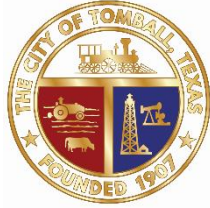


**NOTICE OF REGULAR COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Tuesday, September 07, 2021
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Tuesday, September 07, 2021 at 6:00 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 Tomball City Council 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.

**MEETING AGENDA AND AGENDA PACKET ARE POSTED ONLINE AT:
[HTTPS://TOMBALLTX.GOV/ARCHIVE.ASPX?AMID=38](https://tomballtx.gov/archive.aspx?amid=38); A RECORDING OF THE
MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN
ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.**

- A. Call to Order
- B. Invocation - Led by Pastor Bill Haygood – Tomball United Methodist Church
- C. Pledges to U.S. and Texas Flags
- D. 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.]*
- E. Presentations
 - 1. Presentation by Joe Sykora - Fire Department Awards/Commendations
- F. Reports and Announcements
 - 1. Announcements
 - I. September 10-11, 2021 – “**9-11 20th Anniversary Remembrance**”; an event to remember the events of **9-11** - at the Depot

- II. September 18, 2021 – **GroovFest 2021** – 11:00 a.m.-6:00 p.m., at the Depot
- III. October 8-9, 2021 – **Zomball in Tomball** – 5:00 p.m. – 9:00 p.m. at the Depot – **Lots of Changes!!!!**
 - October 8 – **DriveBoo at Juergen’s Park** (dusk) - families stay in and “trick or treat” from the car
 - October 9 – **2nd Saturday at the Depot** – 8 p.m.; A Halloween movie & free face painting
- IV. October 16, 2021 – **Bluegrass Tomball** – 11:00 a.m. – 6:00 p.m. at the Depot

- 2. Reports by City staff and members of council about items of community interest on which no action will be taken:

G. Approval of Minutes

- 1. Approve the Minutes of the August 16, 2021 Special Tomball City Council-TEDC Meeting and August 16, 2021 Regular Tomball City Council Meeting

H. Old Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

- 1. Approve, on Second Reading, Resolution No. 2021-21-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation’s Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Beefy Marketing, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 944 Village Square Drive, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,000.00.
- 2. Approve, on Second Reading, Resolution No. 2021-22-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation’s Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Jonah’s Movers, LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a 23,000 square foot office/warehouse facility to be located at 0 Theis Lane, Tomball, Texas. The estimated amount of expenditures for such Project is \$26,925.00.

3. Adopt, on Second Reading, Ordinance No. 2021-30, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. the property is approximately 95.4 acres of land, legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, PT Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, PT Tract 21A (AG-use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1; within the City of Tomball, Harris County, Texas; said property being generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

I. New Business

1. Conduct Second Public Hearing for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2021-2022
2. Adopt, on First Reading, Ordinance No. 2021-33, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2021-2022; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2020-2021 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance
3. Approve the Proposed Tax Rate of \$0.333339/\$100 for 2021 and Set the Public Hearing Date on the Proposed Tax Rate for 2021 for September 20, 2021
4. Announce that Voting on the 2021 Tax Rate will be held at a Regular City Council Meeting on September 20, 2021 at 6:00 p.m. and at a Special City Council Meeting on September 27, 2021 at 5:30 p.m.
5. Adopt, on First Reading, Ordinance No. 2021-31, an Ordinance of the City of Tomball, Texas, finding and determining that public convenience and necessity no longer require the continued existence of an unimproved right-of-way between Magnolia Street and Pine Street, all situated in Block 35 of revised Map of Tomball, Harris County, Texas, and as recorded in Volume 4, page 25 of the Harris County Map Records; vacating, abandoning, and closing said unimproved

right-of-way; authorizing the Mayor to execute and the City Secretary to attest, respectively, a Quitclaim Deed conveying said unimproved right-of-way to Scott Gordan Moore, Jr.; providing for severability; and containing other provisions relating to the subject.

- [6.](#) Adopt, on First Reading, Ordinance No. 2021-32, an Ordinance of the City of Tomball, Texas, finding and determining that public convenience and necessity no longer require the continued existence of an unimproved right-of-way between South Chestnut Street and South Howard Street, all situated in Block 80 of Revised Map of Tomball, Harris County, Texas, and as recorded in Volume 4, Page 25 of the Harris County Map Records; vacating, abandoning, and closing said unimproved right-of-way; authorizing the Mayor to execute and the City Secretary to attest, respectively, a Quitclaim Deed conveying said unimproved right-of-way to Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee; providing for severability; and containing other provisions relating to the subject.
- [7.](#) Approve Resolution No. 2021-28, a Resolution of the City of Tomball, Texas, Adopting and Ratifying the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy"
- [8.](#) Approve Amendment to Administrative Policy No. 7, entitled "Bank Credit Cards Acceptance Policy"
- [9.](#) Approve Administrative Policy No. 28, entitled "Electronic/Digital Signature Policy".
- [10.](#) Approve Administrative Policy No. 29, entitled "Notary Public Procedures, Policies and Prohibitions"
- [11.](#) Approve Administrative Policy No. 30, entitled "Records Management Requirements for Electronic Records and E-Mail"
- [12.](#) Approve Resolution No. 2021-29, a Resolution of the City Council of the City of Tomball, Texas, approving a partnership between the City of Tomball and the Munson Family.
- [13.](#) Award contract for E&P Project 2019-10035 to AR Turnkee Construction Company, Inc. in the amount of \$133,838.00 to award contract for the Mulberry and Agg Road Drainage Improvements (Project 2021-03R).
- [14.](#) Authorize City Manager to execute portions of an agreement on behalf of the City of Tomball with Musco Finance for the Tomball Little League for improvements to Wayne Stovall Sports Complex.

15. Approve Resolution No. 2021-30, a Resolution of the City Council of the City of Tomball, Texas, authorizing the City Manager to enter into negotiations between the City of Tomball and Lovett Industrial

16. Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session

Sec. 551.074 - Personnel Matters: Deliberation of the Appointment, Employment, and Duties of a Public Officer or Employee – Assistant City Manager, Fire Chief, and Community Development Director

Sec. 551.087 – Deliberations Regarding Economic Development

J. Adjournment

C E R T I F I C A T I O N

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 3rd day of September 2021 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer, City Secretary, TRMC, MMC

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.

City Council Meeting Agenda Item Data Sheet

Meeting Date: September 7, 2021

Topic:

- Presentation by Joe Sykora - Fire Department Awards/Commendations

Background:

Origination: Fire Department

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>9-1-2021</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

September 10-11, 2021 – “*9-11 20th Anniversary Remembrance*”; an event to remember the events of 9-11 - at the Depot

Background:

Activities:

- A walk of First Responders from the Community Center parking lot to the Depot where a short ceremony will be held at the Gazebo beginning at 8:46 a.m. (The time that the first tower fell)
- Chaplain Gary Crow will lead the event with prayer . . . other activities as organized by Tomball Rotary Club.
- A bag piper and color guard from TPD and TFD will lead the walk of First Responders to the Depot Gazebo. Following the ceremony, Taps will be played on the trumpet by a member of TPD.
- A flag ceremony at the beginning of the event with a special 9-11 flag raised, then lowered to half-staff, at the depot flag poles. The flag will fly throughout the weekend.
- TPD and TFD presence at the Depot on Saturday with police and fire vehicles.
- From 11 a.m. to 1 p.m. the Tomball Rotary Club will provide a free lunch for First Responders who drop by the Depot area. Visitors may purchase a lunch with proceeds going to a non-profit organization (TBD)
- On both Friday night, September 10, and Saturday night, September 11, there will be side-by-side search lights in front of the Depot throwing beams of light straight into the night sky symbolic of the Twin Towers in New York City. The lights will burn from 8 p.m. to 4 a.m. and will be manned by a guard from Tomball PD and Fire, and possibly other emergency services personnel from the area.

