



**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

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**MINUTES**

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**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**

- **Water CIP with Map**
- **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.**

- **LUA Summary – As of August 31, 2021**
- **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:

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Paul Mebane, Chairperson

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Amanda Valdez, TRMC, Deputy City Secretary