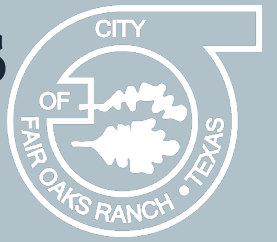




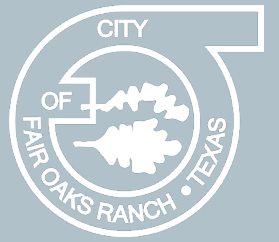
Tree Mitigation Options for the WWTP Phase I Expansion and Plant 5 GST Projects

October 2, 2025

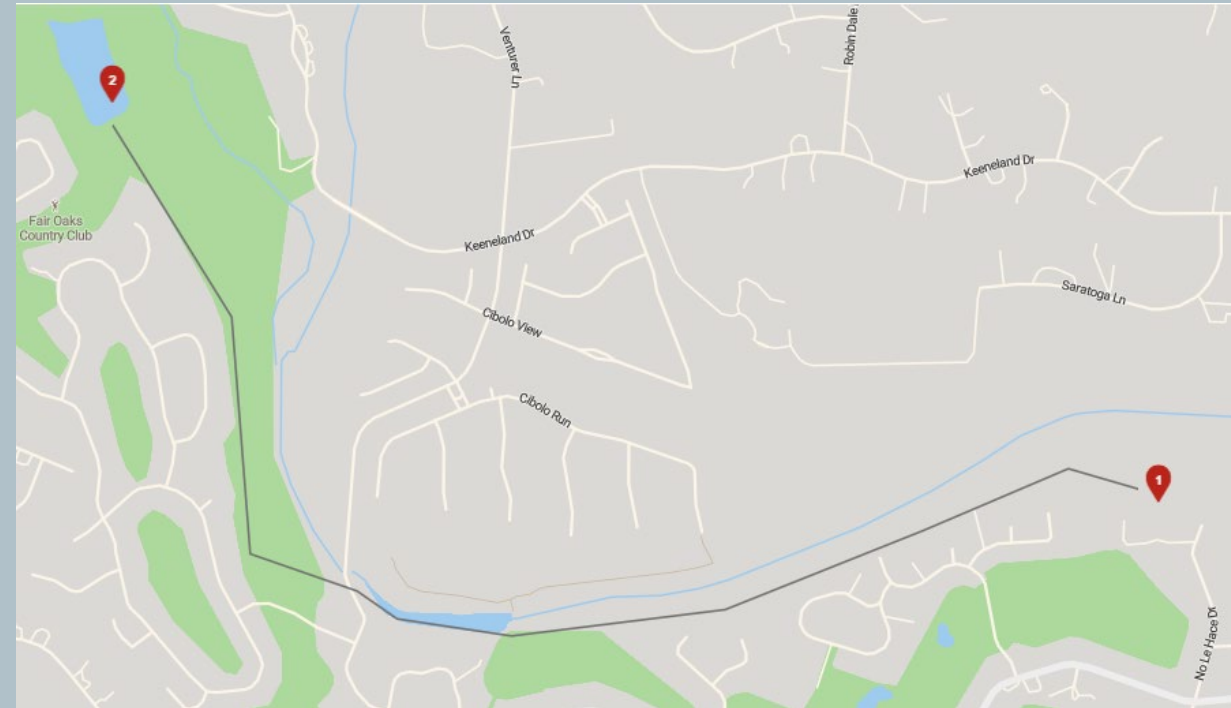


Kelsey Delgado, CISEC
Project Manager

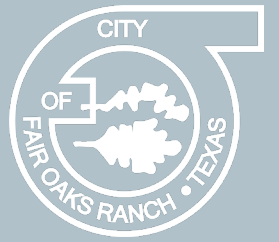
WWTP Phase I Project Background



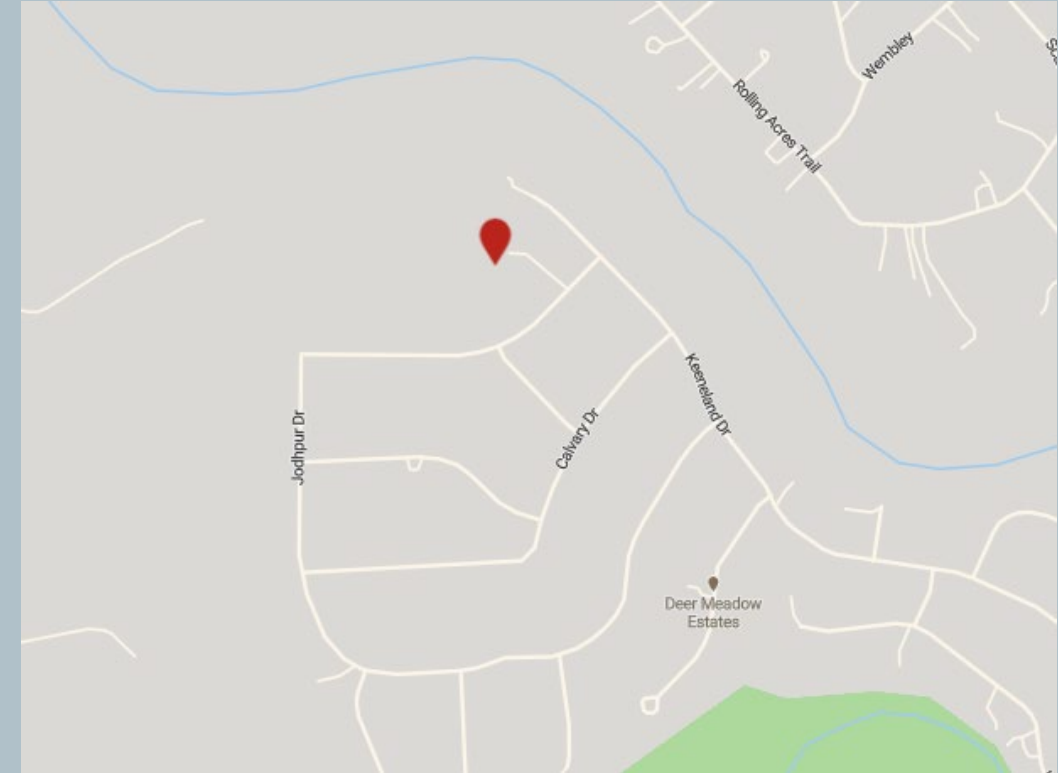
- WWTP Phase 1 Expansion aims to address the immediate needs of our aging infrastructure
- Improvements include Effluent Pump Station upgrades, pipeline conveyance improvements, Bottom of the Hill Lift Station upgrades and headworks odor mitigation
- This project would improve the pumping capacity and upsize the conveyance pipelines to allow effluent to be sent from the WWTP to the golf course ponds
- Final design is anticipated in September with construction beginning in January 2026
- Three heritage and nine protected trees will be removed



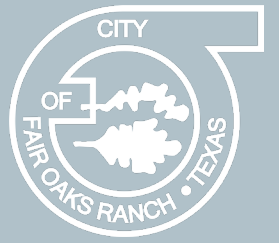
Plant 5 GST Project Background



- Constructs a new 500,000-gallon Ground Storage Tank (GST) at Plant 5 to improve operations and resiliency during periods of high demand and extended power outages
- The existing 125,000-gallon tank turns over multiple times a day and is not capable of meeting peak demands each summer
- Plant 5 supplies GBRA water directly to Zones A and B. The additional storage will enable utility staff to pump water to where it is needed most.
- Design is currently under TCEQ review with construction expected to begin in December 2025
- Four protected trees on Plant 5 will be removed



Chapter 8.8 Tree and Landscape Protection



Section 8.8(2)(b):

- “Preservation Exemptions. The following areas are exempt from the preservation requirements of this section:
 - Right-of-way. Trees located within a right-of-way to be dedicated to and maintained by the City; and
 - Easements. Trees located within any utility easement”

Section 8.8 (7):

- “a. Removal by Right. Protected Trees, including Heritage Trees, located within 10 feet of the perimeter of the proposed building footprint, the area over an OSSF, areas necessary for site access, or within areas designated for the construction or installation of public facilities such as streets or utilities may be removed at the discretion of the applicant, provided that the terms of Sections 8.8(7)b-c. (below) are satisfied;”

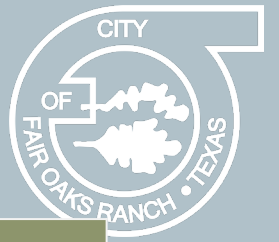
Required Mitigation Per UDC Sections 8.8(7)b-c.