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

Doris Speer, City Secretary

Signed Doris Speer 8-12-2021
Staff Member Date

Approved by _____
City Manager Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: September 7, 2021

Topic:

September 18, 2021 – *GroovFest 2021* – 11:00 a.m.-6:00 p.m., at the Depot

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	Doris Speer	8-10-2021	Approved by		
	Staff Member	Date		City Manager	Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

October 8-9, 2021 – ***Zomball in Tomball*** – 5:00 p.m. – 9:00 p.m. at the Depot – **Lots of Changes!!!!**

October 8 – **DriveBoo at Juergen’s Park** (dusk) - families stay in and “trick or treat” from the car

October 9 – **2nd Saturday at the Depot** – 8 p.m.; A Halloween movie & free face painting

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

Signed	<u>Doris Speer</u>	<u>9-1-2021</u>	Approved by	<u></u>
	Staff Member	Date		City Manager
				Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

October 16, 2021 – *Bluegrass Tomball* – 11:00 a.m. – 6:00 p.m. at the Depot

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

Signed	<u>Doris Speer</u>	<u>9-1-2021</u>	Approved by	<u></u>
	Staff Member	Date		City Manager
				Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve the Minutes of the August 16, 2021 Special Tomball City Council-TEDC Meeting and August 16, 2021 Regular Tomball City Council Meeting

Background:

Origination: City Secretary

Recommendation:

Approve

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	<u>Doris Speer</u>	<u>9-1-2021</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

MINUTES OF JOINT MEETING OF THE TOMBALL CITY COUNCIL AND TOMBALL ECONOMIC DEVELOPMENT CORPORATION



**Monday, August 16, 2021
5:00 PM**

- A. Mayor/TEDC President Fagan called the Special Joint meeting of the Tomball City Council and the Tomball Economic Development Corporation to order at 5:00 p.m.

PRESENT:

Mayor/TEDC President Gretchen Fagan
Council 1 John Ford
Council 2 Mark Stoll
Council 3/TEDC Board Member Chad Degges
Council 4 Derek Townsend, Sr.
Council 5 Lori Klein Quinn
TEDC Board Member Clete Jaeger
TEDC Board Member Randall Parr

OTHERS PRESENT:

City Manager – David Esquivel
Interim Assistant City Manager/Police Chief – Jeff Bert
City Secretary – Doris Speer
Director of Public Works – Beth Jones
Marketing Director – Mike Baxter
Finance Director – Glenn Windsor
Assistant City Secretary – Tracy Garcia
CSO Administrative Assistant – Sasha Luna
Executive Director-TEDC – Kelly Violette
Administrative Assistant-TEDC – Tori Gleason

- B. No public comments were received.

Joint Meeting of the Tomball City Council and Tomball Economic Development Corporation

August 16, 2021 | Minutes

Page 2 of 2

C. New Business

1. The Tomball Economic Development Corporation and the Tomball City Council will enter into a Workshop Session regarding the Tomball Economic Development Corporation Budget for Fiscal Year 2021-2022

No action necessary.

- D. Motion made by Council 1 Ford, Seconded by Council 4 Townsend, Sr., to adjourn the meeting.

Motion carried unanimously.

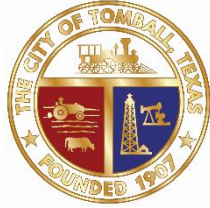
Meeting adjourned at 5:12 p.m.

PASSED AND APPROVED this the 7th day of September 2021.

Doris Speer
City Secretary, TRMC, MMC

Gretchen Fagan
Mayor

MINUTES OF REGULAR COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, August 16, 2021
6:00 PM**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 16, 2021, 6:00 PM, at 401 Market Street, Tomball, Texas 77375, via video/telephone conference.

A. Mayor Fagan called the meeting of the Tomball City Council to order at 6:00 p.m.

PRESENT:

Mayor Gretchen Fagan
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Chad Degges
Council 4 Derek Townsend, Sr.
Council 5 Lori Klein Quinn

OTHERS PRESENT:

City Manager – David Esquivel
Interim Assistant City Manager/Police Chief – Jeff Bert
City Secretary – Doris Speer
City Attorney – Loren B. Smith
Director of Public Works – Beth Jones
Marketing Director – Mike Baxter
Finance Director – Glenn Windsor
Interim Fire Chief/Fire Marshal – Joe Sykora
City Planner – Amelia Lindley
Assistant City Secretary – Tracy Garcia
CSO Administrative Assistant – Sasha Luna
Police Sergeant – Ken Cole
Accountant – Louisa Taylor
Marketing Assistant – Larrissa Roberts
Executive Director-TEDC – Kelly Violette
Administrative Assistant-TEDC – Tori Gleason

B. Invocation - Led by Pastor Tim Niekerk – Salem Lutheran Church

C. Pledges to U.S. and Texas Flags – Led by Joe Sykora

D. No public comments were received.

E. Reports and Announcements

1. Announcements

- I. **Tomball City Pool – 2021 Swim Season - Jerry Matheson Park Pool** will be open on Saturday and Sunday only on the weekends of August 21-22, August 28-29, and September 4-5. The pool will be closed every Monday during swim season 2021, except Labor Day (September 6). Normal pool hours are: Tuesday – Friday: 10 a.m.-6 p.m. and Saturday & Sunday: 12 p.m.-8 p.m.
- II. September 7, 2021 – Second Public Hearing for the Purpose of Adopting the City of Tomball’s Budget for Fiscal Year 2021-2022
- III. September 10-11, 2021 – “**9-11 20th Anniversary Remembrance**”; an event to remember the events of **9-11** - at the Depot
- IV. September 18, 2021 – **GroovFest 2021** – 11:00 a.m.-6:00 p.m., at the Depot

2. Reports by City staff and members of council about items of community interest on which no action will be taken:

- I. Larissa Roberts – Report on the success of **Tomball Kids Club** and presented Certificates of Appreciation to Sponsors and Volunteers
- II. Luisa Taylor presented the Quarterly Investment Report for Period Ending June 30, 2021. The Public Funds Investment Act requires that a report of the City's Investments be presented to Council on a quarterly basis. The investment report includes a listing of all investments together with information relating to diversification, cost vs. market values at the end of the quarter, yield information, and weighted average maturities. On June 30, 2021, the City had total cash and cash equivalents in the amount of \$57,298,396.

F. Approval of Minutes

1. Motion made by Council 3 Degges, Seconded by Council 2 Stoll, to approve the Minutes of the August 2, 2021 Special Tomball City Council Meeting, the August 2, 2021 Regular Tomball City Council Meeting, and the August 6, 2021 Special Tomball City Council Meeting

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

G. Public Hearing

1. Mayor Fagan opened the First Public Hearing for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2021-2022 at 6:13 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 6:13 p.m.

H. New Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2021-2022 Budget.
2. Approve Interlocal Agreement between the City of Tomball and Tomball Independent School District (TISD), Affording the Tomball Police Department the Ability to Assign Nine (9) Student Resource Officers (SROs) to TISD Campuses
3. Approve Interlocal Agreement between the City of Tomball and Tomball Independent School District, Affording the Tomball Police Department the Ability to Provide Police Services on a Contractual Basis for Specialized Events Occurring Before, During and After Normal Campus Hours

Motion made by Council 4 Townsend, Seconded by Council 5 Klein Quinn, to approve Consent Agenda Items, H1, H2 and H3.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

I. New Business

1. Sarah Roberts, Weaver and Tidwell, LLP, presented the Annual Financial Report for Fiscal Year ending September 30, 2020, advising a Clean Report.

No action required.

