



CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MEETING

Thursday, March 02, 2023 at 9:00 AM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum.

CIAC Present: Chairman Paul Mebane, and Committee Members: Joe DeCola, John Guidry, Seth Mitchell, Ben Koerner, and Arthur Waterman

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

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

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

CITIZENS and GUEST FORUM

2. No citizens signed up to be heard.

CONSENT AGENDA

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

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

VOTE: 6-0; Motion Passed.

REVIEW OF COMMITTEE ACTIONS ITEMS

4. Semiannual Report from the September 2022.

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

REVIEW OF CAPITAL IMPROVEMENT PROJECTS

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

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

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

Committee Member Marcus Garcia arrived at 9:05 PM.

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

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

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

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

UPDATE ON IMPACT FEE CAPITAL PROJECTS

8. Capital Improvement Projects Summary:

- Water CIP with Map
- Wastewater CIP with Map

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

9. Wastewater Treatment Plant Study.

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

10. Elevated Storage Tank / Pressure Reducing Valves.

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

11. Plant 2 Hydropneumatic Tank.

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

REVIEW OF AND LAND USE ASSUMPTIONS

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

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

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

CONSIDERATION / DISCUSSION ITEMS**13. Recommendations to City Council for Semi-Annual Report.**

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

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

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

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

ADJOURNMENT

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

ATTEST:

Paul Mebane, Chairman

Christina Picioccio, TRMC
City Secretary