

**BOND ADVISORY COMMITTEE RECOMMENDATIONS  
RELATED TO CAPITAL IMPROVEMENT PROJECTS  
FUNDED THROUGH THE GENERAL FUND**

January 18, 2024

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DRAFT

Date: January 8, 2024

To: The Honorable Mayor, Members of Council and Citizens of Fair Oaks Ranch

From: Bond Advisory Committee, Seth Mitchell Chair

Subject: Bond Advisory Committee Recommendations for Financing Capital Improvements

On behalf of the Bond Advisory Committee, I am writing to formally convey the recommendations made by our committee regarding the method of financing of certain road, drainage and other capital improvements for our city. A second report providing the Committee's recommendations concerning water/wastewater utility projects will be forthcoming.

Over the past few months, the Bond Advisory Committee has diligently assessed various capital projects that are essential to maintaining and enhancing the quality of life for our residents. After careful consideration and thorough analysis, we have reached a consensus on the project recommendations outlined in the following pages.

We trust that the City Council will give due consideration to these recommendations, as they are intended to serve the best interests of our community. We are available to provide any additional information or clarification required.

Thank you for your dedication to the well-being of our city and for allowing this committee to make these recommendations.

Bond Advisory Committee Membership

Joe DeCola  
Marcus Garcia, Vice Chair  
Dana Green  
John Guidry  
Jamin Kazarian

Ben Koerner  
Paul Mebane, CIAC Chair  
Seth Mitchell, Chair  
Chris Weigand, CIAC Vice Chair  
Emily Stroup, Council Liaison



## Executive Summary

The Bond Advisory Committee (BAC) has completed a review of project details totaling **\$26, 803,947** from the **General Fund** related to **roadway (\$19.2m), drainage (\$4m), and other capital improvement projects (\$3.54m)** prepared by the City Engineering and Finance departments. In addition to project recommendations, this report provides: estimates from SAMCO as to household impact of financing projects; BAC reasoning behind debt instrument decisions; and BAC recommendations related to both follow-on- work related to these projects, and related issues. **Note: BAC is to deliver its recommendations concerning water/wastewater utility capital projects at a later date which this report will not address.**

### Project Recommendations

Upon consideration of available information, on site visits and study, BAC recommends implementation and General Fund debt funding **using General Obligation Bonds and Certificates of Obligation** for a subset of these projects totaling **\$16,225,384 for roadway and drainage capital projects**. Additionally, BAC identified and recommends city apply to **use Municipal Development District grants** for certain other projects totaling **\$3,049,441**. **SEE Individual Project pages 13– 43 for details on all projects.**

### Road Projects Recommended

BAC recommends asking voters to approve issuance of **General Obligation Bonds** necessary to implement **\$14,027,386 in road projects**, including:

Dietz Elkhorn Reconstruction - \$4,941,593

Rolling Acres Reconstruction - \$6,773,793

Battle Intense Reconstruction - \$ 312,000

Ammann Road Maintenance - \$2,000,000

**Two road projects, Ammann Road reconstruction and paving Arbors Preserve Road, are not recommended.**

### **Drainage Projects Recommended**

BAC recommends city council, after receiving appropriate public input, approve issuance of **Certificates of Obligation** necessary to implement **\$2,197,998 in drainage projects**, including the eleven shown in the Drainage Project pages 22 – 32.

**Two drainage projects, 8622 Delta Dawn and 29314 Sumpter Drive, are not recommended.**

### **Identified Funding Source for Certain Other Projects**

BAC recommends city follow procedures necessary to apply for **\$3,049,441 in Municipal Development District grants** for the Community/Civic Center and the City Gateway Feature.

**The Fire Station #3 Phase 2 Upgrades are not recommended.**

### **Estimated Household Financial Impacts**

The city engaged SAMCO Capital to provide financial data and estimates related to issuance of bonds necessary to fund the recommended projects. SAMCO estimates an increase to the I&S (Interest and Sinking Fund) portion of the tax rate of **0.0196, or about \$20 per \$100,000 of assessed property value annually for the duration of the term of debt.**

**DOCUMENTS PREPARED BY SAMCO CAPITAL  
RELATED TO THE COMMITTEE'S AFFORDABILITY CHARGE**

Council charged the committee to assess the potential financial impact to taxpayers and utility customers of financing the implementation of recommended certain capital projects funded by the City's General Fund (ad valorem taxes) and City's Utility Fund (utility revenue backstopped by ad valorem taxes) as a rough measure of "affordability".

SAMCO Capital with the assistance of city staff prepared the following charts addressing this issue.

NOTE: As, the Committee has yet to perform any analysis of Utility Projects, SAMCO assumed all the utility projects would be approved by the committee which is a prudent and conservative approach.

**Ad Valorem Tax Impact**

SAMCO predicts financing the general fund projects could result in an increase to the city's I&S Tax Rate of .0196, or about \$20 per \$100k of assessed value. Individual homeowner impacts range from an annual increase of \$78.31 to a home with net taxable value of \$400,000 to \$293.65 on a home with net taxable value of \$1,500,000.

Fair Oaks Ranch, City of Tax Rate Impact Analysis December 7, 2023								
		\$1,350,000			\$6,050,000		\$6,550,000	
FYE (9/30)	TAV <sup>(1)</sup>	Existing Debt		GO's, Series 2024 <sup>(2)</sup>	GO's, Series 2026 <sup>(2)</sup>	GO's, Series 2028 <sup>(2)</sup>	Projected Debt	
		Service	I&S <sup>(3)</sup>				Service	I&S <sup>(3)</sup>
2023	\$ 2,046,397,330	\$ 552,130	\$ 0.0268				\$ 552,130	\$ 0.0268
2024	2,388,156,944	553,163	0.0229				553,163	0.0229
2025	2,626,972,638	552,475	0.0210	\$ 541,050			1,093,525	0.0425
2026	2,758,321,270	550,950	0.0200	592,450			1,143,400	0.0423
2027	2,896,237,334	548,575	0.0189	17,050	\$ 639,450		1,205,075	0.0425
2028	3,041,049,201	550,888	0.0181	17,050	695,100		1,263,038	0.0424
2029	3,193,101,661	552,825	0.0173	17,050	324,300	\$ 425,750	1,319,925	0.0422
2030	3,193,101,661	548,100	0.0172	17,050	324,300	425,750	1,315,200	0.0420
2031	3,193,101,661	-	-	31,638	523,150	619,250	1,174,038	0.0375
2032	3,193,101,661	-	-	30,813	525,400	615,925	1,172,138	0.0375
2033	3,193,101,661	-	-	29,988	526,750	616,788	1,173,525	0.0375
2034	3,193,101,661	-	-	34,025	527,200	616,675	1,177,900	0.0376
2035	3,193,101,661	-	-	32,925	526,750	615,588	1,175,263	0.0376
2036	3,193,101,661	-	-	31,825	525,400	618,363	1,175,588	0.0376
2037	3,193,101,661	-	-	30,725	528,000	619,838	1,178,563	0.0377
2038	3,193,101,661	-	-	29,625	524,550	615,175	1,169,350	0.0374
2039	3,193,101,661	-	-	33,388	525,050	619,213	1,177,650	0.0376
2040	3,193,101,661	-	-	32,013	524,350	616,788	1,173,150	0.0375
2041	3,193,101,661	-	-	30,638	527,300	617,900	1,175,838	0.0376
2042	3,193,101,661	-	-	34,125	523,900	617,388	1,175,413	0.0376
2043	3,193,101,661	-	-	32,475	524,150	615,250	1,171,875	0.0374
2044	3,193,101,661	-	-	30,825	522,900	616,325	1,170,050	0.0374
2045	3,193,101,661	-	-	-	525,000	615,450	1,140,450	0.0364
2046	3,193,101,661	-	-	-	525,300	617,463	1,142,763	0.0365
2047	3,193,101,661	-	-	-	-	617,200	617,200	0.0197
2048	3,193,101,661	-	-	-	-	619,500	619,500	0.0198
<b>Total</b>		\$ 4,409,105		\$ 1,646,725	\$ 10,388,300	\$ 11,961,575	\$ 28,405,705	