2. Discussion was held regarding the proposed installation of an Inclusive Play Structure at Juergens Park, in cooperation with the Munson family and Chick-fil-a, inspired by Louie's Together Playground; consensus of the Council was unanimous to proceed.
3. Motion made by Council 4 Townsend, Sr., Seconded by Council 1 Ford, to approve, as a Project of the Tomball EDC, an agreement with Dicar, Inc. to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the relocation and development of its corporate headquarters facility on approximately 5.0 acres of land, located at 0 Hufsmith-Kohrville Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$71,181.00.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

4. Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to approve, on First Reading, Resolution No. 2021-21-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Beefy Marketing, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 944 Village Square Drive, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,000.00.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

5. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to approve, on First Reading, Resolution No. 2021-22-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Jonah's Movers, LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a 23,000 square foot office/warehouse facility to be located at 0 Theis Lane, Tomball, Texas. The estimated amount of expenditures for such Project is \$26,925.00.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

6. Motion made by Council 1 Ford, Seconded by Council 3 Degges, to approve Resolution No. 2021-26, a Resolution of the City of Tomball, Texas, Authorizing and Approving the Calendar Year 2021 Annual Service and Assessment Plan (SAP) Update for Raburn Reserve Public Improvement District Number 10 (PID 10)

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

7. Consideration to Approve **Zoning Case P21-253**: Request by Louis Smulders to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2 acres of land legally described as Reserve A Block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District. The property is generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas.

- Mayor Fagan opened the Public Hearing on **Zoning Case P21-253** at 7:04 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 7:04 p.m.

- Motion made by Council 2 Stoll, Seconded by Council 4 Townsend, Sr., to read Ordinance No. 2021-25 by caption only on First Reading.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

- Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to adopt, on First Reading, Ordinance No. 2021-25, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of

approximately 2.00 acres of land legally described as Reserve A block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District, said property being generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

- Motion to AMEND made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to amend Ordinance No. 2021-25, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 2.00 acres of land legally described as Reserve A block 3 Pine Meadows, from the Single-Family 6 District to the Commercial District, said property being generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters ***by changing the zoning district classification from the Commercial District to the General Retail District.***

Motion to Amend - Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion to Amend the zoning district classification to General Retail carried unanimously.

Motion to Adopt Ordinance No. 2021-25 on First Reading - Voting Yea: Council 2 Stoll, Council 3 Degges
Voting Nay: Council 1 Ford, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion **FAILED**, 2 votes Aye, 3 votes Nay.

8. Consideration to Approve **Zoning Case P21-308**: Request by Kathryn Parker with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. The property is approximately 95.4 of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot,

Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1, generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

- Mayor Fagan opened the Public Hearing on **Zoning Case P21-308** at 7:36 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 7:37 p.m.

- Motion made by Council 2 Stoll, Seconded by Council 3 Degges, to read Ordinance No. 2021-30 by caption only on First Reading.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

- Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to adopt, on First Reading, Ordinance No. 2021-30, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. the property is approximately 95.4 acres of land, legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, PT Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, PT Tract 21A (AG-use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1; within the City of Tomball, Harris County, Texas; said property being generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

- Motion to AMEND made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to amend Ordinance No. 2021-30, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. the property is approximately 95.4 acres of land, legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, PT Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, PT Tract 21A (AG-use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1; within the City of Tomball, Harris County, Texas; said property being generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters by ***adding/including the requirement that the minimum rear yard building setback for non-residential uses shall be 25 feet.***

Motion to Amend - Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion to Amend Ordinance No. 2021-30 by adding/including the requirement that the minimum rear yard building setback for non-residential uses shall be 25 feet carried unanimously.

Motion to Adopt Ordinance No. 2021-30 on First Reading - Voting Yea: Council 1 Ford, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn
Voting Nay: Council 2 Stoll

Motion, **as AMENDED**, carried, 4 votes Aye, 1 vote Nay.

9. Executive Session: The City Council recessed at 7:49 p.m. to meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session
- Sec. 551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property
- Sec. 551.087 – Deliberations Regarding Economic Development

Upon reconvening into regular session at 9:065 p.m., no action was taken.

J. Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

PASSED AND APPROVED this the 7th day of September 2021.

Doris Speer
City Secretary, TRMC, MMC

Gretchen Fagan
Mayor

Regular City Council Agenda Item Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve, on Second Reading, Resolution No. 2021-21-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Beefy Marketing, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 944 Village Square Drive, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,000.00.

Background:

On July 13, 2021, the Tomball Economic Development Corporation (TEDC) Board of Directors unanimously approved, as a Project of the Corporation, an economic development performance agreement with Beefy Marketing, LLC for rental assistance for new or expanded business enterprise. The Tomball City Council has final approval authority over all programs and expenditures of the Corporation.

Origination: Tomball Economic Development Corporation Board of Directors

Recommendation: Approve Resolution No. 2021-21-TEDC on second reading.

Party(ies) responsible for placing this item on agenda: Kelly Violette

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: # Project Grants

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

Signed		Approved by	
_____	_____	_____	_____
Staff Member-TEDC	Date	Executive Director-TEDC	Date



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: August 16, 2021

SUBJECT: Beefy Marketing, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Andrew Brockenbush, Owner of Beefy Marketing, LLC, for funding assistance through the TEDC's Rental Incentive Program for a digital marketing company.

Beefy Marketing, LLC was established in 2013 and provides marketing, branding, and web design services. According to the request letter, the company's growth is necessitating a physical space where clients can meet and collaborate with the team.

The proposed location is a 1,410 square foot lease space in the Rosewood Office Condo development located on Village Square Drive. Mr. Brockenbush plans to upgrade the space to include a dedicated podcast and video studio that will be available to the public to rent.

The goal of the TEDC's Rental Incentive Program is to assist in the establishment of new businesses in existing vacant spaces and to stimulate commercial investment in the City of Tomball. In accordance with the Rental Incentive Program Policy, the proposed performance agreement is for 25% of the base monthly rent for the first year of operation only.

The lease agreement that was submitted in conjunction with the request letter shows a three-year lease commitment with a monthly rent amount of \$ 2,000.00 for the first year and a rent increase in years two and three. The proposed grant amount is \$6,000.00, payable after the first year of operation based on landlord verification of rents paid and meeting the performance agreement criteria.

Although this project does not create primary jobs, it does promote the development and expansion of business enterprise, which is considered a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to the Tomball City Council for final approval by resolution at two separate readings.

BEEFY MARKETING

281-516-8122

andrew@beefymarketing.com

PO Box 344
Waller, TX 77484

July 6, 2021

Kelly Violette, CEcD, PCED, AICP
Executive Director
Tomball Economic Development Corporation

Dear Kelly,

Beefy Marketing helps companies and organizations succeed by allowing them to build a better business, together. One of the ways we help businesses grow is supporting them with an intentional digital marketing strategy which often starts with a website. We make incredible websites and we want to make more! We care about customer success and customer service, and we're extremely passionate about the quality of our work. Our business was established in 2013 by Andrew Brockenbush.

Due to the nature of our business we've never really settled down and planted roots. Our business primarily serves the greater Houston area but many of our clients are nationwide. Over the past several years we've really begin to grow locally and our customers (current and future) need a place to meet and collaborate with us. We believe Tomball has the right growth mindset and the business growth in the city is why we believe we should call Tomball home. Centrally located to many of our clients, we know we will be able to serve them in an even better way.

We have found a 1,410 square foot vacant space at 994 Village Square Drive and have discussed the proposed lease agreement with the owner. The lease term is 3 years and the base monthly rent is \$2,000 per month and will gradually increase year over year.

We plan to upgrade the exterior of the building by constructing a new sign to really make our office stand out. We also plan on fully furnishing the space and building a dedicated podcast & video studio that will be available to the public to rent.

We are requesting assistance from the Tomball EDC in order to help offset our expenses and to assist us in establishing our new office location. Your consideration is greatly appreciated.

