



CITY OF FAIR OAKS RANCH

CAPITAL IMPROVEMENTS ADVISORY COMMITTEE (CIAC) MEETING

Wednesday, March 09, 2022 at 9:00 AM

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

MINUTES

OPEN MEETING

1. Roll Call - Declaration of a Quorum.

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

CIAC Absent: Committee Members: Arthur Waterman and Dana Green

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

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

CITIZENS and GUEST FORUM

2. No citizens signed up to be heard.

PRESENTATIONS

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

CONSENT AGENDA

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

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

VOTE: 7-0; Motion Passed.

REVIEW OF COMMITTEE ACTION ITEMS

6. **None to review.**

UPDATE ON CAPITAL IMPROVEMENT PROJECTS

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

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

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

UPDATE ON IMPACT FEE CAPITAL PROJECTS

9. **Capital Improvement Projects Summary:**

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

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

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

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

11. **Wastewater Treatment Plant Study.**

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

12. **Professional Services Agreements.**

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

13. **Hydropneumatic Tank.**

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

REVIEW OF AND LAND USE ASSUMPTIONS

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

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

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

CONSIDERATION / DISCUSSION ITEMS

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

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

VOTE: 6-0; Motion Passed.

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

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

- There has been no significant change in the Capital Improvement Plan or the Land Use Assumptions, and therefore there is no need for any change in the current Impact Fees.
- Consider the possibility of reengaging the consultant to look at Impact Fees before the required 5 years due to the potential of increased construction and costs associated with that.
- The Land Use Assumptions project FOR buildout in 2030 with the additional of around 2,000 new water meters between 2020 and 2030, thus averaging about 200 per year. Growth rates since 2014 have been in the range of 50-75 new meters per year. The impact of this should be reviewed when new Impact Fees are calculated in 2024-2025.

REQUEST FOR FUTURE AGENDA CONSIDERATIONS

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

ADJOURNMENT

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

VOTE: 6-0; Motion Passed.

ATTEST:

Paul Mebane, Chairman

Amanda Valdez, TRMC
Deputy City Secretary