- City Manager (or designee) may approve the removal of **Protected Trees**
- City Council is the final authority for removal of **Heritage Trees**
- Mitigation shall be at a 1:1 ratio for TC inches removed, smaller trees may be replanted provided that no tree smaller than TC 8 inches (2.5-inch diameter)
- Mitigation may be met by paying a Fee-in-Lieu of Mitigation:

FEE-IN-LIEU SCHEDULE	
Tree Type	Fee per TC"
Heritage (24-48" dia)	\$200
Protected (9-24" dia)	\$100

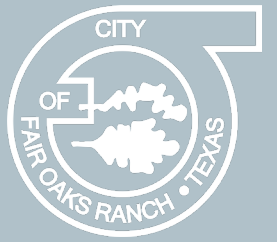
WWTP Phase I Mitigation Requirements



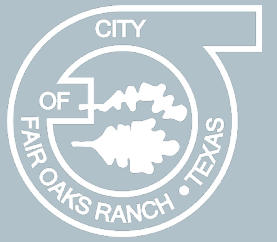
WWTP PHASE 1 EXPANSION					
Tree #	Species	Tree Size (dia")	Tree Size (TC")	Fee-In-Lieu Amount	# of 2.5" Trees
1232*	Mesquite	28	87.96	\$17,592.40	11.2
1240	Live Oak	15	47.12	\$4,712.25	6.0
1241	Cedar Elm	11	34.56	\$3,455.65	4.4
1255	Cedar Elm	18	56.55	\$5,654.70	7.2
1256	Pecan	19.25	60.47	\$6,047.39	7.7
1257	Cedar Elm	18.25	57.33	\$5,733.24	7.3
1277	Live Oak	20.5	64.40	\$6,440.08	8.2
1278	Live Oak	13	40.84	\$4,083.95	5.2
1287	Cedar Elm	17	53.41	\$5,340.55	6.8
1289	Cedar Elm	14.25	44.77	\$4,476.64	5.7
1298	Live Oak	37	116.24	\$23,247.10	14.8
1301	Hackberry	24.75	77.75	\$15,550.43	9.9
TOTAL				\$102,334.36	94.4
TOTAL W/O GOLF COURSE TREE				\$84,741.96	83.2

* Tree located on the Golf Course

Plant 5 GST Mitigation Requirements



Plant 5 GST					
Tree #	Species	Tree Size (dia")	Tree Size (TC")	Fee-In-Lieu Amount	# of 2.5" Trees
K108	Post Oak	19	59	\$5,900.00	7.6
K110	Post Oak	12.5	43	\$4,300.00	5
K109	Post Oak	13.5	47.5	\$4,750.00	5.4
K111	Post Oak	20	65.5	\$6,550.00	8
TOTAL				\$21,500.00	26



Key Points

- WWTP Phase 1 Expansion and Plant 5 GST are necessary projects that will address the immediate needs of our aging infrastructure
- Replanting within existing easements or at Plant 5 are not possible due to interference with future maintenance or can damage underground sewer lines
- Very limited public space
- Golf Course is interested in receiving some trees as mitigation
- The City's goal is to be good stewards of our natural resources and to be fiscally responsible



Option 1: Pay Fee-in-Lieu

- Most costly option with mitigation between \$106k – \$123k
- Money would come from the project budget and go to the Tree Mitigation Fund. Fund can be used for:
 - Oak Wilt Program
 - Tree and Landscape Protection
 - City Approved Events (Arbor Day Celebration)
 - Specific Programs and events as approved by City Council

	WWTP PHASE 1	Plant 5 GST
Construction Budget	\$4,452,517	\$1,550,299
OPCC	\$4,480,000 (includes a 15% contingency of \$590,000)	\$1,467,000 (Contracted Amount)

CITY OF FAIR OAKS RANCH TREE MITIGATION FUND POLICY

Per the Unified Development Code, a fee-in-lieu of mitigation for trees removed on development and redevelopment projects has been established for situations in which meeting mitigation requirements is not feasible. The City of Fair Oaks Ranch is committed to being good stewards of these funds by implementing this policy so that the funds may be dedicated to certain goals, projects or initiatives.

The Tree Mitigation Fund (hereafter referred to as the FUND) Policy seeks to use the funds collected by development and redevelopment projects for public use. This includes tree and habitat mitigation and remediation, public improvements, citywide beautification, and public events. It is the City's goal to responsibly use collected fees-in-lieu of mitigation for the improvement of residents' quality of life by following the policy set forth below. The fulfillment of this policy shall be the joint responsibility of the City's governing body, employees, and its citizens.

