

**NOTICE OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE  
CITY OF TOMBALL, TEXAS**



**Monday, June 13, 2022  
5:50 PM**

Notice is hereby given of a meeting of the Capital Improvements Advisory Committee, to be held on Monday, June 13, 2022 at 5:50 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Capital Improvements Advisory Committee reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
  - D.1 Consideration to Approve the Minutes of the Capital Improvements Advisory Committee Meeting of December 13, 2021.
- E. New Business
  - E.1 Discussion and possible action on the status of Impact Fees and action regarding filing a semi-annual report with respect to the Capital Improvements Plan and report to City Council.
  - E.2 Discussion and Action Regarding establishing the next meeting of the Capital Improvement Plan Advisory Committee to file a semi-annual report with respect to the progress of the Capital Improvement Plan as required by Section 395.058 of the Texas Local Government Code.

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 10th day of June 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

**Kimberly Chandler**  
*Community Development Coordinator*

F. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT [www.ci.tomball.tx.us](http://www.ci.tomball.tx.us).

**MINUTES OF REGULAR  
CAPITAL IMPROVEMENT PLAN  
ADVISORY COMMITTEE MEETING  
CITY OF TOMBALL, TEXAS**

**MONDAY, DECEMBER 13, 2021**



**5:30 P.M.**

A. The meeting was called to Order at 5:34 p.m. by Chairman Tague. Other members present were:

Commissioner Richard Anderson  
Commissioner Caitlin McNeilly  
Commissioner Dane Dunagin  
Commissioner Darrell Roquemore  
Commissioner Tana Ross

Others present:

Community Development Director – Nathan Dietrich  
Assistant City Manager – Jessica Rogers  
Public Works Director – Beth Jones  
City Attorney – Loren Smith  
City Engineer – Wesley Stolz  
Community Development Coordinator – Kim Chandler

**draft**

B. No Public Comments were received.

C. No Reports and Announcements were heard.

Motion was made by Commissioner Dunagin, second by Commissioner Ross, to approve the Minutes of the Capital Improvements Plan Advisory Committee Meeting of June 14, 2021.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

Discussion/Action of the Following Items:

D. New Business:

D.1 Discussion and possible action on the status of Impact Fees and action regarding filing a semi-annual report with respect to the Capital Improvements Plan and report to City Council.

- Recommendation that no update of Land Use Assumptions, Capital Improvement Plan, and/or Impact Fees.

- Wesley Stolz (City Engineer) and Beth Jones (Public Works Director) presented the Status of Impact Fees and Capital Improvements Plan and Report.

Motion was made by Commissioner Harris, second by Commissioner Dunagin to recommend no update of Land Use Assumptions, Capital Improvement Plan, and/or Impact Fees.

Roll call vote was called by Commission Secretary Kim Chandler. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner McNeilly	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Ross	<u>Aye</u>

Motion carried unanimously.

- D.2 Discussion and Action Regarding establishing the next meeting of the Capital Improvement Plan Advisory Committee to file a semi-annual report with respect to the progress of the Capital Improvement Plan as required by Section 395.058 of the Texas Local Government Code on June 13, 2022 at 5:30 pm.

Motion was made by Commissioner Ross, second by Commissioner Anderson to set the next meeting on June 13, 2022 at 5:30 p.m.

Roll call vote was called by Commission Secretary Kim Chandler. Vote was as follows:

Chair Tague	<u>Aye</u>
Commissioner Anderson	<u>Aye</u>
Commissioner McNeilly	<u>Aye</u>
Commissioner Dunagin	<u>Aye</u>
Commissioner Roquemore	<u>Aye</u>
Commissioner Ross	<u>Aye</u>

Motion carried unanimously.

- E. Motion was made by Commissioner Harris, second by Commissioner Ross, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

Meeting was adjourned at 6:08 p.m.