Sincerely,

Andrew Brockenbush



NEW BUSINESS RENTAL INCENTIVE PROGRAM

PART A –BUSINESS OWNER APPLICATION

The New Business Rental Incentive Program seeks to reduce area vacancies and facilitate the establishment of new businesses in previously underutilized areas of the City. The intent of the program is to facilitate business growth and expansion by assisting businesses in leasing space. All grant award decisions of the Tomball Economic Development Corporation (TEDC) Board of Directors are discretionary and final. Through the Program, the TEDC will provide up to 25% of the base monthly rent for the first year of operation only, not to exceed \$10,000 per business.

Business Owner Applicant Information

Name of Business: Beefy Marketing, LLC

Current Business Physical Address: 26188 Deerwood Dr

City, State & Zip Hempstead, TX 77445

Mailing Address: PO BOX 344

City, State & Zip Waller, TX 77484

Business Phone: 281-516-8122

Business Website: www.beefymarketing.com

Business Owner Name: Andrew Brockenbush

Applicant's Name (if different): _____

Position /Title: President

Phone and Email: 832-482-5127 andrew@beefymarketing.com

Nature of Business: Marketing, Web Design, Print & Promotional Products

Legal Form of Business

- ☐ Sole Proprietor
- ☐ Partnership Number of Partners _____
- ☐ Corporation
- ☐ Limited Liability Corp
- ☐ Other S-Corp

Days and Hours of Operation

Days Open: 5

Hours Open: 8am-5pm

Business Start/Opening Date 03/01/2013

Employees

Full Time Employees (40 hours per week): 3

Part Time Employees (less than 40 hours per week): 1

Does the Business Owner Have any Relationship to the Property Owner/Landlord?

No ☒ Yes ☐ (please explain)

Moving and Space Improvement Cost and Funding Information

Investment Data

Tenant Space Improvement (finish) \$ _____

Landlord Space Improvement (finish) \$ _____

Equipment and Display \$ 15000

Product Stock (for Opening) \$ _____

Marketing (First Year) \$ 10000

Sources of Funding for Move/Expansion

Funds invested by owner \$ 15000

Funds from other sources* \$ _____

Total estimated cost to move/expand \$ 15000

* Source of Funding and Amounts Business Checking

New Lease Property Information

Address of space to be leased: 994 Village Square Drive Condo F Tomball, TX 77375

Total amount of square feet to be leased and occupied: 1410

Term of lease (minimum 3 years): 3 years

Gross rental rate \$ 2000 per month \$ _____ per s.f.

Additional lease terms and other monthly charges: \$199/Month

Condo Association Monthly Dues

Indicate any rate increases: \$2400/Month Year 2, \$2800/Month Year 3

We are a small business looking to expand our operations and grow sales. Currently we've been working as a home-based business which is preventing us from being able to expand our reach with current and future customers. We are limited in funds to lease an office and also continue to employ and hire new sales team members. This program will allow us a year to increase our cash flow by providing us a place to reach new customers and host community marketing events.

We are a small business first business, meaning our entire business model is based around supporting SMB's with marketing needs. We will support the area by providing affordable marketing solutions to help other businesses in the area reach more of their target customers. We will do this by providing workshops, training, and other events to equip the community with the marketing skill sets that are needed to thrive in the ever-changing digital landscape. We will benefit from the thriving business development coming to Tomball as we will be able to reach more customers who need assistance with web design, promotional, podcasting, social media, video, and more.

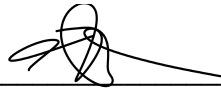
Certification

By signing below, the Business Owner of record (applicant) understands and agrees to the following:

1. All information contained in this application, the attached exhibits and other materials submitted in connection with this application are true and accurate to the best of the business owner's knowledge. Business owner understands and agrees that false or untruthful information may be grounds for the TEDC to stop processing this application or to withdraw any approval previously obtained based in whole or in part on such false or untruthful statements.
2. The TEDC is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
3. All tax obligations to the City of Tomball are current.
4. The business is currently in good standing with the City, and has no pending municipal code violations.
5. The business is not currently occupying the space with or without a lease in place.
6. The APPLICANT hereby certifies that the APPLICANT does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States. APPLICANT understands and agrees that if, after receiving a Grant, APPLICANT is convicted of a violation under 8 U.S.C. Section 1324a(f), the APPLICANT shall be required to reimburse to the TEDC the grant amount received. Payments must be paid in full within thirty (30) days after the date of written notification by the TEDC. The form of such payment shall be a cashier's check or money order, made payable to the Tomball Economic Development Corporation. The TEDC has the right to recover court costs and reasonable attorney's fees as a result of any civil action required to recover such repayment.

Andrew Brockenbush

Printed Name of Principal Owner



Signature

7/6/2021

Date

Please submit the completed application along with a copy of the Proposed Lease Agreement to:

Kelly Violette

Tomball Economic Development Corporation

29201 Quinn Road, Suite B

Tomball, TX 77375

For further questions about the Program, please contact Kelly Violette, Executive Director, at 281.401.4086 or kviolette@tomballtxedc.org.



NEW BUSINESS RENTAL INCENTIVE PROGRAM

PART B – PROPERTY OWNER/LANDLORD APPLICATION

Complete all items carefully and accurately to the best of your knowledge and return with a copy of Proof of Ownership to:

Kelly Violette
Tomball Economic Development Corporation
29201 Quinn Road, Suite B
Tomball, TX 77375

Property Address: _____

Property Owner of Record: _____

Mailing Address: _____

City, State & Zip _____

Phone: _____ Email: _____

Name(s) of Authorized Signatories: _____

Name of Management Company: _____

Name of Representative/Contact Person: _____

Management Company Address: _____

City, State & Zip _____

Phone: _____ Email: _____

Name of proposed business at site:

Name of business owner:

DOES THE BUSINESS OWNER OR THE BUSINESS HAVE ANY RELATIONSHIP TO THE
PROPERTY OWNER/LANDLORD? NO ☐ YES ☐ Please explain

SITE & LEASE INFORMATION

Total amount of square feet to be leased and occupied by business: _____

Term of lease: _____ years

Gross rental rate \$_____ per month \$_____ per s.f.

Additional lease terms and other monthly charges: _____

Indicate any rate increases: _____

Is the subject space currently vacant? Yes ☐ No ☐

If yes, how long has the space been vacant? _____ months

Name of previous tenant: _____

Previous Rental Rate: \$_____ Per Month \$_____ Per Square Foot

CERTIFICATIONS

Are all real estate and personal property taxes due the City of Tomball paid in full?

Subject Property: YES ☐ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☐ NO ☐ N/A ☐

Are all City of Tomball water and sewer bills due paid in full?

Subject Property: YES ☐ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☐ NO ☐ N/A ☐

Have you been cited for any existing zoning, building or property maintenance code violations that remain uncorrected?

Subject Property: YES ☐ NO ☐ (Please explain on supplemental sheet)

Other Properties: YES ☐ NO ☐ N/A ☐

Are you involved in any litigation with the City of Tomball?

☐ YES (Please explain on supplemental sheet)

☐ NO

By signing below, the Landlord/Property Owner of record understands and agrees to the following:

1. All information contained in this application, the attached exhibits and other materials submitted in connection with this application are true and accurate to the best of the land owner's knowledge. Landowner understands and agrees that false or untruthful information may be grounds for the TEDC to stop processing this application or to withdraw any approval previously obtained based in whole or in part on such false or untruthful statements.
2. The TEDC is under no obligation to approve the request contained in the application. No promises of approval are conveyed with the acceptance of this application.
3. All tax obligations to the City of Tomball are current.
4. The property is currently in good standing with the City, and has no pending municipal code violations.
5. The business is not currently occupying the space with or without a lease in place.

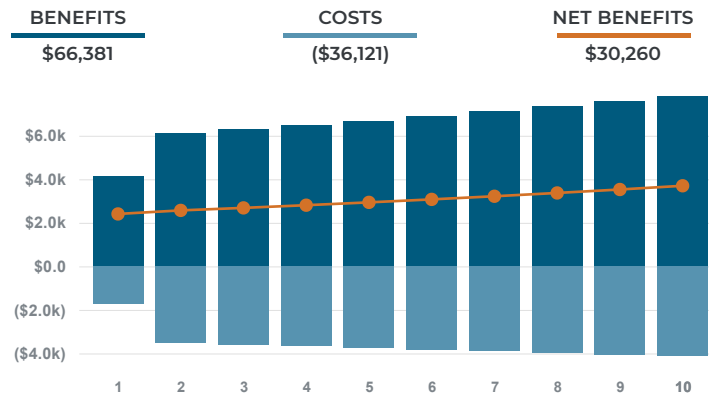
Printed Name of Property Owner/Landlord

Signature

Date

Recruitment

City of Tomball



JOBS



7.0 Total
4.0 Direct
3.0 Spin-off

SALARIES



\$34,189 Avg
\$45,000 Direct
\$19,594 Spin-off

CAPITAL INVEST.



\$15,000
Buildings + FF&E

RESIDENTIAL DEV.



0.0 Homes
0.2 Relocations

NET BENEFITS

\$30,260

Present Value \$22,933

BENEFITS

Sales Taxes	\$29,566
Real Property Taxes	\$0
FF&E Property Taxes	\$282
Inventory Property Taxes	\$0
New Residential Property Taxes	\$219
Hotel Occupancy Taxes	\$0
Building Permits and Fees	\$0
Utility Revenue	\$26,295
Utility Franchise Fees	\$1,646
Miscellaneous Taxes and User Fees	\$8,373

Benefits Subtotal \$66,381

COSTS

Cost of Government Services	(\$9,688)
Cost of Utility Services	(\$26,433)

Costs Subtotal (\$36,121)

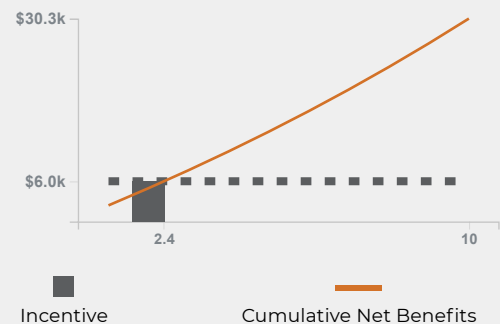
INCENTIVE ANALYSIS

\$6,000
Total Incentive

\$1,500
Per Job

50.4%
Rate of Return

2.4 Yrs
Payback Period



NET BENEFITS OVER 10 YEARS

CITY \$30,260

COUNTY (\$1,199)

SCHOOL DISTRICT \$1,369

OTHER \$2,782

Scenario 1 with Client Data

Project Type: Recruitment
Prepared By: Tomball EDC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by Tomball EDC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for Tomball EDC.

This report, generated by the Impact DashBoard application, has been prepared by Tomball EDC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. Tomball EDC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

Tomball EDC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN CITY OF TOMBALL			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Jobs	4.0	3.0	7.0
Annual Salaries/Wages at Full Ops (Yr 2)	\$183,600	\$59,214	\$242,814
Salaries/Wages over 10 Years	\$1,880,939	\$606,633	\$2,487,572
Taxable Sales/Purchases in City of Tomball	\$1,470,719	\$7,583	\$1,478,302

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN CITY OF TOMBALL			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Workers who will move to City of Tomball	0.1	0.1	0.2
New residents in City of Tomball	0.3	0.2	0.5
New residential properties constructed in City of Tomball	0.0	0.0	0.0
New students to attend local school district	0.1	0.0	0.1

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

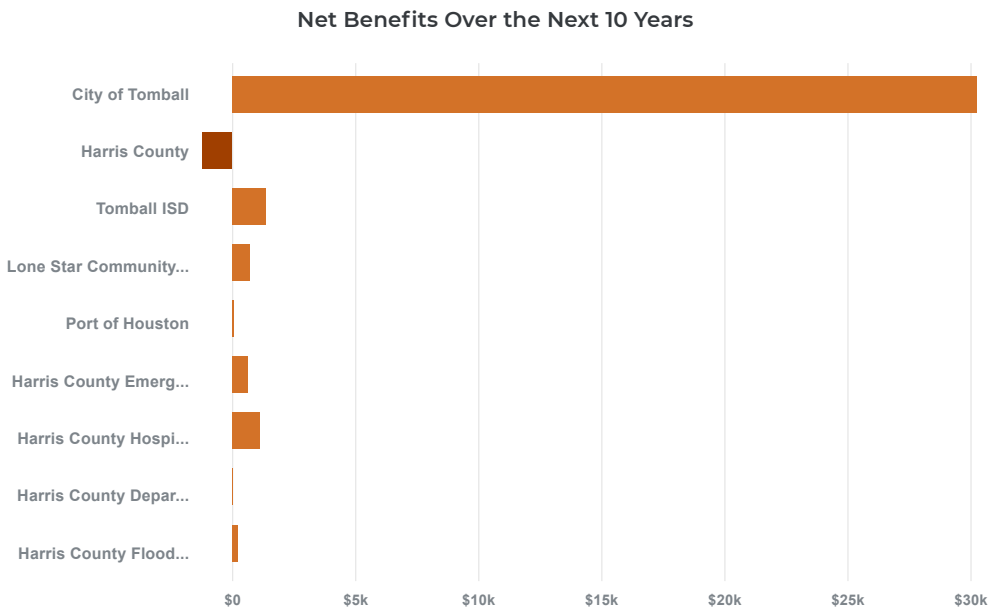
SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN CITY OF TOMBALL							
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	INVENTORIES	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	\$3,095	\$0	\$0	\$12,000	\$0	\$12,000	\$15,095
2	\$6,315	\$0	\$0	\$13,800	\$0	\$13,800	\$20,115
3	\$6,441	\$0	\$0	\$12,300	\$0	\$12,300	\$18,741
4	\$6,570	\$0	\$0	\$10,800	\$0	\$10,800	\$17,370
5	\$6,701	\$0	\$0	\$9,300	\$0	\$9,300	\$16,001
6	\$6,835	\$0	\$0	\$7,800	\$0	\$7,800	\$14,635
7	\$6,972	\$0	\$0	\$6,300	\$0	\$6,300	\$13,272
8	\$7,111	\$0	\$0	\$4,800	\$0	\$4,800	\$11,911
9	\$7,254	\$0	\$0	\$3,300	\$0	\$3,300	\$10,554
10	\$7,399	\$0	\$0	\$3,000	\$0	\$3,000	\$10,399

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

FISCAL NET BENEFITS OVER THE NEXT 10 YEARS				
	BENEFITS	COSTS	NET BENEFITS	PRESENT VALUE*
City of Tomball	\$66,381	(\$36,121)	\$30,260	\$22,933
Harris County	\$7,359	(\$8,558)	(\$1,199)	(\$888)
Tomball ISD	\$6,971	(\$5,602)	\$1,369	\$1,054
Lone Star Community College	\$718	\$0	\$718	\$549
Port of Houston	\$66	\$0	\$66	\$50
Harris County Emergency Services District 8	\$646	\$0	\$646	\$494
Harris County Hospital District	\$1,110	\$0	\$1,110	\$849
Harris County Department of Education	\$33	\$0	\$33	\$25
Harris County Flood Control	\$209	\$0	\$209	\$160
Total	\$83,494	(\$50,281)	\$33,213	\$25,227

