260,184 *



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		\$403,113

2014 Impact Fees		
Project Name Per Impact Fee Study	Project Description	Actual Project Costs
2014 Impact Fee Study		\$50,435
10-inch Cibolo Creek Crossing		-
8-inch Cibolo Trails expansion		-
8/10-inch Postoak Creek lines		-
Southwest 8-inch sewer line		-
Financing Costs		-
Total Project Costs		\$50,435
Impact Fee Allowable Cost Limit Per Study		\$1,112,762
Impact Fees Collected		\$145,700

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		-
Total Project Costs		\$36,000
Impact Fee Allowable Cost Limit Per Study		\$10,705,092
Impact Fees Collected		\$382,324

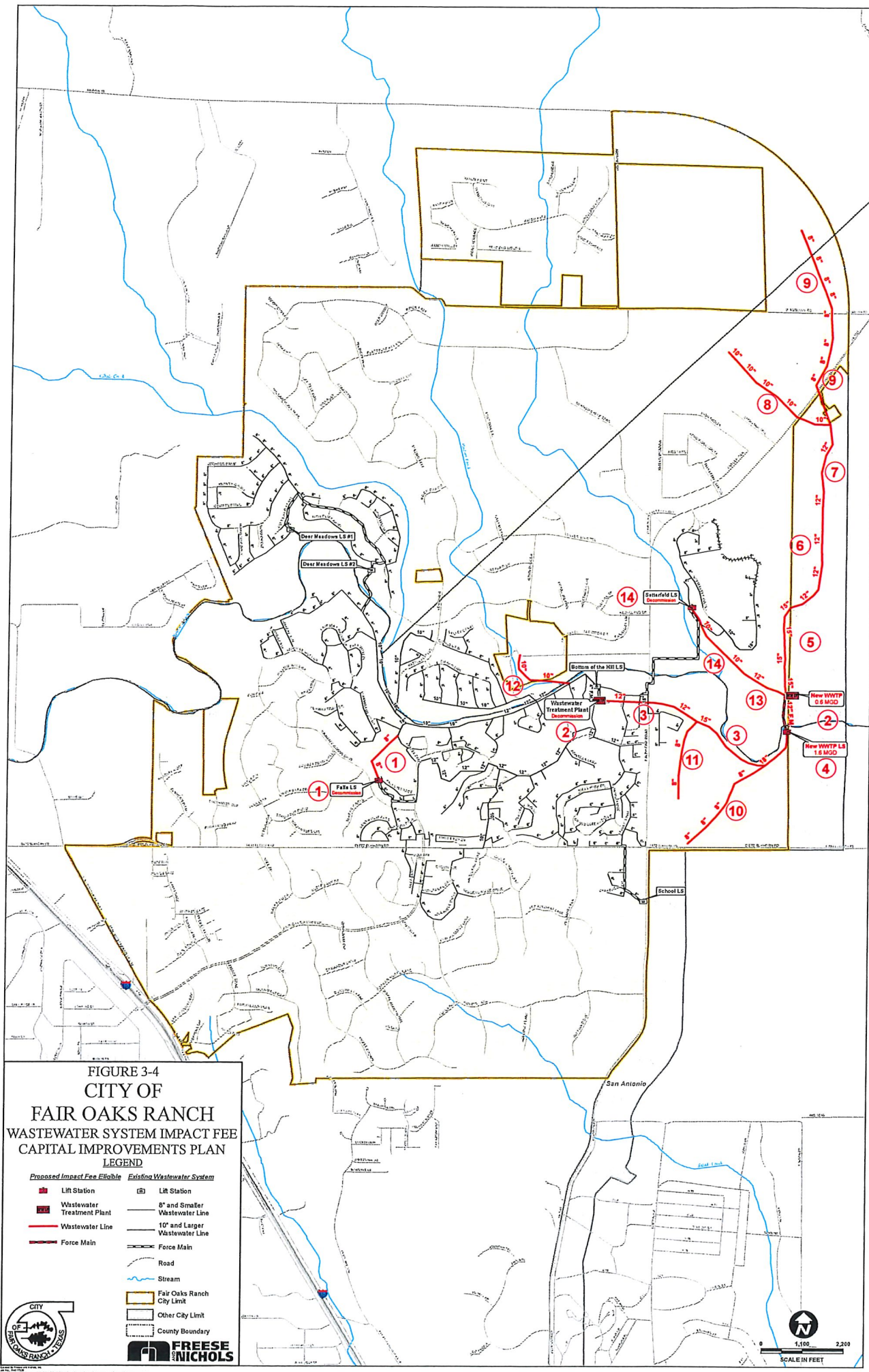


FIGURE 3-4
CITY OF
FAIR OAKS RANCH
WASTEWATER SYSTEM IMPACT FEE
CAPITAL IMPROVEMENTS PLAN
LEGEND

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

Water Contribution in Aid Project Funds (Elevated Storage Tank)	
1st installments received	528,005
Impact Fees in excess of first installment	180,314
Total Received for Elevated Storage Tank	708,319
Total Costs to date on Elevated Storage Tank	260,184
Current Allocated Fund Balance - Elevated Storage Tank	448,135
NET expected Developer 2nd Installment	322,647
Expected Total available after 2nd installment	770,782

Wastewater Contribution in Aid Project Funds - Sewer Service	
1st installment received	69,480
Impact Fees in excess of first installment	125,869
Total Received for Sewer Service	195,348
Project Completed for Sewer Service	581,264
Current Allocated Fund Balance for Project	-

Land Use Assumption Summary
As of February 28, 2021

Land Use Assumptions Summary Update for CIAC Meeting March 17, 2021

Last Report as of August 31, 2020

UNIT/SUBDIVISION	# OF	IMPROVED	NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
	LOTS		WATER	SEWER	WATER	SEWER
Totals	4,452	3,741	3,069	1,873	1,195.5	192

Current Report as of February 28, 2021

Unit - Address	# of Lots	Imp.	IF Date Paid	# Connections		Remaining / Allowed	
				Water	Sewer	Water	Sewer
TOTALS	4523	3839		3107	1907	1155.5	158

Changes from August 31, 2020 to February 28, 2021

Front Gate – Unit 4 71 Lots Added

Summary: August 31, 2020 to February 28, 2021

- 71 - Lots Added
- 98 - Improved Lots
- 38 - Water Connection Services added
- 34 - Wastewater Connection Services added

Note: Any additional adjustments/corrections made to LUA as found during time period are reflected in totals.

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month - February 2021

Item #14.

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	THE ARBORS - Unit 1	BOTH	44	24	\$135,000.00	\$37,200.00	25	24	20	20
BEXAR	THE ARBORS remaining of 91 LOTS	BOTH	43	0	\$0.00	\$0.00	0	0	43	43
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	71	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	51	\$0.00	\$0.00	52	0	4	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	51	\$0.00	\$0.00	51	51	5	5
BEXAR	CHARTWELL SUBDIVISION	BOTH	33	31	\$0.00	\$0.00	33	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	54	\$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	NA (SAWS)	19	4	\$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 9	NA (SAWS)	45	40	\$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
BEXAR	FAIR OAKS RETAIL, INC. (NOONERS)	BOTH	1	1	\$0.00	\$0.00	2	2	0	0
BEXAR	FAIR OAKS VILLAGE	NA (SAWS)	3	2	\$0.00	\$0.00	0	0	0	0

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month - February 2021

Item #14.

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	UNIT - FG1 FRONT GATE SUBDIVISION UNIT 1	NA (SAWS)	59	54	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG 2A FRONT GATE SUBDIVISION UNIT 2A	NONE (SAWS)	21	18	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG 2B FRONT GATE SUBDIVISION UNIT 2B	NONE (SAWS)	28	12	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG3 FRONT GATE SUBDIVISION UNIT 3	SAWS	58	56	\$0.00	\$0.00	0	0	0	0
BEXAR	Unit - FG4 Front Gate Subdivision Unit 4	SAWS	71	35	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG8 FRONT GATE SUBDIVISION UNIT 8	SAWS	52	48	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG9 FRONT GATE SUBDIVISION UNIT 9	SAWS	57	54	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG10 FRONT GATE SUBDIVISION UNIT 10	SAWS	47	44	\$0.00	\$0.00	0	0	0	0
BEXAR	UNIT - FG12 FRONT GATE SUBDIVISION UNIT 12	SAWS	66	56	\$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	8	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	80	\$0.00	\$0.00	80	0	2	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	49	\$0.00	\$0.00	49	0	4	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
BEXAR	THE CROSSING	BOTH	17	16	\$0.00	\$0.00	17	16	0	0
BEXAR	THE FALLS	BOTH	33	30	\$0.00	\$0.00	30	29	2	2
BEXAR	THE FOUNTAINS	BOTH	33	25	\$28,800.00	\$30,840.00	27	25	5	5

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month - February 2021

Item #14.

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
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	54	\$1,669.58	\$1,006.95	55	49	6	5
Bexar outside ETJ w connection										
	Removed May 2019 re: 06-0882-02									
BEXAR COUNTY -			2,799	2,508	\$166,429.58	\$70,074.95	1,863	1,144	139	103
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			2,800	2,508	\$166,429.58	\$70,074.95	1,863	1,144	139	103
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	26	\$225,428.58	\$157,784.64	26	26	21	21
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	259200	74400	48	48	0	0
COMAL	SETTERFELD ESTATES 4	BOTH	52	37	\$320,802.21	\$224,539.38	37	37	11	11
COMAL	THE ENCLAVE Ralph Fair LLC	WT ONLY	15	11	\$18,365.38	\$0.00	11	0	4	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

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month - February 2021

Item #14.