Purpose

The purpose of this policy is to appropriately use funds provided to the City through the fee-in-lieu of mitigation for tree removal as defined in the Unified Development Code (UDC).

Goals

The goals of the FUND are to:

- ❖ Support an Oak Wilt Program, including education, mitigation and financial assistance.
- ❖ Provide funding for landscaping, planting, and maintenance to public land.
- ❖ Provide free plant giveaways as part of Arbor Day activities or other City events.
- ❖ Assist in funding various City projects including, but not limited to, capital improvements, drainage improvements, and storm or brush clean-up.

Option 2: Host Free Tree Giveaway

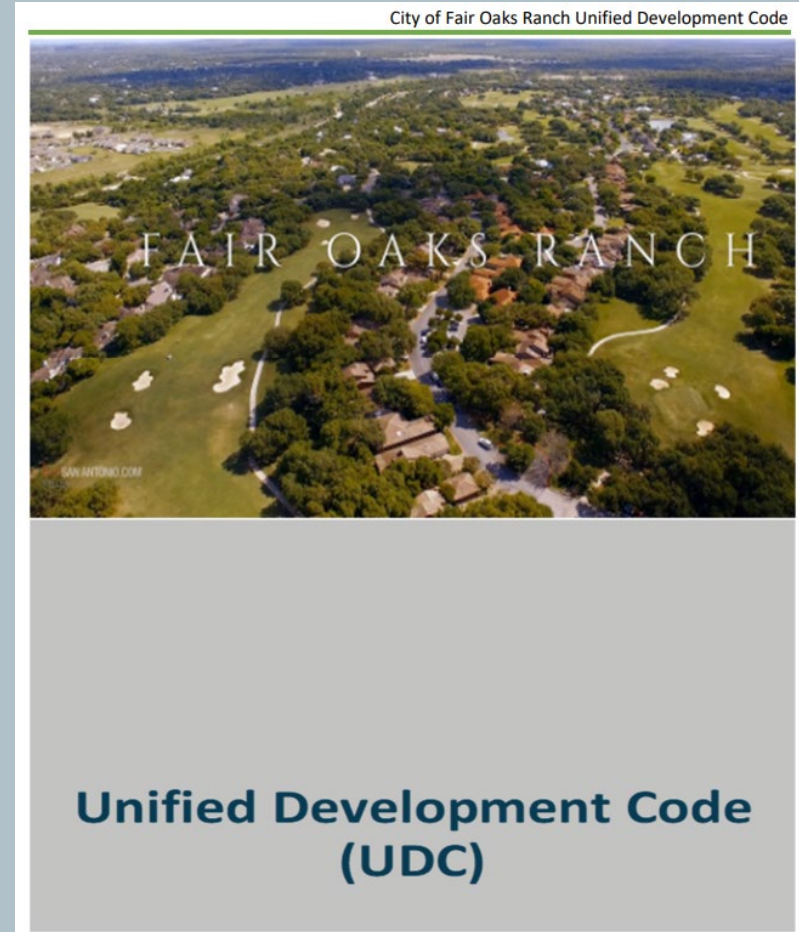


- Mitigation trees to be given to our residents on a first-come-first-serve basis
- Free Tree Giveaway would be part of the City's Arbor Day Celebration, hosted on November 7, 2025 (Texas Arbor Day)
- Financial burden is significantly less than Option 1, around \$5,000 for the purchase of trees
- Meets mitigation for amount of trees, but not an exact mitigation based on 1:1 TC ratio



Option 3: Exempt Projects

- The City may exempt City-owned projects from mitigation requirements
- By doing so, there would be no financial impact to the project budget and no burden to mitigate
- City would not follow UDC and no mitigation for the trees removed



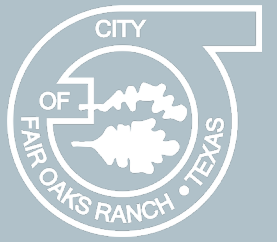
Staff Recommendation

Option 2: Free Tree Giveaway

- Aligns with Arbor Day Celebration, and Tree City USA recognition requirements
- Cost is low and will have small impact of project budget
- Though it does not fully meet mitigation requirements, it is a fair compromise for the community service it provides



Next Steps



Staff plans to bring back the selected mitigation option directly to City Council for consideration:

October 16, 2025



Questions?