Capital Improvement Plan Advisory Committee Meeting  
December 13, 2021  
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PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Kim Chandler  
Community Development Coordinator /  
Commission Secretary

\_\_\_\_\_  
Barbara Tague  
Commission Chair

# **Capital Improvement Projects Advisory Committee Impact Fee & Project Update**

**June 13, 2022**



# Agenda

- Impact Fees
  - Current Rate Structure
  - Impact Fees Collected to Date
  - Impact Fee Fund Balances
- Capital Improvement Projects
  - Overview & Status of Impact Fee, Bond and Grant Funded Projects



# Current Impact Fees

## BUILDING PERMIT FEES

### IMPACT FEES PER CITY OF TOMBALL ORDINANCE NO. 2019-24 Effective October 1, 2021 – September 30, 2022\*

<u>LUE'S</u>	<u>WATER METER SIZE</u>	<u>WATER</u>	<u>SEWER</u>	<u>TOTAL</u>
1.0	3/4"	\$ 3,372.64	\$2,521.00	\$ 5,893.64
2.5	1"	\$ 5,632.31	\$4,210.07	\$ 9,842.38
5.0	1 1/2"	\$ 11,230.89	\$8,394.93	\$ 19,625.82
8.0	2"	\$ 17,976.17	\$13,436.93	\$ 31,413.10
16.0	3"	\$ 39,358.71	\$29,420.07	\$ 68,778.78
25.0	4"	\$ 67,452.80	\$50,420.00	\$117,872.80
50.0	6"	\$151,768.80	\$113,445.00	\$265,213.80
80.0	8"	\$179,862.89	\$134,444.93	\$314,307.82

Drainage effective August 18, 2014:

M118 per acre	\$5,757.81
M121E per acre	\$7,886.69
M121W per acre	\$6,692.00
M125 per acre	\$ 436.88





# Impact Fees Collected

Fiscal Year	New Residential	New Commercial	Water	Sanitary Sewer	Drainage
2018/2019	77	22	\$362,000	\$361,000	\$192,000
2019/2020	231	19	\$726,000	\$658,000	\$358,000
2020/2021	474	14	\$1,571,435	\$1,306,859	\$387,132
2021/2022 (as of 5/31/2022)	261	21	\$1,040,849	\$816,081	\$249,159



# Impact Fee Fund Balances

- Fund Balances (as of June 1, 2022)

Water	Sanitary Sewer	Drainage
\$5,201,922	\$4,165,645	\$249,159



# Current Projects



# Medical Complex Dr. Extension Segment 4



## Description:

Segment 4 of the proposed Medical Complex Corridor commences at Cherry Street and continues easterly to South Persimmon and ends at Hufsmith-Kohrville as well as from South Persimmon to the Project includes extending City utilities and drainage in the ROW.

## Progress:

Construction is approximately 95% complete. The signal light will be energized and road opened once the substantial walkthrough is completed.



# Mulberry & Agg Drainage Improvements

## Description:

The City has design plans from Odyssey Engineering for the construction of drainage improvements along Mulberry and Agg.

## Progress:

Construction was completed in February 2022 with all improvements and maintenance accepted by the City. We are currently within our one-year maintenance bond period.



# Jerry Matheson Park Revitalization



# Jerry Matheson Park Revitalization

## Description:

The City will be completing a revitalization of Jerry Matheson Park to include the installation of Pickleball Courts, a splashpad with features, walking trail and new playground equipment. Additionally, maintenance will be completed on the existing pool baseball field and tennis courts.

The City has been selected to receive a grant from Texas Parks and Wildlife for \$750,000 to assist in the completion of the revitalization

- Additional funding sources include: Tomball Economic Development Corporation, Tomball Regional Health Foundation & HCA-Tomball





# Jerry Matheson Park Revitalization

## Progress:

City is still awaiting the contract from TPWD before we can begin any construction activities.

- Staff is currently working to develop the design of the Splashpad.
- Playground equipment has been ordered and is pending installation once the contract is received.
- Staff has been working with the design consultant to finalize the overall plan of the park for submission to TPWD for final approval.





# Elevated Storage Tank – Lovett Industrial

- Description:
  - As agreed upon in the Development Agreement for Lovett Industrial, the City will construct a 1.0MG Elevated Storage Tank (EST) and approximately 500LF of 16-inch water line to connect the existing 12-inch line near the site location
    - Staff is currently working with the design consultant for the design and specifications of the tank and water line extension
  - The Development Agreement does call for 50% cost sharing of all cost associated with the design and construction of the EST.



# Questions?