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
COMAL COUNTY -			810	582	\$1,413,268.67	\$822,080.24	573	474	225.5	38
COMAL	GRANDJEAN - DEV AGREE 392973 15.29 ac.		1	0	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	585	\$1,413,268.67	\$822,080.24	576	474	225.5	38
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	22	0	6	0
KENDALL	UNIT - K5	WT ONLY	36	34	\$0.00	\$0.00	34	0	2	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	63	\$104,473.38	\$63,458.95	63	64	4	4
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	123	\$207,027.92	\$0.00	126	0	19	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	8	\$13,356.64	\$0.00	8	0	21	0
KENDALL	STONE CREEK RANCH - UNIT 2B	WT ONLY	1	0	\$0.00	\$0.00	0	0	60	0
KENDALL COUNTY			819	713	\$491,417.62	\$204,354.65	667	289	146	17
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	714	\$491,417.62	\$204,354.65	667	289	791	17
COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	BEXAR		2,800	2,508	\$166,429.58	\$70,074.95	1,863	1,144	278	206
COMAL	COMAL		814	585	\$1,413,268.67	\$822,080.24	576	474	451	38
KENDALL	KENDALL		823	714	\$491,417.62	\$204,354.65	667	289	791	17

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month - February 2021

Item #14.

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
LOT INVENTORY COUNT		TOTALS	4,437	3,807	\$2,071,115.87	\$1,096,509.84	3,106	1,907	1,520	261
ALL	LOTS ALL COUNTIES		4,428	3,803	\$2,071,115.87	\$1,096,509.84	3,103	1,907	511	158
ALL	IN ETJ W DEVELOPMENT AGREEMENTS ALL COUNTIES		9	4			3		645	0
	TOTAL		4,437	3,807	\$2,071,115.87	\$1,096,509.84	3,106	1,907	1,155.5	158
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	RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	7087 DIETZ ELKHORN RD BOERNE, TX 78015	FORU	1							
BEXAR	RALPH FAIR RD BOERNE, TX 78015 16.2880 Acres	FORU	1							
BEXAR	BOERNE, TX 78015 3.5 AC's Comm	FORU/EO Wat.								
BEXAR	8793 Dietz Elkhorn Herman Sons Hall Vogt Lodge #234	EO Water	1							
BEXAR	ENCHANTED OAKS (Enchanted Oaks Water)	FORU/ EO	22	22						
BEXAR	RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	30150 RALPH FAIR RD BOERNE, TX 78015	N/A	1							
BEXAR	30150 RALPH FAIR RD	FORU	1							
BEXAR	8879 FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	8871 FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	5.8773 acres FAIR OAKS PKWY BOERNE, TX 78015	FORU	1							
BEXAR	8907 FAIR OAKS PKWY BOERNE, TX 78015 2.00 Acres	FORU	1							
BEXAR	29580 RALPH FAIR RD BOERNE, TX 78015	FORU	1							
BEXAR	FAIR OAKS PKWY BOERNE, TX 78015		1							
BEXAR	29580 RALPH FAIR RD BOERNE, TX 78015	N/A	1							
BEXAR	RALPH FAIR RD BOERNE, TX 78015	N/A	1							
BEXAR	8879 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	8979 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	8979 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	8923 DIETZ ELKHORN RD BOERNE, TX 78015	N/A	1							
BEXAR	NOLL ROAD SUBDIVISION - 8 sites	SAWS	8	8						
BEXAR	9258 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
BEXAR	9264 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
BEXAR	9280 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
BEXAR	29134 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	29154 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							

FAIR OAKS RANCH - LAND USE ASSUMPTIONS
LOT INVENTORY BREAKDOWN - COMBINED SHEET - End of the Month - February 2021

Item #14.

