

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

**Capital Improvements Advisory Committee Semiannual Progress Report  
March 9, 2022 Meeting**

Overview:

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

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

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

1. advise and assist the City in adopting land use assumptions;
2. review the capital improvements plan and file written comments;
3. monitor and evaluate implementation of the capital improvements plan;
4. file semiannual reports with respect to the progress of the capital improvements plan and report to the City any perceived inequities in implementing the plan or imposing the impact fee; and
5. advise the City of the need to update or revise the land use assumptions, capital improvements plan, and impact fee.

Progress Report:

Chairperson Mebane called the semi-annual CIAC meeting to order at 9:00 AM, Wednesday, March 9, 2022. Below are the members present at roll call along with their designation and term expiration:

Paul Mebane, Chair (At Large) 9/30/22  
Vice Chair Chris Weigand (Real Estate) 9/30/23  
Joe DeCola (Real Estate) 9/30/24  
John Guidry (At Large) 9/30/24  
Seth Mitchell (At Large) 9/30/24  
Marcus Garcia (Development) 9/30/22  
Ben Koerner (At Large) 9/30/23

Chairperson Mebane declared a quorum present.

Absent were:

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

Council and Staff Present:

Emily Stroup – Council Representative

Gregory C. Maxton, Mayor

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

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

Julio Colunga, Assistant Director of Public Works

Scott Huizenga, Assistant City Manager, Administrative Services

Amanda Valdez, TRMC – Deputy City Secretary

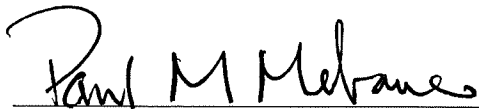
Following introductions, staff provided updates on Capital Improvement Plans and Impact Fee Capital Projects. Staff also provided an update on Land Use Assumptions and answered questions of the members. The status of collections from each impact fee area was reviewed. The Committee voted to schedule future meetings on the first Thursday of every March and September at 9:00 AM.

COMMITTEE RECOMMENDATIONS:

1. There has been no significant change in the Capital Improvement Plan or the Land Use Assumptions, and therefore there is no need for any change in the current Impact Fees.
2. Construction costs have been rising significantly recently. The CIAC requested Public Works to check with Freese and Nichols, the contractor who prepared the most recent Impact Fee report, to determine if they had an estimate of the impact of the rising costs.
3. It was also noted that options and preliminary costs for the major Wastewater Plant project may be available in time for the next CIAC meeting in September 2022.
4. The Land Use Assumptions project FOR buildout in 2030 with the additional of around 2,000 new water meters between 2020 and 2030, thus averaging about 200 per year. Growth rates since 2014 have been in the range of 50-75 new meters per year. The impact of this should be reviewed when new Impact Fees are calculated in 2024-2025.

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

Signed:



Paul Mebane, CIAC Chairperson

Date:

