



# CITY OF FULSHEAR

*"FIND YOUR FUTURE IN FULSHEAR"*

30603 FM 1093 WEST/ PO BOX 279 ~ FULSHEAR, TEXAS 77441

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[WWW.FULSHEARTEXAS.GOV](http://WWW.FULSHEARTEXAS.GOV)

## CAPITAL IMPROVEMENTS ADVISORY COMMITTEE:

MEMBER- AMY PEARCE

MEMBER- JOAN BERGER

MEMBER- CHRISTOPHER MALLETT

MEMBER- JOE WARDELL

MEMBER- GREGORY EHMAN

MEMBER- NICOLE RATHE

MEMBER- DAR HAKIMZADEH

MEMBER- JOHN DOWDALL

## STAFF:

CITY MANAGER: Jack Harper

CITY SECRETARY: Kimberly Kopecky

CITY ATTORNEY: J. Grady Randle

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# CAPITAL IMPROVEMENTS ADVISORY COMMITTEE MINUTES AUGUST 5, 2022

## 1. Call to Order

*A MEETING OF THE CIAC WAS CALLED TO ORDER BY AMY PEARCE AT 9:22 A.M. ON FRIDAY, AUGUST 5, 2022 AT IRENE STERN COMMUNITY CENTER, 6920 KATY FULSHEAR ROAD, FULSHEAR, TEXAS 77441.*

## 2. Quorum

*A QUORUM WAS PRESENT.*

### MEMBERS PRESENT

*AMY PEARCE*

*JOAN BERGER*

*CHRISTOPHER MALLETT*

*DAR HAKIMZADEH*

*JOHN DOWDALL*

### MEMBERS ABSENT

*JOE WARDELL*

*GREGORY EHMAN*

*NICOLE RATHE*

**STAFF PRESENT**

*KIMBERLY KOPECKY  
ZACH GOODLANDER  
SHARON VALIANTE  
KERRY SIGLER  
RODRIGO RODRIGUEZ  
JESUS ESCOBAR  
CLIFF BROUHARD*

**OTHERS PRESENT**

*KAYE KAHLICH  
1 OTHER PERSON THAT DID NOT SIGN IN.*

**3. Citizen's Comments**

*Citizens who desire to address the Capital Improvements Advisory Committee with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.*

*THERE WERE NO CITIZEN COMMENTS.*

**4. Consideration and possible action to approve Minutes from CIAC Meeting held on October 4, 2019**

*A MOTION WAS MADE BY CIAC MEMBER MALLETT TO APPROVE MINUTES FROM CIAC MEETING HELD ON OCTOBER 4, 2019. IT WAS SECONDED BY CIAC MEMBER HAKIMZADEH. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CIAC MEMBERS BERGER, MALLETT, DOWDALL, HAKIMZADEH, PEARCE*

*NAYS:*

*ABSENT: EHMAN, WARDELL, RATHE (EX-OFFICIO)*

**5. Presentation of the Draft Report for the 2022 Water and Wastewater Impact Fee Update with consideration and possible action to provide written comments on proposed amendments to the land use assumptions, Capital Improvement Plan, and Impact Fee.**

*SHARON VALIANTE INTRODUCED THE ITEM. RICHARD WEATHERLY WITH FREESE AND NICHOLS GAVE A PRESENTATION REGARDING THE FOLLOWING:*

- 1) PUBLIC HEARING- SEPTEMBER 20<sup>TH</sup>*
- 2) IMPACT FEE 101 - BACKGROUND*
- 3) ROLE OF THE CIAC*

- 4) *STUDY PROCESS*
- 5) *AGENDA*
- 6) *IMPACT FEE SERVICE AREAS*
- 7) *LAND USE ASSUMPTIONS*
- 8) *IMPACT FEE 101 – ELIGIBILITY*
- 9) *IMPACT FEE ELIGIBLE WATER CAPITAL IMPROVEMENT PLAN*
- 10) *IMPACT FEE ELIGIBLE WATER CIP (MAP)*
- 11) *IMPACT FEE ELIGIBLE WASTEWATER CIP*
- 12) *IMPACT FEE ELIGIBLE WASTEWATER CIP (MAP)*
- 13) *IMPACT FEE CALCULATIONS*
- 14) *MAXIMUM ALLOWABLE IMPACT FEES*
- 15) *IMPACT FEE BENCHMARKING*
- 16) *MAXIMUM ALLOWABLE IMPACT FEE SCHEDULE*
- 17) *NEXT STEPS (PH ON SEPTEMBER 20<sup>TH</sup>)*

*RICHARD AND SHARON ANSWERED QUESTIONS. WRITTEN COMMENTS MUST BE SUBMITTED BY 9/13/22.*

*\*\*A CIAC MEETING WILL BE SCHEDULED FOR SEPTEMBER 2<sup>ND</sup> AT 9 A.M FOR FURTHER DISCUSSION.*

## **6. Adjournment**

*A MOTION WAS MADE BY CIAC MEMBER HAKIMZADEH TO ADJOURN. IT WAS SECONDED BY CIAC MEMBER DOWDALL. THE MOTION WAS CARRIED BY THE FOLLOWING VOTE:*

*AYES: CIAC MEMBERS BERGER, MALLETT, DOWDALL, HAKIMZADEH, PEARCE*

*NAYS:*

*ABSENT: EHMAN, WARDELL, RATHE (EX-OFFICIO)*

*AMY PEARCE ADJOURNED THE MEETING AT 9:59 A.M.*