COUNTY	UNIT/SUBDIVISION	UTILITIES	# OF		IMPACT FEES PAID		NO. OF CONNECTIONS		NO. REMAINING ALLOWED	
			LOTS	IMPROVED	WATER	SEWER	WATER	SEWER	WATER	SEWER
BEXAR	29080 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	29080 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	28980 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	28990 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	28800 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	28550 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	OLD FREDERICKSBURG RD BOERNE, TX 78006	SAWS	1							
BEXAR	29144 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1							
BEXAR	28970 OLD FREDERICKSBURG RD BOERNE, TX 78015	SAWS	1	1						
BEXAR	BOERNE, TX 78015 (Part of) Van Raub Elementary	SAWS								
BEXAR	Van Raub Elementary 20.476 Acres	SAWS	1							
BEXAR	9120 DIETZ ELKHORN RD BOERNE, TX 78015	SAWS	1							
BEXAR COUNTY TOTALS			67	32			0	0		
Comal	0 BERGHEIM RD	FORU/SJWTX	1							
Comal	0 BERGHEIM RD	FORU/SJWTX	1							
Comal	0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	5780 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	FM 3351 BOERNE, TX 78006	FORU/SJWTX	1							
Comal	0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	0 RALPH FAIR RD FAIR OAKS RANCH, TX 78015	FORU/SJWTX	1							
Comal	30950 MEADOW CRK TRL FAIR OAKS RANCH, TX 78015	FORU/SJWTX	1							
Comal	0 W AMMANN RD BULVERDE, TX 78163	FORU/SJWTX	1							
Comal	31980 FM 3351 BOERNE, TX 78006	FORU/SJWTX	1							
COMAL COUNTY TOTALS			10	0			0	0		
KENDALL	346 AMMANN RD	FORU	1							
KENDALL	324 FM 3351	FORU	1							
KENDALL	423 AMMANN RD	FORU	1							
KENDALL	427 AMMANN RD	FORU	1							
KENDALL	RKC PARTNERS	FORU	1							
KENDALL	443 AMMANN RD	FORU	1							
KENDALL	324 FM 3351	FORU	1							
KENDALL	443 AMMANN RD	FORU	1							
KENDALL	427 AMMANN RD	FORU	1							
KENDALL COUNTY TOTALS			9	0			0	0		

To: Honorable Mayor Garry Manitzas and City Council Members
City of Fair Oaks Ranch

**Capital Improvements Advisory Committee Semiannual Progress Report
September 24, 2020 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; to identify capital improvement 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 population 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.

Land use assumptions and projects to support proposed growth were evaluated and a Water and Wastewater Impact Fee report was prepared by Freese and Nichols dated March 2020. On March 5, 2020, City Council issued Ordinance No. 2020-04 that increased the Water Impact Fees per LUE Equivalent from \$5,400.00 to \$8,670.33 and Wastewater Impact Fees per LUE Equivalent from \$1,550.00 to \$6,068.64. By Ordinance No. 2016-03 the Council established that the Impact Fees in place at the date of recordation of a subdivision plat should apply to that development.

Progress Report:

The Capital Improvements Advisory Committee and Staff met at 9:00 AM on September 24, 2020 to review and evaluate the current land use assumptions and capital improvements plan. This report also includes the September 2019 through December 2019 report to Council. Which also included the recommendation to Council to adopt the maximum allowable Impact Fees as recommended by Freese & Nichols draft report dated December 12, 2019.

The March 25, 2020 Semi-Annual Meeting was cancelled due to the COVID-19 City’s Plan of Action procedures effective March 20, 2020.

On July 31, 2020 John Merritt received the resignation of Monte McCormick, Resident Representative, from the CIAC effective as of July 31, 2020. Mr. McCormick has moved out of the area and is no longer a resident of Fair Oaks Ranch.

As reported to the CIAC the City Council new process for open positions effective June 4, 2020 went into effect and the sub-committee proceeded with the new process to fill the open positions and set term limits. Interviews were conducted and recommendations made by the subcommittee to the City Council.

As presented to the CIAC, Resolution 2020-17 lists the following qualified citizen volunteers are appointed to serve on the City of Fair Oaks Ranch Capital Improvement Advisory Committee, effective 10/1/2020:

Place 1	John Merritt (Building)	Term: 10/1/2020 - 9/30/2021
Place 2	Fran Driskell (Real Estate)	Term: 10/1/2020 - 9/30/2021
Place 3	Harold Manning (Development)	Term: 10/1/2020 - 9/30/2021
Place 4	Dana Green (Development)	Term: 10/1/2020 - 9/30/2022
Place 5	Paul Mebane	Term: 10/1/2020 - 9/30/2022

Place 6	Marcus Garcia	Term: 10/1/2020 - 9/30/2022
Place 7	Ben Koerner	Term: 10/1/2020 - 9/30/2023
Place 8	Arthur Waterman	Term: 10/1/2020 - 9/30/2023
Place 9	Chris Weigand	Term: 10/1/2020 - 9/30/2023

There are no recommendations to Council at this time.

The next LUA/CIP/Impact Fee CIAC Meeting is scheduled for Wednesday March 17, 2021 at 9:00 AM at which time the Committee will again review the status and appropriateness of the current Impact Fees and if there is justification for any update in the City's Land Use Assumptions and CIPs.

Signed: _____
John Merritt, CIAC Chairman

Date: _____