<sup>(1)</sup> Assumes 10% growth for 1 year and 5% for 4 years and no growth thereafter.  
<sup>(2)</sup> Preliminary, subject to change. Interest calculated to be 5.50% for Series 2024, 6.00% for Series 2026 and 6.5% for Series 2028 for illustrative purposes only.  
<sup>(3)</sup> FYE 2025 and beyond assume 100% tax collections.



Homeowner Impact Analysis (I&S Rate Only)				
Taxable Home Value (Net of Exemptions)		I&S Tax Rate Increase from		
		Current (FYE 2024)	Monthly Tax Increase	Annual Tax Increase
\$ 400,000	\$ 0.0196	\$ 6.53	\$ 78.31	
500,000	0.0196	8.16	97.88	
650,000	0.0196	10.60	127.25	
800,000	0.0196	13.05	156.61	
1,000,000	0.0196	16.31	195.76	
1,250,000	0.0196	20.39	244.70	
1,500,000	0.0196	24.47	293.65	



City of Fair Oaks Ranch, Texas Water and Sewer Fund Proforma December 7, 2023																
FYE (9/30)	# of Water Connections (1)	# of Wastewater Connections (1)	Revenues (2)	Expenditures (2)	Available for Debt Service	Existing Debt Service				Rate Increase Calculations (4)						
						Total Debt Service	Series 2024 (3)	Series 2025 (3)	Series 2027 (3)	Total	Total Water Debt Service	Revenue Surplus/ (Deficit)	Monthly Water Increase	Total Wastewater Debt Service	Monthly Wastewater Increase	
2023	3197	1977	\$ 6,552,783	\$ 5,121,832	\$ 1,430,951	\$ 339,746				\$ 20,225,000	\$ 285,386	\$ 1,091,206	\$ -	\$ 45,662	\$ -	
2024	3213	1989	6,552,783	5,121,832	1,430,951	336,514				336,514	282,671	1,094,438	(0.07)	45,227	(0.02)	
2025	3229	1999	6,552,783	5,121,832	1,430,951	338,256	\$ 603,238			941,494	662,509	489,457	9.73	270,326	9.37	
2026	3245	2009	6,552,783	5,121,832	1,430,951	334,974	600,300	\$ 438,125		1,373,399	886,600	57,552	15.44	478,223	17.94	
2027	3261	2019	6,552,783	5,121,832	1,430,951	336,666	383,113	440,106		1,159,885	752,828	271,066	11.95	398,438	14.56	
2028	3278	2029	6,552,783	5,121,832	1,430,951	338,308	372,250	383,525	\$ 313,125	1,407,208	1,030,984	23,743	18.95	367,563	13.22	
2029	3294	2039	6,552,783	5,121,832	1,430,951	160,808	599,919	383,525		342,188	1,486,439	1,053,750	(55,488)	19.44	428,573	15.65
2030	3294	2039	6,552,783	5,121,832	1,430,951	-	600,400	636,050		480,781	1,717,231	1,189,379	(286,280)	22.87	527,853	19.71
2031	3294	2039	6,552,783	5,121,832	1,430,951	-	600,019	635,669		460,156	1,695,844	1,168,316	(264,893)	22.34	527,528	19.69
2032	3294	2039	6,552,783	5,121,832	1,430,951	-	603,631	639,281		459,531	1,702,444	1,171,842	(271,493)	22.43	530,602	19.82
2033	3294	2039	6,552,783	5,121,832	1,430,951	-	601,238	636,888		458,281	1,696,406	1,167,841	(265,455)	22.32	528,565	19.74
2034	3294	2039	6,552,783	5,121,832	1,430,951	-	602,838	638,488		456,406	1,697,731	1,167,805	(266,780)	22.32	529,926	19.79
2035	3294	2039	6,552,783	5,121,832	1,430,951	-	603,288	638,938		458,750	1,700,975	1,170,666	(270,024)	22.40	530,309	19.81
2036	3294	2039	6,552,783	5,121,832	1,430,951	-	600,588	638,238		460,156	1,700,981	1,171,268	(270,030)	22.41	529,714	19.78
2037	3294	2039	6,552,783	5,121,832	1,430,951	-	600,738	636,388		460,625	1,697,750	1,169,610	(266,799)	22.37	528,140	19.72
2038	3294	2039	6,552,783	5,121,832	1,430,951	-	602,594	638,244		460,156	1,700,994	1,171,275	(270,043)	22.41	529,719	19.78
2039	3294	2039	6,552,783	5,121,832	1,430,951	-	603,013	638,663		458,750	1,700,425	1,170,350	(269,474)	22.39	530,075	19.80
2040	3294	2039	6,552,783	5,121,832	1,430,951	-	601,994	637,644		456,406	1,696,044	1,166,835	(265,093)	22.30	529,208	19.76
2041	3294	2039	6,552,783	5,121,832	1,430,951	-	604,394	640,044		457,969	1,702,406	1,171,156	(271,455)	22.41	531,250	19.85
2042	3294	2039	6,552,783	5,121,832	1,430,951	-	600,213	635,863		458,281	1,694,356	1,166,663	(263,405)	22.30	527,693	19.70
2043	3294	2039	6,552,783	5,121,832	1,430,951	-	599,450	635,100		457,344	1,691,894	1,164,849	(260,943)	22.25	527,044	19.67
2044	3294	2039	6,552,783	5,121,832	1,430,951	-	601,819	637,469		460,000	1,699,288	1,170,228	(268,337)	22.39	529,060	19.76
2045	3294	2039	6,552,783	5,121,832	1,430,951	-	-	637,825		456,250	1,094,075	789,180	336,876	12.75	304,895	10.59
2046	3294	2039	6,552,783	5,121,832	1,430,951	-	-	-		460,938	460,938	460,938	970,014	4.44	-	(1.87)
2047	3294	2039	6,552,783	5,121,832	1,430,951	-	-	-		458,906	458,906	458,906	972,045	4.39	-	(1.87)
<b>Total</b>						\$ 2,185,271	\$ 11,587,031	\$ 11,846,069	\$ 8,935,000	\$ 34,553,371	\$ 24,221,835			\$ 10,275,593		

