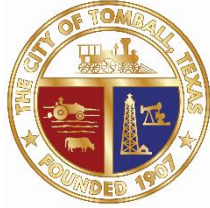


NOTICE OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE CITY OF TOMBALL, TEXAS



**Monday, December 13, 2021
5:30 PM**

Notice is hereby given of a meeting of the Capital Improvements Advisory Committee, to be held on Monday, December 13, 2021 at 5:30 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 June 14, 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.
- F. Adjournment

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 9th day of December 2021 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

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.

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

MONDAY, JUNE 4, 2021



5:30 P.M.

1.0 The meeting was called to Order at 5:33 p.m. by Chairman Tague. Other members present were:

Commissioner Richard Anderson
Commissioner Michael Chambers
Commissioner Dane Dunagin
Commissioner Darrell Roquemore
Commissioner Tana Ross

Others present:

Community Development Director – Craig Meyers
Assistant City Manager – David Esquivel
City Planner – Amelia Lindley
City Attorney – Loren Smith
City Engineer – Wesley Stolz

Draft

2.0 No Public Comments were received.

3.0 Motion was made by Commissioner Dunagin, second by Commissioner Chambers, to approve the Minutes of the Capital Improvements Plan Advisory Committee Meeting of December 14, 2020.

Motion carried unanimously.

Discussion/Action of the Following Items:

4.0 New Business:

4.1 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.
- David Esquivel (Assistant City Manager) and Craig Meyers (Community Development Director) presented the Status of Impact Fees and Capital Improvements Plan and Report.

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

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 4.2 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 December 14, 2020 at 5:30 pm.

Motion was made by Commissioner Dunagin, second by Commissioner Anderson to set the next meeting on December 14, 2020 at 5:30 p.m.

Roll call vote was called by Commission Secretary Wesley Stolz. Vote was as follows:

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

Motion carried unanimously.

- 5.0 Motion was made by Commissioner Anderson, second by Commissioner Chambers, to adjourn.

Motion carried unanimously.

Meeting was adjourned at 5:50 p.m.

Capital Improvement Plan Advisory Committee Meeting

June 4, 2021

Page 3 of 3

PASSED AND APPROVED this _____ day of _____ 2020.

Wesley Stolz
City Engineer/Board Secretary

Barbara Tague
Commission Chair



Capital Improvement Projects Advisory Committee Impact Fee Update

December 13, 2021

Current Impact Fees

Item E.1

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

Item E.1

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 (12/9/2021)	112	6	\$313,792	\$241,337	\$163,885

Impact Fee Fund Balances

- Fund Balances (as of December 9, 2021)
 - \$4,569,000.37 (Water)
 - \$3,592,295.01 for sanitary sewer
 - \$163,885.42 for drainage

Current Projects

Medical Complex Dr. Extension

Item E.1

SEGMENT 4



- **Description:** Segment 4 of the proposed Medical Complex Corridor commences at Cherry St and continues easterly to South Persimmon and terminates at Hufsmith-Kohrville as well as from South Persimmon to the TEDC Business and Technology Park. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball). Project includes extending City utilities and drainage in the ROW.
- **Progress:** Construction is approximately 90% with anticipated completion by the end of January 2022.

Persimmon/Lizzie Lane Drainage

- Description: The City was awarded a CDBG-DR grant from the Texas General Land Office to improve drainage in an area that was impacted by the Tax Day and Memorial Day floods. The City is installing 10'x8' RCB and 54" RCP under the southbound lane of Persimmon and then in the western ditch.
- Progress: Project was completed in July 2021 – and final documents have been submitted to the GLO for approval and closeout. Final closeout should be completed in January.

Mulberry Drainage

- Description: The City has design plans from Odyssey Engineering for the construction of drainage improvements along Mulberry and Agg.
- Progress: Construction began mid-November and should be completed by Mid-January.

M121E and M500



M121E and M500

- Description: The City submitted an application with the Texas General Land Office for CDBG-MIT funds in the amount of ~\$8.3M. Under this grant the City proposes to:
 - Acquire ROW for and construct M121E
 - Improve Hardin Ditch and construct drainage trunk lines to feed into M121E and M121W
 - Improve and expand the M500 basin
- Progress: The City was not selected for grant funding during the first round and there will be no additional funding from the State.
 - We are working with HGAC and Harris County to determine other funding options for the project.

Jerry Matheson Park Revitalization



Jerry Matheson Park Revitalization

Item E.1

- 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
- Progress: City is still awaiting contract for TPWD before we can begin any construction activities.
 - Staff is currently working to develop the design of the Splashpad and playground equipment has been picked.



Questions / Comments