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

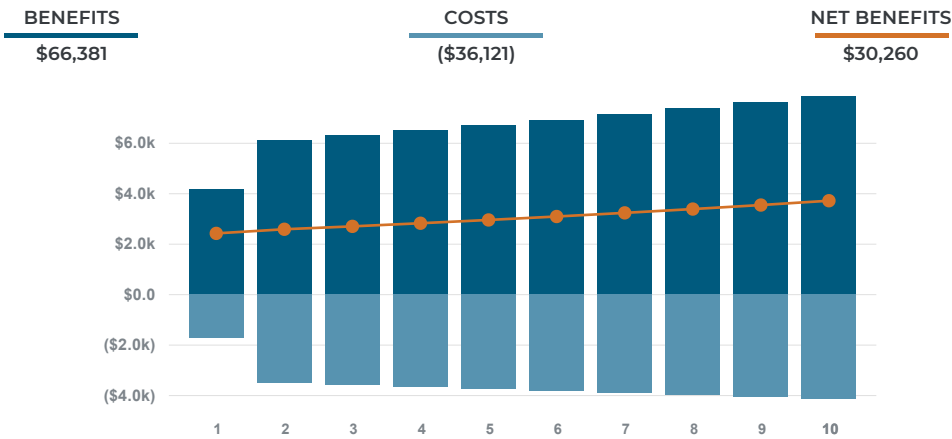
VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION		
	NON-TAX INCENTIVE	TOTAL
City of Tomball	\$6,000	\$6,000
Harris County	\$0	\$0
Tomball ISD	\$0	\$0
Lone Star Community College	\$0	\$0
Port of Houston	\$0	\$0
Harris County Emergency Services District 8	\$0	\$0
Harris County Hospital District	\$0	\$0
Harris County Department of Education	\$0	\$0
Harris County Flood Control	\$0	\$0
Total	\$6,000	\$6,000

City of Tomball Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Tomball over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: CITY OF TOMBALL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	\$28,944	\$622	\$29,566
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$282	\$0	\$282
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$219	\$219
Hotel Occupancy Taxes	\$0	\$0	\$0
Building Permits and Fees	\$0	\$0	\$0
Utility Revenue	\$23,366	\$2,930	\$26,295
Utility Franchise Fees	\$1,463	\$183	\$1,646
Miscellaneous Taxes and User Fees	\$7,440	\$933	\$8,373
Benefits Subtotal	\$61,495	\$4,886	\$66,381
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$8,611)	(\$1,078)	(\$9,688)
Cost of Utility Services	(\$23,491)	(\$2,942)	(\$26,433)
Costs Subtotal	(\$32,102)	(\$4,020)	(\$36,121)
Net Benefits	\$29,393	\$867	\$30,260

Annual Fiscal Net Benefits for City of Tomball

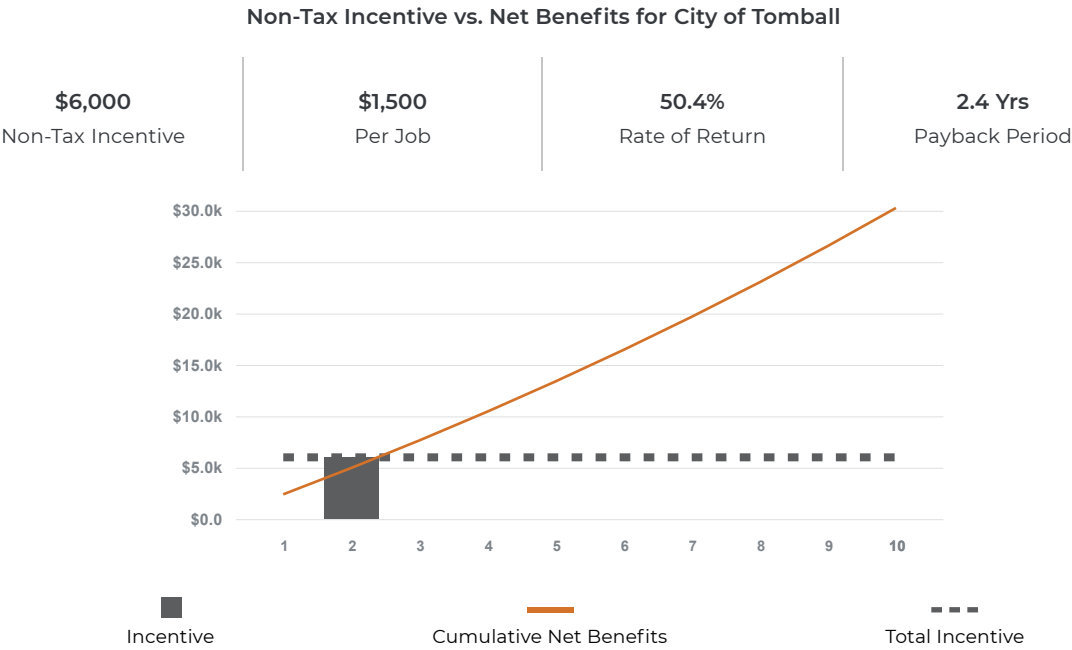


Non-Tax Incentives

City of Tomball is considering the following non-tax incentives for the Project.

NON-TAX INCENTIVES UNDER CONSIDERATION	
YEAR	NON-TAX INCENTIVE
1	\$0
2	\$6,000
Total	\$6,000

The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to City of Tomball. The intersection indicates the length of time until the incentives are paid back.

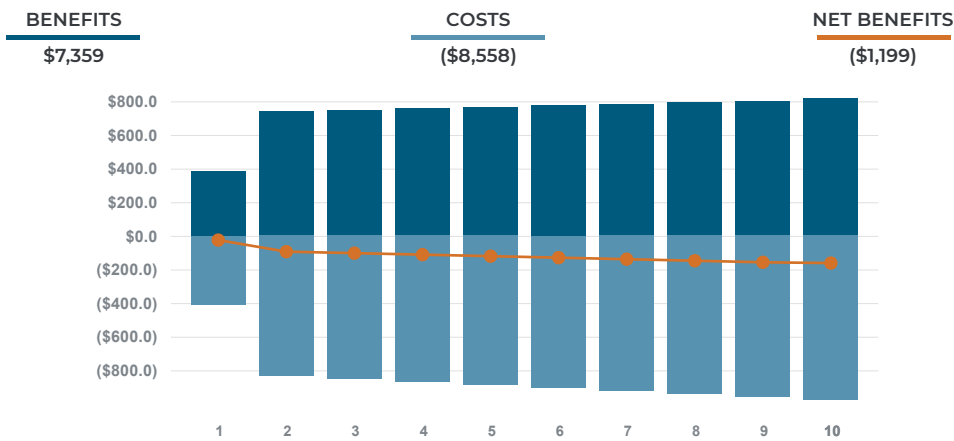


Harris County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$326	\$0	\$326
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$2,279	\$2,279
Hotel Occupancy Taxes	\$0	\$0	\$0
Miscellaneous Taxes and User Fees	\$1,881	\$2,873	\$4,754
Benefits Subtotal	\$2,207	\$5,152	\$7,359
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$3,386)	(\$5,172)	(\$8,558)
Costs Subtotal	(\$3,386)	(\$5,172)	(\$8,558)
Net Benefits	(\$1,179)	(\$20)	(\$1,199)

Annual Fiscal Net Benefits for Harris County



Tomball ISD Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Tomball ISD over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: TOMBALL ISD			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$1,076	\$0	\$1,076
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$2,651	\$2,651
Addtl. State & Federal School Funding	\$0	\$3,244	\$3,244
Benefits Subtotal	\$1,076	\$5,895	\$6,971
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost to Educate New Students	\$0	(\$2,885)	(\$2,885)
Reduction in State School Funding	(\$784)	(\$1,933)	(\$2,717)
Costs Subtotal	(\$784)	(\$4,818)	(\$5,602)
Net Benefits	\$292	\$1,077	\$1,369