(1) Provided by the City.  
 (2) Based on FYE 2022 audited results. Revenues include Interest Income and exclude Grant Income. Expenditures exclude depreciation and debt service.  
 (3) Preliminary, subject to change. Interest calculated to be 5.50% for Series 2024, 5.75% for Series 2025 and 6.25% for Series 2027 for illustrative purposes only.  
 (4) Maximum projected shortfall would require a \$22.87 and \$19.85 per connection per month increase for water and wastewater services, respectively, to support financed projects. Calculated by subtracting FYE2023 debt service payment from total debt service payment in future years and dividing by the number of customers in that year and then by 12 months.

This chart indicates the maximum monthly increase for water utility customers to be \$22.87 (\$274.20 annually) and the maximum monthly increase for wastewater customers to be \$19.85 (\$238.20) or \$512.40 for a user of both water and wastewater services.

**RATIONALE FOR COMMITTEE RECOMMENDATION TO USE GENERAL OBLIGATION BONDS FOR  
ROAD PROJECTS**

**AND**

**CERTIFICATES OF OBLIGATION FOR  
DRAINAGE PROJECTS**

## The Debt Instrument Recommendations

The city of Fair Oaks Ranch has used both General Obligation Bonds and Certificates of Obligation to finance infrastructure projects. (SEE APPENDIX for specific historic use examples.). Generally, the city has sought voter approval to issue General Obligation Bonds (GO's) for road projects and has used Certificates of Obligation (COO's) for utility-related projects.

### The General Obligation Bond Recommendation

While the issuance of both GOs and COOs involves the public in some way, only the issuance of GO bonds require an election. The committee and citizens, who shared comments with the committee, strongly supported seeking voter approval to issue GO debt for the road projects. The reasons included:

1. The \$14,027,386 total dollars related to the four recommended road projects;
2. The fact that historically the city had asked voters for approval to issue debt for road projects (November 2014 \$7 million proposition); and
3. The fact that elections have intrinsic value in themselves in terms of community input, public awareness, building public trust, and can act as an indirect voter assessment of the city and council's overall performance.

### The Certificate of Obligation Recommendation

One could use similar reasoning to recommend going to the voters for the drainage projects. However, the committee saw that the drainage projects were dissimilar in their nature, their total costs and the importance of implementing them as soon as practicable because of their ability to protect against property damage, potential home flooding and general public safety.

#### Dissimilarity Between Road and Drainage Projects

1. Scale and Costs Different
  - a. The Road Projects are large-scale high-dollar capital projects; e.g. \$4.9m for Dietz Elkhorn, \$6.8m for Rolling Acres Trail
  - b. The Drainage Projects are small-scale maintenance projects involving culvert repairs/replacements, bar ditch regrading, silt removal
2. Nature of Projects Different
  - a. Road projects are primarily capital projects in nature
  - b. Drainage projects are primarily maintenance projects
3. Public Safety
  - a. Road projects certainly have a public safety component, but not doing them does not present the same risk to property owners
  - b. Drainage projects can have an immediate impact to lower risk of property damage, home flooding and improve personal safety



**ROAD PROJECTS RECOMMENDED FOR FULL OR PARTIAL FUNDING  
FINANCED THROUGH ISSUANCE OF GENERAL OBLIGATION BONDS**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM - ROADWAY

### Project – Dietz Elkhorn Roadway Reconstruction (CIP #5; SAP#3.4.10)



**Project Description:** Roadway reconstruction; potential addition of pedestrian/bike amenities; drainage improvements; and utility adjustments.

**Project Limits:** From Fair Oaks Parkway to FM 3351

**Project Need Benefits** Dietz Elkhorn Road has an Overall Condition Index (OCI) score below 40 in many segments between Fair Oaks Parkway and FM 3351. In less than 3 years, the average OCI for this segment of roadway will be below 20. Reconstruction of this segment of roadway will require close attention to traffic flow as this is one of the major routes for the city. Project stakeholders have voiced concerns about speeding issues, heavy truck traffic, "cut-through" traffic between I-10 and FM 3351, and overall corridor safety for the citizens of Fair Oaks Ranch. There are numerous pedestrians, bicyclists, and golf-cart drivers that "share" this segment of roadway with vehicles. This has led project stakeholders to request the incorporation of various pedestrian/bicycle amenities along the corridor. Fair Oaks Ranch elementary school is located at the eastern end of the project where safety is a concern for children crossing Dietz Elkhorn Road. Finally, there is a traffic signal at the End Project Limits that is maintained by TxDOT.

**Total Estimated Project Cost \$4,941,593**

#### **Funding Sources**

Cash \$610,150

Debt \$4,331,443

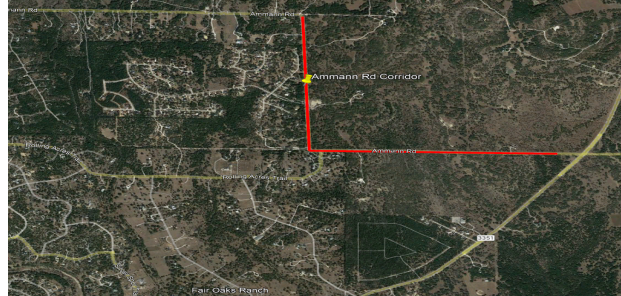
#### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance debt using General Obligation Bonds
3. Prioritize as **MUST DO**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM - ROADWAY

### Project – Ammann Road Reconstruction (CIP #6; SAP 3.3.11)

Includes Ammann Road Low Water Crossing drainage improvements



**Project Location: Ammann Road**

**Project Limits: West to East City limits**

**Project Need/Benefits:** This project has drainage and road improvement components. The drainage component will replace an undersized culvert with an elevated concrete bridge. The road component provides improvements to a road categorized as being in poor condition (Overall Condition Index (OCI) below 40). Improvements include full depth reconstruction and addition of 4-foot-wide shoulders in both directions.

