

NOTICE OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE CITY OF TOMBALL, TEXAS



**Monday, June 10, 2024
5:30 PM**

Notice is hereby given of a meeting of the Capital Improvements Advisory Committee, to be held on Monday, June 10, 2024 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 Regular Capital Improvements Advisory Committee Meeting of December 11, 2023.
- 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 7th day of June 2024 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.

Capital Improvement Plan Advisory Committee
Agenda Item
Data Sheet

Meeting Date: June 10, 2024

Topic:

Consideration to Approve the Minutes of the Regular Capital Improvements Advisory Committee Meeting of December 11, 2023.

Background:

Origination: Community Development

Recommendation:

Party(ies) responsible for placing this item on agenda: Kim Chandler (Community Development Coordinator)

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

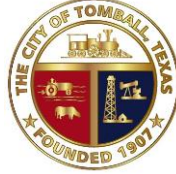
If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date

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

MONDAY, DECEMBER 11, 2023



5:30 P.M.

A. The meeting was called to Order at 5:45 p.m. by Chairwoman Tague. Other members present were:

Commissioner Richard Anderson
Commissioner Tiffany Fuller
Commissioner Susan Harris
Commissioner Scott Moore

Commissioner Tana Ross – Excused Absence

Others present:

Assistant City Manager – Jessica Rogers
Public Works Director – Drew Huffman
City Attorney – Tommy Ramsey
Community Development Coordinator – Kim Chandler

draft

B. No Public Comments were received.

C. No Reports or Announcements.

Motion was made by Commissioner Anderson, second by Commissioner Harris, to approve the Minutes of the Special Capital Improvements Plan Advisory Committee Meeting of August 14, 2023.

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.

- Drew Huffman, Public Works Director, presented the Status of Impact Fees and Capital Improvements Plan and Report.

Motion was made by Commissioner Anderson, second by Commissioner Moore to approve the 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.

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 Fuller	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Moore	<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 10, 2024, at 5:30 pm.

Motion was made by Commissioner Anderson, second by Commissioner Harris to set the next meeting on June 10, 2024 at 5:30 pm.

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 Fuller	<u>Aye</u>
Commissioner Harris	<u>Aye</u>
Commissioner Moore	<u>Aye</u>

Motion carried unanimously.

- E. Motion was made by Commissioner Anderson, second by Commissioner Moore, to adjourn.

Roll call vote was called by Commission Secretary Kim Chandler.

Motion carried unanimously.

Meeting was adjourned at 5:59 p.m.

Capital Improvement Plan Advisory Committee Meeting
December 11, 2023
Page 3 of 3

PASSED AND APPROVED this _____ day of _____ 2024.

Kim Chandler
Community Development Coordinator /
Commission Secretary

Barbara Tague
Commission Chair

Capital Improvement Plan Advisory Committee
Agenda Item
Data Sheet

Meeting Date: June 10, 2024

Topic:

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.

Background:

Origination: Public Works Department

Recommendation:

Party(ies) responsible for placing this item on agenda: Drew Huffman, Public Works Director

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

If yes, specify Account Number: #

If no, funds will be transferred from account: # _____ To Account: # _____

Signed:

Approved by:

Staff Member

Date _____

City Manager

Date

Capital Improvement Projects Advisory Committee Impact Fee & Project Update

June 10, 2024



Agenda

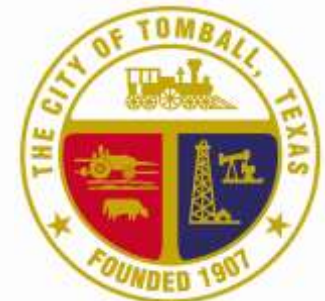
- Impact Fees
 - Current Adopted Impact Fees
- Capital Improvement Projects
 - Overview & Status of Current Projects
 - Overview of Complete Projects



Updated Impact Fees

Water and Wastewater Impact Fees				
<i>Living Unit Equivalents (LUEs)</i>	<i>Water Meter Size</i>	<i>Water Impact Fee</i>	<i>Wastewater Impact Fee</i>	<i>Total Fees</i>
1.0	¾ inch	\$6,618	\$8,069	\$14,687
1.6	1 inch	\$10,588	\$12,910	\$23,498
5.3	1.5 inch	\$35,075	\$42,765	\$77,840
6.6	2 inch	\$43,678	\$53,255	\$96,933
13.3	3 inch	\$88,019	\$107,317	\$195,336
26.6	4 inch	\$176,038	\$214,635	\$390,673
53.3	6 inch	\$352,739	\$430,077	\$782,816
90.0	8 inch	\$595,620	\$726,210	\$1,321,830
166.6	10 inch	\$1,102,558	\$1,344,295	\$2,446,853

Impact Fees Effective December 4, 2023



Current Projects Impact Fee Funded



Grand Parkway Elevated Storage Tank

Impact Fee Funded

- Description:
 - Construction of a 1.0MG Elevated Storage Tank (EST) and 16-inch water line to connect to the existing 12-inch line near the site location.
 - As agreed in the Development Agreement for Lovett Industrial, this project is funded 50% by the developer.
- Project Cost:
 - Current Cost:
 - Engineering: \$499,000
 - Construction: \$5,178,000
 - Miscellaneous: \$3,550
 - **Current Project Cost: \$5,680,550**
- Progress
 - The bowl has been constructed and raised and the logo placement is pending. Project is anticipated to be completed October 2024.