Annual Fiscal Net Benefits for Tomball ISD



Lone Star Community College Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Lone Star Community College over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: LONE STAR COMMUNITY COLLEGE			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$90	\$0	\$90
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$628	\$628
Benefits Subtotal	\$90	\$628	\$718
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$90	\$628	\$718

Annual Fiscal Net Benefits for Lone Star Community College



Port of Houston Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Port of Houston over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: PORT OF HOUSTON			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$8	\$0	\$8
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$58	\$58
Benefits Subtotal	\$8	\$58	\$66
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$8	\$58	\$66

Annual Fiscal Net Benefits for Port of Houston



Harris County Emergency Services District 8 Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Emergency Services District 8 over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY EMERGENCY SERVICES DISTRICT 8			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$81	\$0	\$81
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$565	\$565
Benefits Subtotal	\$81	\$565	\$646
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$81	\$565	\$646

Annual Fiscal Net Benefits for Harris County Emergency Services District 8



Harris County Hospital District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Hospital District over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY HOSPITAL DISTRICT			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$139	\$0	\$139
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$971	\$971
Benefits Subtotal	\$139	\$971	\$1,110
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$139	\$971	\$1,110

Annual Fiscal Net Benefits for Harris County Hospital District



Harris County Department of Education Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Department of Education over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY DEPARTMENT OF EDUCATION			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$4	\$0	\$4
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$29	\$29
Benefits Subtotal	\$4	\$29	\$33
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$4	\$29	\$33

Annual Fiscal Net Benefits for Harris County Department of Education



Harris County Flood Control Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Flood Control over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY FLOOD CONTROL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$0	\$0	\$0
FF&E Property Taxes	\$26	\$0	\$26
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$183	\$183
Benefits Subtotal	\$26	\$183	\$209
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$26	\$183	\$209

Annual Fiscal Net Benefits for Harris County Flood Control



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

541511 CUSTOM COMPUTER PROGRAMMING SERVICES		CITY OF TOMBALL
Employment Multiplier	(Type II Direct Effect)	1.7407
Earnings Multiplier	(Type II Direct Effect)	1.3225

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

- 1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
- 2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

- 1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
- 2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

Additionally, this analysis seeks to calculate the impact on the school district's finances from the Project by generally, and at a summary level, mimicking the district's school funding formula.

According to the Texas Education Agency, any property added to local tax rolls, and the local taxes that this generates, reduces the amount of state funding equivalent to local taxes collected for maintenance and operations. The school district retains local taxes received for debt services and the corresponding state funding is not reduced. However, according to the Texas Education Agency, the school district will receive state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com

RESOLUTION NO. 2021-21-TEDC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, AUTHORIZING AND APPROVING THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION'S PROJECT TO EXPEND FUNDS IN ACCORDANCE WITH AN ECONOMIC DEVELOPMENT AGREEMENT BY AND BETWEEN THE CORPORATION AND BEEFY MARKETING, LLC TO PROMOTE AND DEVELOP A NEW OR EXPANDED BUSINESS ENTERPRISE; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the Tomball Economic Development Corporation (the "TEDC"), created pursuant to the Development Corporation Act, now Chapter 501 of the Texas Local Government Code, as amended (the "Act"), desires to adopt projects and provide incentives for economic development within the City; and

WHEREAS, the Board of Directors of the TEDC had adopted as a specific project the expenditure of the estimated amount of Six Thousand Dollars (\$6,000.00), found by the Board to be required or suitable to promote a new business development by Beefy Marketing, LLC; and

WHEREAS, pursuant to the Act, the TEDC may not undertake such project without the approval of Tomball City Council; and

WHEREAS, City Council finds and determines that such project promotes new or expanded business development and is in the best interests of the citizenry; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City Council hereby authorizes and approves the adoption, by the Board of Directors of the Tomball Economic Development Corporation, as a specific project for the economic development of the City, an expenditure of the estimated amount of Six Thousand Dollars (\$6,000.00), to Beefy Marketing, LLC in accordance with an economic development agreement by and between the TEDC and Beefy Marketing, LLC to promote and develop a new or expanded business enterprise, to be located at 944 Village Square Drive, Tomball, Texas 77375.

Section 3. In the event any clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it

would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND RESOLVED on second and final reading this _____ day of _____, 2021.

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

AGREEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

This Agreement (the “Agreement”) is made and entered into by and between the **Tomball Economic Development Corporation**, an industrial development corporation created pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B, located in Harris County, Texas (the “TEDC”), and **Beefy Marketing, LLC** (the “Company”), P.O. Box 344, Waller, TX 77484.

WITNESSETH:

WHEREAS, it is the established policy of the TEDC to adopt such reasonable measures from time-to-time as are permitted by law to promote local economic development and stimulate business and commercial activity within the City of Tomball (the “City”); and

WHEREAS, the Company proposes to lease a 1,410 square foot existing office space located at 994 Village Square Drive, Condo F, Tomball, Texas 77375 (the “Property”), and more particularly described in Exhibit “A,” attached hereto and made a part hereof; and

WHEREAS, the Company, currently operates a full range of in-house digital marketing services and proposes to expand its business operations by opening a video studio and office at the Property; and

WHEREAS, the Company also proposes to create four (4) full-time jobs in Tomball in conjunction with the new location and improvements to the Property; and

WHEREAS, the TEDC agrees to provide to the Company an amount equal to twenty-five percent (25%) of the base monthly rent for the first 12 consecutive months of operation not to exceed Six Thousand Dollars (\$6,000.00), to assist in the construction of the Improvements and the addition of the four (4) new employees at the Property; and

WHEREAS, the Company has agreed, in exchange and as consideration for the funding, to satisfy and comply with certain terms and conditions; and

NOW, THEREFORE, in consideration of the premises and the mutual benefits and obligations set forth herein, including the recitals set forth above, the TEDC and the Company agree as follows:

1.

Except as provided by paragraph 3, the Company covenants and agrees that it will operate and maintain the proposed business for a term of at least three (3) years within the City of Tomball.

2.

The Company also covenants and agrees that construction of the Improvements, the addition of the four (4) new employees, and obtaining all necessary occupancy permits from the City shall occur within twelve (12) months from the Effective Date of this Agreement. Extensions of these deadlines, due to any extenuating circumstance or uncontrollable delay, may be granted at the sole discretion of the Board of Directors of the TEDC.

3.

The Company further covenants and agrees that it does not and will not knowingly employ an undocumented worker. An “undocumented worker” shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States, or (b) authorized by law to be employed in that manner in the United States.

4.

In consideration of the Company's representations, promises, and covenants, TEDC agrees to grant to the Company an amount equal to twenty-five percent (25%) of the base monthly rent for the first 12 consecutive months of operation not to exceed Six Thousand Dollars (\$6,000.00), to fund a portion of the cost of the Improvements and the addition of the four (4) new employees on the Property. The TEDC agrees to distribute such funds to the Company within thirty (30) days of receipt of a letter from the Company requesting such payment, which letter shall also include: (a) a copy of the City's occupancy permit for the Improvements to the Property; (b) proof that the Company has added the number of employees indicated above to its business operations on the Property, as evidenced by copies of Texas Workforce Commission form C-3 or Internal Revenue Service Form 941; (c) verification from the City acknowledging that all necessary plats, plans, and specifications have been received, reviewed, and approved; (d) verification that the Improvements have been constructed in accordance with the approved plans and specifications; (e) an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the Improvements have been paid and any and all liens and claims regarding such work have been released; and, (f) an affidavit from the landlord of the Property stating that all rents have been paid in accordance with the terms of the lease agreement for the first twelve consecutive months of operation.

5.

It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within thirty (30) days after the TEDC notifies the Company of the default. It is further understood and agreed by the parties that if the Company is convicted of a

violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within thirty (30) days after the TEDC notifies the Company of the violation.