**Total Estimated Project Cost - \$6,700,085**

**Funding Source – Debt**

**Bond Advisory Committee Recommendations:**

1. Declined funding entire project because of the degree of uncertainty as to property development in the area and what the future alignment of Ammann Road might be.
2. BAC recommends council allocate **up to \$2,000,000** for interim road repairs as identified by city engineers.
3. **Use General Obligation Bond to finance the \$2,000,000** interim maintenance.
4. Prioritize as **MUST DO**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – ROADWAY

### Project – Rolling Acres Trail reconstruction (CIP #7, SAP 3.4.12, Drainage CIP #6)



**Project Location:** Rolling Acres Trail

**Project Limits:** Rolling Acres Trail from Ammann Road intersection to Flagstone Hill

**Project Needs/Benefits:** Project has road and drainage components. The estimated \$6,421,006 road component is needed to keep the road from further deterioration. In three years, the condition is expected to measure at an Overall Condition Index (OCI) of 33 (poor). Pavement reconstruction will increase the lifespan and lower maintenance cost. The estimated \$1,299,620 drainage component will address unnamed tributary flooding in certain storm events. The existing culverts are undersized and the roadway is barely higher than the top of the culverts. Addition of culverts or construction of a 75- foot span bridge are alternatives under consideration.

**Estimated Project Cost - \$6,773,793**

**Funding Source – Debt**

**Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using General Obligation Bonds
3. Prioritize as **Should Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM - ROADWAY

### Project- Reconstruct Battle Intense near Trailside



**Project Location: Battle Intense near Trailside intersection**

**Project Limits: Cibolo Valley to Cibolo View**

**Project Need/Benefit:** Battle Intense is classified as a collector street and experiences heavy truck and school bus traffic. Extensive cracking pothole patching and loss of base material in some locations have led to poor to very poor pavement condition. The current Overall Condition Index (OCI) is less than 40 which indicates maintenance is no longer economical.

**Estimated Total Project Cost - \$312,000**

**Funding Source – Debt**

**Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using General Obligation Bond
3. Prioritize as **Should Do**

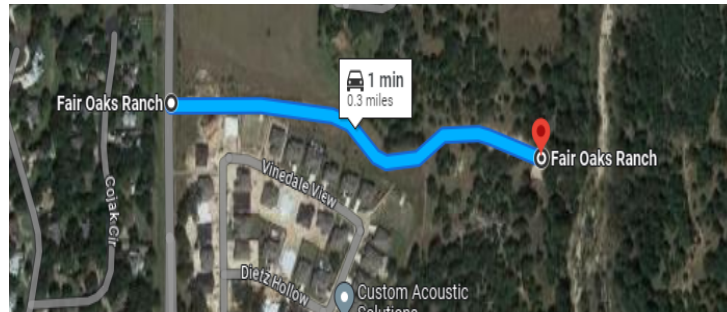
**ROAD PROJECTS NOT RECOMMENDED FOR FULL OR PARTIAL FUNDING**

**FINANCED THROUGH ISSUANCE OF GENERAL OBLIGATION BONDS**

DRAFT

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – ROADWAY

### Project – Arbors Preserve Access Road



**Project Location:** Just north of the Arbors subdivision

**Project Needs/Benefits:** Project constructs a paved road, parking area, and drainage infrastructure to access the Arbors Preserve and City 5-acre parcel. The city owns an access easement and is responsible for maintenance of the access road and parking area. The unimproved road becomes unpassable to most vehicles after storm events.

**Estimated Project Cost - \$500,000**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. Committee **declined the project** for several reasons. First, the city has no plans for the 5- acre parcel it acquired in the Arbors Preserve Agreement which necessitates building an all-weather road. Second, while the city is responsible for maintenance of the road, there is no requirement that the road be maintained to allow all-weather access and there is no requirement that the road be paved. (SEE terms on following page). Thirdly, the committee traveled the length of this road on its tour and found the road to be fit for purpose. Lastly, as not all Fair Oaks Ranch residents are FORHA members there is concern about the use of public funds to access a private facility.
2. The committee did not prioritize this project.



Doc# 20180249857 12/21/2018 12:45PM Page 2 of 18 Gerard C. Rickhoff, Bexar County Clerk

TO HAVE AND TO HOLD the same unto Grantee, and Grantee's successors and assigns, subject to the terms hereof.

Grantor and Grantee hereby acknowledge and agree that this conveyance is subject to the following conditions, restrictions and limitations: (a) Easement Tract 1 was improved by Grantor by the installation of base material suitable for ingress and egress by vehicular traffic; (b) Grantee, at Grantee's sole cost and expense, shall maintain the Easement Area, including all improvements, facilities, public utilities, and appurtenances within the Easement Area, or which Grantee shall place within the Easement Area, in an attractive manner and in good condition and repair, as determined by Grantee, in its sole discretion; (c) subject to Grantee's approval, Grantor reserves and retains the right to improve the Easement Area for vehicular and pedestrian access purposes, roadway purposes, utility and drainage purposes and any and all other purposes which Grantee determines are not inconsistent with the rights granted to Grantee under this agreement; (d) Grantor reserves and retains the right to use the Easement in a reasonable manner that does not cause damage to the Easement Improvements; and (e) the Easement is nonexclusive and Grantor has the right to grant additional easements over and across the Easement Area.



**DRAINAGE PROJECTS RECOMMENDED FOR**

**FULL OR PARTIAL FUNDING**

**FINANCED THROUGH ISSUANCE OF CERTIFICATES OF OBLIGATION**

**APPROVED BY CITY COUNCIL**

DRAFT

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 28907 Chartwell Lane (CIP #35, SAP 3.3.22)



#### Project Location – 28907 Chartwell Lane

**Project Needs/Benefits** – Drainage channel through the Chartwell subdivision experiences erosive stormwater velocities during storm events. Plat notes indicate property owners and the city share maintenance responsibilities. Past city efforts to stabilize the channel have failed and washed away. Erosion damage will grow unless condition addressed.

**Estimated Project Cost - \$337,829**

**Funding Source** – Debt

#### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Must Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8472 Rolling Acres Trail (CIP #2, SAP 3.3.14)



### Project Location – 8472 Rolling Acres Trail near Sunland

**Project Needs/Benefits:** Undersized driveway culverts and silted-in bar ditches cause stormwater to back up and flow over driveways and across adjacent property towards Cibolo Creek. Bar ditches need to be restored to original profile and erosion mat installed to stabilize the channel. Existing single culverts will likely need to be replaced with multiple culverts due to large amounts of runoff in this area.