S. Persimmon Water Line Extension

Impact Fee Funded

- Description:
 - Replace the existing deteriorating 6-inch water line along S. Persimmon from Lizzie Lane to Sutton Lane.
 - The replacement line will tie into the new water line extension for the Medical Complex project.
- Progress:
 - Construction has been completed and is the closeout phase with final payment pending.
- Final Project Cost:
 - Engineering: \$139,256.84
 - Construction: \$347,739.00
- **Total Project Cost: \$486,995.84**



Rudolph Road Water & Sanitary Sewer Line Extension

Impact Fee Funded

- Description:
 - Extend the sanitary sewer line from near Zion Road to Texas Prospects Baseball Academy.
 - Extend the water line from Hufsmith Road to Zion Road, upsizing to an 8-inch line.
- Progress:
 - Project has been completed and is pending project closeout and final payment.
- Final Project Cost:
 - Engineering: \$132,313.03
 - Land Acquisition Services: \$18,834.76
 - Land Acquisition: \$43,185.73
 - Construction: \$576,283.00
 - Miscellaneous (survey): \$22,620.50
- **Total Project: \$795,437.02**



16" Water Line Hufsmith Road

Impact Fee Funded

- Description:
 - Extend the 16" water line along E. Hufsmith from the drainage channel west to N. Cherry Street/Ulrich Road.
- Progress:
 - Contract has been issued for design. Survey has begun and coordination with BNSF for the railroad crossing is underway.
- Project Cost:
 - Current Cost:
 - Engineering: \$346,382
 - Estimated Project Cost
 - Construction: \$2,210,000
- **Estimated Project Cost: \$2,556,382**



Impact Fee Fund Balances

- Fund Balances (as of March 31, 2024)
 - Fiscal Year transfers for impact fee funded projects have not been made

Water	Sanitary Sewer	Drainage
\$5,929,184.59	\$6,137,426.93	\$1,738,522.49



Current Projects Bond Funded



Pine Street Elevated Storage Tank Rehabilitation

Bond Funded

- Description:
 - Rehabilitation of the exterior of the Pine Street Elevated Storage Tank.
 - Project is based on the recommendations from the inspection completed in 2022 and to maintain TCEQ standards and integrity of the tank.
- Progress
 - Construction has been completed and is the closeout phase with final payment pending.
- Final Project Cost:
 - Engineering: \$73,943.00
 - Construction: \$219,333.31
- **Total Project Cost: \$293,276.31**



East Water Plant

Bond Funded

- Description:
 - Design and construction of a new water plant, referred to as the East Water Plant, based on recommendations from the Water Master Plan completed in 2018.
- Progress:
 - Design consultants are conducting required testing on the identified site on Lizzie Lane.
 - Design is currently at 30%.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,606,076.00
 - Land Acquisition Services: \$9,286.19
 - Estimated Project Cost
 - Construction: \$16,435,000
- **Estimated Project Cost: \$19,050,362.19**



Baker Drive Water Plant

Bond Funded

- Description:
 - Design and construction of a new water plant at the City's existing property located on Baker Drive, based on recommendations from the Water Master Plan.
- Progress:
 - Design has been completed and bid is pending. Bid opening is schedule for July 18, and award by City Council for August 5.
- Project Cost:
 - Current Cost:
 - Engineering: \$1,849,087.00
 - Estimated Project Cost
 - Construction: \$8,329,000.00
 - **Estimated Project Cost: \$10,178,087**



FM 2920 Lift Station Improvements

Bond Funded

- Description:
 - Design and construction of a gravity sanitary sewer line from the current location of the FM 2920 Lift Station to the South Wastewater Treatment Plant thus alleviating the need for the current lift station.
- Progress:
 - Design is currently 90% complete and is scheduled to be bid in July.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,224,809.65
 - Land Acquisition Services: \$77,646.28
 - Land Acquisition: \$8,076.80
 - Estimated Project Cost
 - Construction: \$12,770,000
 - **Estimated Project Cost: \$15,080,532.73**



Current Projects Grant Funded



Jerry Matheson Park Revitalization

Grant & City Funded

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, upgrades 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:

- Playground equipment has been installed and reopened to the public.
- The splashpad is nearing completion and should be open to the public by mid-June.
- Pickleball Courts are 90% complete and should be open to the public by mid-June.
- Pool renovations completed and new fencing is pending.
- Working on an Interlocal Agreement with Harris County Pct. 4 for the construction of the walking trails.

• Project Cost:

• Current Cost:

- Engineering: \$129,968.00
- Architecture: \$3,600.00
- Construction: \$1,982,048.12
- Miscellaneous: \$8,870.00

• Estimated Project Cost

- Walking Trails: \$200,000.00
- Miscellaneous Equipment: \$20,000.00
- Miscellaneous Services: \$25,000.00

• **Estimated Project Cost: \$2,369,486.12**



Jerry Matheson Park Revitalization



Questions?



Capital Improvement Plan Advisory Committee
Agenda Item
Data Sheet

Meeting Date: June 10, 2024

Topic:

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.

Background:

Origination: Public Works Department

Recommendation:

Party(ies) responsible for placing this item on agenda: Drew Huffman, Public Works Department

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____

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Signed: _____ **Approved by:** _____
 Staff Member Date City Manager Date