**Estimated Project Cost - \$229,840**

**Funding Source –Debt**

### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Must Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8040 Rolling Acres Trail (CIP #4, SAP 3.3.17)



#### Project Location – 8040 Rolling Acres Trail near Deer Summit

**Project Needs/Benefits:** Drainage does not have positive flow and backs up onto private property. Channel construction and improvements within the ROW are needed to convey stormwater towards the Rolling Acres Trail low water crossing. This involves regrading and significant earthwork to ensure adequate slope to convey stormwater.

**Estimated Project Cost - \$229,840**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Must Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 7740 PIMLICO (CIP #42, SAP 3.3.18)



#### **Project Location – 7740 Pimlico southside of road between Aqueduct and Steeplechase**

**Project Needs/Benefits:** Large amount of runoff flows over the road and through private property towards Salado Creek. This project is considered a "Should Do" project as water overtops a roadway and impacts private property. The property owner has constructed a berm to direct runoff away from his house.

**Estimated Project Cost - \$113,844**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Must Do**



## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8426 Triple Crown (CIP #41, SAP 3.3.12)



### Project Location – 8426 Triple Crown at Damascus Drive intersection

**Project Needs/Benefits:** Large amount of runoff flows down right-of-way and through a platted easement. Culvert is undersized and becomes obstructed and eventually backs up. The Drainage Master Plan proposes to replace the existing undersized culvert with a box culvert (2.417 feet x 3.75 feet) in order to increase the capacity. Increased maintenance is also needed to ensure clogging of the culvert does not become an issue. The box culvert would be capable of conveying the 10-year storm under the roadway.

**Estimated Project Cost - \$253,094**

**Funding Source – Debt**

### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Should Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8312 Triple Crown (CIP #43, SAP 3.3.20)



### Project Location – 8312 Triple Crown at Rocking Horse intersection

**Project Needs/Benefits:** Large amount of runoff moves down Triple Crown to Rocking Horse Lane and then to the south of the city. The Drainage Master Plan proposes to construct a culvert and channel along the south side of Triple Crown and the west side of Rocking Horse Lane in the right of way to catch stormwater running down the street before it enters and causes flooding on private property.

**Estimated Project Cost - \$269,967**

**Funding Source – Debt**

### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Should Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 32030 SCARTEEN (CIP #53, SAP 3.3.19)



#### Project Location – 32030 Scarteen

**Project Needs/Benefits:** City installed berms and swales which have eroded and silted over time. Flooding occurs in driveway and has come close to entering the home. Undersized driveway culverts and silted-in bar ditches cause stormwater to back up and flow over driveways and across adjacent property towards the resident’s home. Bar ditches need to be restored to original profile and erosion mat installed to stabilize the channel. The existing driveway culvert will need to be replaced with a larger culvert to increase conveyance.

**Estimated Project Cost - \$266,184**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Should Do**



## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 31988 SCARTEEN (CIP #44)



### Project Location – 31988 Scarteen near Sky Blue Ridge

**Project Needs/Benefits:** Runoff from Sky Blue Ridge runs down road and heads in direction of home. Channel improvements and regrading needed. This project is considered a "Should Do" project as water overtops a roadway and impacts private property.

**Estimated Project Cost - \$100,000**

**Funding Source – Debt**

### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Should Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 7644 Pimlico Lane (CIP #46) Vestal Culvert



### Project Location – 7644 Pimlico Lane at Rocking Horse intersection adjacent to Vestal Park

**Project Needs/Benefits:** Channel and culvert improvements are needed to convey large amounts of stormwater under Rocking Horse towards Vestal Park. Channel and culvert improvements needed to convey large amounts of stormwater under Rocking Horse towards Vestal Park. The existing culvert is showing signs of degradation and requires repair or replacement.

**Estimated Project Cost - \$100,000** (Headwall on Vestal Park side is cut limestone block installed by FORHA as part of Vestal Park improvements. Cost estimates assume culvert work can be accomplished without disturbing limestone block.)

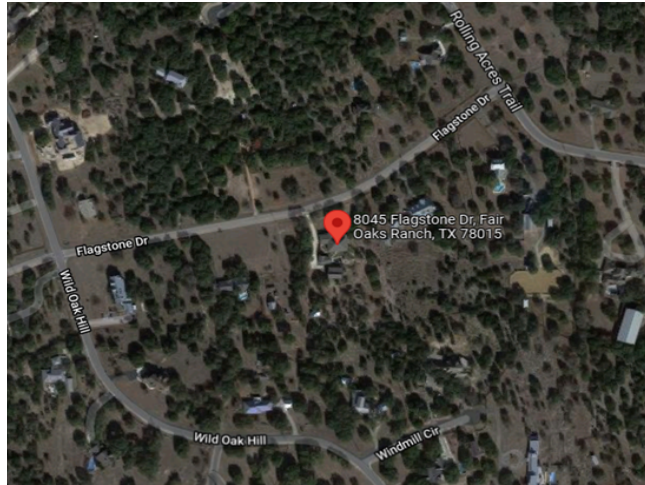
**Funding Source – Debt**

### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Should Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8045 Flagstone Hill (CIP #63)



### Project Location – 8045 Flagstone Hill at Rolling Acres Trail

**Project Needs/Benefits:** Water does not have a clear flow path along the street and makes its way through nearby yard. Regrading and culvert installation needed. This project is considered a "Should Do" project as water overtops a roadway and impacts private property.

**Estimated Project Cost - \$100,000**

**Funding Source – Debt**

### **Bond Advisory Committee Recommendations:**

1. Agree to project
2. Finance using Certificates of Obligation
3. Prioritize as **Should Do**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8402 Battle Intense Low Water Crossing (CIP #23)



#### Project Location – 8402 Battle Intense

**Project Needs/Benefits:** Battle Intense is often overtopped and shut down during large rain events. Debris collects and blocks the culverts which contributes to flooding. An elevated bridge structure is necessary to raise the road elevation and convey stormwater under the road.

**Estimated Project Cost - \$3,768,171**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. As once completed, the TxDOT project to raise the FM 3351 bridge will provide all-weather access to the northern portion of Fair Oaks Ranch, the committee recommends not funding this improvement.

However, as the Cibolo will continue to overtop this low water crossing in certain rain events, the committee recommends installing a High-water Alert Live-saving Technology (HALT) device to substitute for the mechanical gates currently used to protect this crossing at an estimated cost of \$200,000.

2. Finance using Certificates of Obligation
3. Prioritize as **Must Do**



# HIGH WATER ALERT LIFESAVING TECHNOLOGY



## There are 52 HALT locations in Bexar County.

*Drivers will be alerted to dangerous high water with either flashing lights or a combination of flashing lights and gates.*



The Bexar County HALT system is a tool to warn drivers when there is too much water over the road to drive through safely.



HALT uses a sensor to detect rising water and, once the water reaches a certain depth, the system will warn drivers to turn around with either flashing lights or a combination of flashing lights and gates.



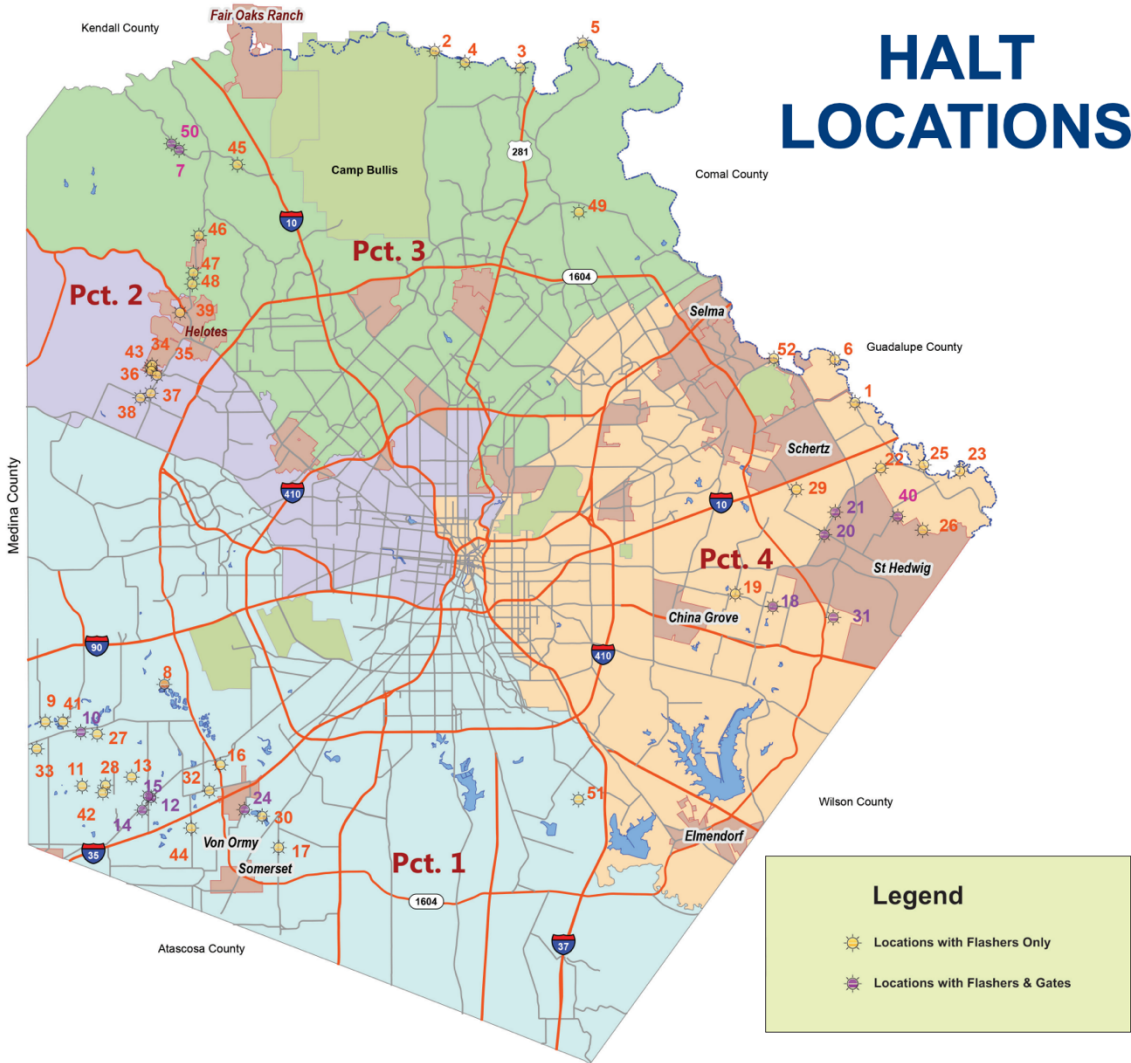
HALT will send real time information to the website [www.bexar.org](http://www.bexar.org) so drivers can see which roads are safe to travel.



[WWW.BEXAR.ORG](http://WWW.BEXAR.ORG)



# HALT LOCATIONS



**Legend**

- Locations with Flashers Only
- Locations with Flashers & Gates

## PRECINCT 1 LOCATIONS:

- |   |                                   |
|---|-----------------------------------|
| 24 Benton City Rd @ Post Oak Creek        | 10 O'Brien @ Pole Cat Creek       |
| 8 Cagnon Rd @ Medina River                | 14 Pearsall Rd @ Elm Creek        |
| 9 Gross Ln @ Medina River                 | 12 Pearsall Rd @ Live Oak Creek   |
| 51 Henze Rd @ San Antonio River Tributary | 32 Quintana Rd @ Post Oak Creek   |
| 27 Hollowell Rd @ Pole Cat Creek          | 16 Robert Glenn @ Live Oak Slough |
| 11 Jarratt Rd @ Elm Creek                 | 30 S Evans Rd @ Post Oak Creek    |
| 13 Jarratt Rd @ Live Oak Creek            | 33 S Keller Rd @ Pole Cat Creek   |
| 42 Jarratt Rd @ Wheeler Rd                | 17 Senior Rd @ Elm Creek          |
| 41 Jungman Rd @ Medina River              | 15 Shepherd Rd @ Live Oak Creek   |
| 44 Kinney Rd @ Elm Creek                  | 28 Wheeler Rd @ Elm Creek         |

## PRECINCT 2 LOCATIONS:

- |                                  |                              |
|----------------------------------|------------------------------|
| 39 Antonio Dr @ Los Reyes Creek  | 37 FM 1560 @ Culebra Creek   |
| 43 Baxtershire @ Culebra Creek   | 38 Galm Rd @ Culebra Creek   |
| 34 Beverly Hills @ Culebra Creek | 35 Wickwilde @ Culebra Creek |
| 36 Doheny @ Culebra Creek        |                              |

## PRECINCT 3 LOCATIONS:

- |   |   |
|---|---|
| 2 Blanco Rd @ Cibolo Creek                | 46 Scenic Loop Rd @ Helotes Creek South |
| 45 Boerne Stage Rd @ Leon Creek Tributary | 5 Smithson Valley Rd @ Cibolo Creek     |
| 3 Bulverde Rd @ Cibolo Creek              | 4 Specht Rd @ Cibolo Creek              |
| 49 Menger Rd @ Elm Waterhole Creek        | 7 Toutant Beauregard Rd @ Pecan Creek   |
| 47 Scenic Loop Rd @ Helotes Creek North   | 50 Toutant Beauregard Rd @ Pecan Creek  |
| 48 Scenic Loop Rd @ Helotes Creek North 2 |   |

## PRECINCT 4 LOCATIONS:

- |   |  |
|---|--|
| 21 Abbott Rd @ Salitrillo Creek           | 18 Macaway Rd @ Macaway Creek Upper      |
| 22 Abbott Rd @ Woman Hollering Creek      | 40 New Berlin Rd @ Woman Hollering Creek |
| 20 Abbott Rd @ Martinez Creek             | 29 Pfeil Rd @ Salitrillo Creek Tributary |
| 25 Bexar Bowling @ Cibolo Creek           | 6 Schaefer Rd @ Cibolo Creek             |
| 52 E Aviation Rd/Aztec Way @ Cibolo Creek | 23 Ullrich Rd @ Cibolo Creek             |
| 26 Gable Rd @ Martinez Creek              | 1 Weir Rd @ Cibolo Creek                 |
| 31 La Vernia Rd @ Dry Hollow Creek        | 19 Zigmont @ Chupaderas Creek Tributary  |



**DRAINAGE PROJECTS NOT RECOMMENDED FOR  
FULL OR PARTIAL FUNDING  
FINANCED THROUGH ISSUANCE OF CERTIFICATES OF OBLIGATION  
APPROVED BY CITY COUNCIL**

**DRAFT**



## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 8622 Delta Dawn (CIP #15, SAP 3.3.23)



#### Project Location – 8622 Delta Dawn

**Project Need/Benefits:** Erosion has caused a large ravine to open up near the city's Deer Meadow Estates sewer lift station which gets larger and closer each year. If not addressed, the cost of remediation will increase as erosion grows. The lift station is approximately 14 feet from the edge of the ravine. If nothing is done, the erosion will eventually damage the lift station which serves over half of Deer Meadow Estates.

**Estimated Project Cost - \$245,000**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. Committee after initial discussions and before touring this project, split the total cost 50/50 between the General Fund and Water Utility fund to recognize the infrastructure described as threatened belongs to the utility. However, after seeing the conditions on the tour, the committee found the existing conditions did not represent a near-term threat to the lift station and decided to **not recommend** any funding be directed to this project as the drainage easement itself is privately owned. Note: Staff disagreed
2. Committee **did not assign a priority**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM – DRAINAGE

### Project – 29314 Sumpter Drive (CIP #32, SAP 3.3.6)



**Project Location** – Across from commercial center at Dietz Elkhorn and FM 3351

**Project Needs/Benefits:** Runoff from commercial parking lot crosses FM3351 and floods the backyard of homes along Sumpter Drive. Severe slope accelerates runoff towards homes. The Drainage Master Plan proposes to construct a swale along the west side of FM3351 and redefine the existing outfall and channel on the east side. This project will require coordination with TxDOT since needed improvements are located within the FM3351 right of way. In past discussion with TxDOT, the eventual widening project will address this drainage issue but the City may undertake proposed drainage improvements if a Municipal Maintenance Agreement is executed with TxDOT.

**Estimated Project Cost - \$266,184**

**Funding Source** – Debt

#### **Bond Advisory Committee Recommendations:**

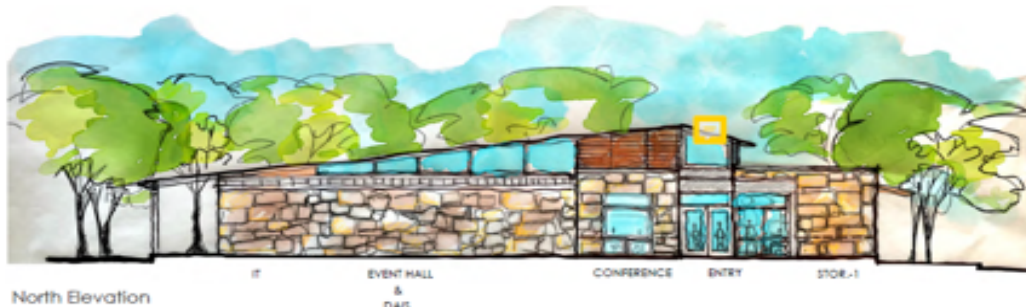
1. The committee **declined the project** as planned future widening of FM 3351 will resolve this issue which involves utility relocation and right of way acquisition.
2. The committee did not assign a priority.

**OTHER PROJECTS CONSIDERED AND RECOMMENDED  
TO BE FUNDED BY THE MUNICIPAL DEVELOPMENT DISTRICT AFTER CONSIDERATION AND  
APPROVAL OF GRANT APPLICATION TO BE SUBMITTED BY THE CITY**

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## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM-OTHER

### Project – Civic Center (SAP 3.5.5)



#### Project Location – City Hall Campus

**Project Needs/Benefits:** This project constructs a new Civic/Community Center to provide flexible, highly functional meeting and event space. Intended uses include City Council meetings, Commission/Board/Committee meetings, FORHA/HOA meetings, Townhall meetings, Elections/Voting location, and local business, civic organization, private events.

**Estimated Project Cost - \$800,000**

**Funding Source – Debt**

#### Bond Advisory Committee Recommendations:

1. After consultation with the MDD President, the committee continued its work planning as if the full cost of the civic center would eventually be covered by a MDD grant. The process to update the MDD grant with the anticipated full amount of the civic center involves the city requesting an amendment to the MDD Grant contract to include amending costs and/or payment methodology. The MDD and city council would both need to vote to agree with the amendment.
2. The committee **did not assign a priority.**

## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM-OTHER

### **Project – Design and Construct a Gateway Feature (SAP 5.2.6)**

**Project Location** – Fair Oaks Parkway and Leslie Pfeiffer Drive

**Project Needs/Benefits:** Constructs a new Gateway Feature to capture the City’s identity and distinguish it from surrounding areas. The planned location is at the intersection of Fair Oaks Parkway and Leslie Pfeiffer Drive. A Gateway Feature committee has been established and is expected to meet over the next several months with the final concept plan presented to City Council for approval.

**Estimated Project Cost - \$500,000**

**Funding Source** – Debt

#### **Bond Advisory Committee Recommendations:**

1. After consultation with the MDD President, the committee continued its work planning as if the full cost of the gateway feature would eventually be covered by a **MDD grant.**
2. The committee **did not assign a priority.**

**OTHER PROJECTS CONSIDERED AND NOT RECOMMENDED  
TO BE FUNDED PENDING FURTHER ASSESSMENT FOLLOWING COMPLETION  
OF ONGOING FIRE RESPONSE STUDY**

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## CITY OF FAIR OAKS RANCH CAPITAL IMPROVEMENT PROGRAM-OTHER

### Project – Fire Station #3 Phase 2 Upgrades (SAP 4.2.4)



#### Project Location – Fire Station #3 (Meadow Creek Trail)

**Project Needs/Benefits:** This project consists of various improvements to Fire Station #3 to allow housing of first responders in preparation for and during severe weather event. Bexar County Emergency Services District No. 4 has requested upgrades to Fire Station #3 to allow housing of first responders in preparation for and during severe weather events. These improvements include build-out of 2nd Floor to create six bunk rooms w/restroom facilities, renovation of 1st Floor men’s restroom to isolate shower, installation of bay door openers, building access control system, and backup emergency generator.

**Estimated Project Cost - \$492,720**

**Funding Source – Debt**

#### **Bond Advisory Committee Recommendations:**

1. The committee **declined the project** as the current fire response study has yet to be completed. Therefore, how this facility will fit into the city’s fire response plans remains to be determined. Additionally, the FY 2023-'24 budget allocated \$150,000 to install Open Path building access control and a back-up generator.
2. The committee **did not assign a priority.**

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**ADDITIONAL COMMITTEE RECOMMENDATIONS AND SUGGESTED ACTIONS**



## **Additional Committee Recommendations and Suggested Actions**

The committee recommends to council the following recommendations for consideration and potential adoption.

### **1. Opportunity to Achieve Cost Savings on Drainage Projects**

Given many of the drainage projects involve similar implementation elements, the committee recommends bundling and bidding the drainage projects out as a package.

The thought is that in doing so the successful bidder may be able to achieve economies of scale and do the work more quickly and at an overall lower price.

### **2. Opportunity to Achieve Cost Savings on Road Projects**

Reconstructing roads within the current foot print, i.e. not adding improved shoulders where non currently exist, can reduce cost between 20 and 50% according to the city's engineering consultants.

### **3. Opportunity to Better Analyze City-wide Traffic Movements**

The city, if it already does not have access, should secure the ability to use digital traffic analysis tools such as STREETLIGHT or similar product which uses real-time cell phone data to analyze traffic flows.

### **4. Opportunity to Fund Ongoing Maintenance Needs**

Although previous councils moved away from this model, the committee recommends revisiting the idea of creating maintenance reserve accounts within the general and utility funds so as to be able to address ongoing maintenance needs. These accounts should be based on analysis of past needs and be sufficient to fund reasonable and foreseeable maintenance requirements.

### **5. Opportunity for Additional Public Involvement**

The committee recommends for council look to engage and involve the public in all these capital projects no matter what the source of financing ultimately decided upon or minimum legal requirements required in their issuance.

### **6. Opportunity for BAC to Serve in A Project Follow-up Role**

If council desires, BAC could serve in a project follow-up capacity to help the city identify project management opportunities and review project delivery reports. This could not only serve as an educational tool for the city but also a means of providing additional transparency.

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**APPENDIX**

## Recent "Peer City" General Obligation Bond Elections

### Calendar Year 2023

**City of Hill Country Village** - redirected \$3 million in unspent funds from a 2019 road improvement bond toward building new municipal complex; 77.8% approved. Sources: City of Hill Country Village website; Bexar County Elections Department website

### Calendar Year 2022

**City of Boerne** - \$23 million Streets and Mobility; 60.28% approved

\$13 million Parks and Open Space; 59.81% approved  
Sources: City of Boerne Website

**City of Kerrville** - \$45 million roads; 54% approved

Sources: Texas Bond Review Board 2022 Local Annual Report Table A.3, City of Kerrville website

**City of Live Oak** - \$18 million Street and Bridge; 66.68% approved

Sources: Texas Bond Review Board 2022 Local Annual Report Table A.3; Bexar County Elections Department website

**City of Shavano Park** - \$10 million road; 82.12% approved

Sources: Texas Bond Review Board 2022 Local Annual Report Table A.3; Bexar County Elections Department website

**City of Windcrest** - \$5 million Aquatic Center; 58.82% disapproved

Sources: Texas Bond Review Board 2022 Local Annual Report Table A.4; City of Windcrest website

### Calendar Year 2021

**City of Schertz** - \$15.5 million Public Safety facilities; 71.9% approved

Sources: Texas Bond Review Board 2022 Local Annual Report Table A.5; City of Schertz website

### Calendar Year 2020

**City of Alamo Heights** - \$13.3 million Austin Highway/Lower Broadway; 78.7% approved

Sources: Texas Bond Review Board 2021 Local Annual Report Table A.5; Bexar County Elections Department website

## Record of Use and Attempted Use of Bonds by City of Fair Oaks Ranch

### General Obligation Bonds

In May 1991, Fair Oaks Ranch voters by a 2-1 margin voted **against** issuing bonds to purchase 3 acres and construct a 3,000 sq.ft. administrative building near the intersection of Fair Oaks Parkway and Dietz Elkhorn.

Source: Vision to Reality, City of Fair Oaks Ranch, Texas, A Brief History of Fair Oaks Ranch. Gary D. Youngblood Piper Plus Publications 2013; pages 144-146

General Obligation Bonds, Series 2015

**\$7 million roads** approved in November 2014 with **64% in favor** (80% voter participation)

Source: The Fair Oaks Gazette, Volume 4, Issue 12 "From the Mayor's Desk"

### Certificates of Obligation

1997/1998

City of Fair Oaks Ranch used **certificates of obligation to purchase Glenpool (water/wastewater utility) for \$4.1 million**

City held town hall meetings and sent postcards to residents soliciting their input. Out of 835 mail-in postcards returned, 821 were in favor of the purchase.

Sale of utility completed on December 2, 1997.

Source: Vision to Reality, City of Fair Oaks Ranch, Texas, A Brief History of Fair Oaks Ranch. Gary D. Youngblood Piper Plus Publications 2013; pages 165-169

September 3, 2020

City of Fair Oaks Ranch approved **\$2.7 million** "City of Fair Oaks Ranch, Texas combination Tax and Limited Pledge Revenue Certificates of Obligation, Series 2020" to refinance a capital lease for Supervisory Control and Data Acquisition (SCADA) system for the Water/Wastewater Utility acquired in 2014.

City followed required legal notifications and public meeting approvals.

Source: Fair Oaks Ranch City Council Meeting September 3, 2020 agenda backup

## REFERENCES

### Roads

**June 28, 2021 City Council Item 4 Legacy Engineering Group presentation on Pavement Preservation Plan and Pavement Condition Survey**

### Drainage

**June 28, 2021 City Council Item 4 Stormwater Projects Budget Presentation provided overview of the 2018 Drainage Master Plan**

**November 15, 2018 City Council Item 4B Presentation of the Master Drainage Plan developed by CDM SMITH**

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