The Company shall also reimburse the TEDC for any and all reasonable attorney's fees and costs incurred by the TEDC as a result of any action required to obtain reimbursement of such funds.

6.

This Agreement shall inure to the benefit of and be binding upon the TEDC and the Company, and upon the Company's successors and assigns, affiliates, and subsidiaries, and shall remain in force whether the Company sells, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property and the agreements herein contained shall be held to be covenants running with the Property for so long as this Agreement, or any extension thereof, remains in effect.

7.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above. The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City:

Tomball Economic Development Corporation
401 W. Market Street
Tomball, Texas 77375

Attn: President, Board of Directors

If to Company:

Beefy Marketing, LLC
P.O. Box 344
Waller, TX 77484
Attn: Andrew Brockenbush, Owner

8.

This Agreement shall be performable and enforceable in Harris County, Texas, and shall be construed in accordance with the laws of the State of Texas.

9.

Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties hereto.

10.

The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance. This Agreement shall bind and benefit the respective Parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other party.

11.

In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or

unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this _____ day of _____ 2021 (the “Effective Date”).

BEEFY MARKETING, LLC

By: _____

Name: Andrew Brockenbush

Title: Owner

ATTEST:

By: _____

Name: _____

Title: _____

**TOMBALL ECONOMIC DEVELOPMENT
CORPORATION**

By: _____

Name: Gretchen Fagan

Title: President, Board of Directors

ATTEST:

By: _____

Name: _____

Title: Secretary, Board of Directors

DRAFT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____
2021, by Andrew Brockenbush, Owner of Beefy Marketing, LLC, for and on behalf of said
company.

Notary Public in and for the State of Texas

My Commission Expires: _____

(SEAL)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____
2021, by Gretchen Fagan, President of the Board of Directors of the Tomball Economic
Development Corporation, for and on behalf of said Corporation.

Notary Public in and for the State of Texas

My Commission Expires: _____

(SEAL)

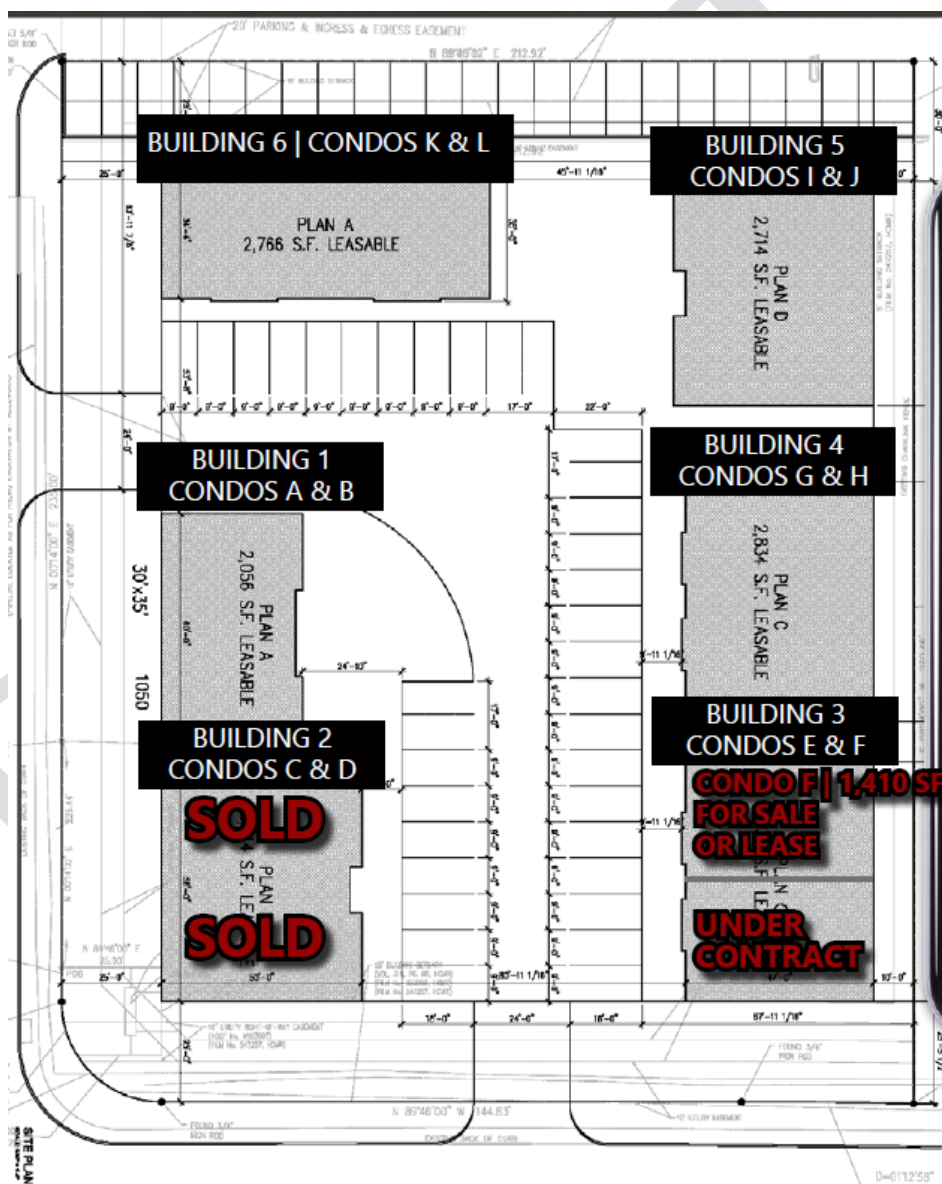
Exhibit "A"
Legal Description of Property

Legal Description: UNIT F BLDG 3

.0533 INT COMMON LAND & ELE

ROSEWOOD OFFICE CONDO

Property Address: 994 Village Square Drive, Condo F, Tomball, TX 77375



Regular City Council Agenda Item Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve, on Second Reading, Resolution No. 2021-22-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation's Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Jonah's Movers, LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a 23,000 square foot office/warehouse facility to be located at 0 Theis Lane, Tomball, Texas. The estimated amount of expenditures for such Project is \$26,925.00.

Background:

On July 13, 2021, the Tomball Economic Development Corporation (TEDC) Board of Directors unanimously approved, as a Project of the Corporation, a performance agreement with Jonah's Movers, LLC for assistance with infrastructure costs related to the development of a proposed 23,000 square foot office/warehouse facility to be located at 0 Theis Ln., Tomball, Texas 77375.

Targeted infrastructure projects that will promote or develop new or expanded business enterprises are authorized expenditures under the Development Corporation Act.

The Tomball City Council has final approval authority over all programs and expenditures of the TEDC. Final approval of this project requires the adoption of Resolution No. 2021-22-TEDC after two separate readings.

Origination: Tomball Economic Development Corporation Board of Directors

Recommendation: Approve Resolution No. 2021-22-TEDC on second reading.

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

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

Yes: X No: _____ If yes, specify Account Number: # Project Grants

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

Signed _____	Approved by _____
Staff Member-TEDC	Executive Director-TEDC
Date	Date



TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: August 16, 2021

SUBJECT: Jonah's Movers, LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation received a request from Jonathan (Jonah) Hoffmaister, President of Jonah's Movers, LLC, for assistance with infrastructure costs related to the development of a proposed operations depot, office and storage facility.

Mr. Hoffmaister began Jonah's Movers in 2014 as a sole proprietorship and became an LLC in 2018. He has been committed to steady growth (without debt) and has reinvested profits in his company to grow from 4 employees and 1 owned truck in 2015 to a company with 26 full time employees and 7 trucks. The company currently operates out of multiple lease spaces off Boudreaux Road, outside the city limits.

Jonah's Movers proposes to develop approximately 3.287 acres located on Theis Lane near the intersection of Commercial Park Road. The development will include the construction of two buildings totaling approximately 23,000 square-feet. The estimated capital investment for the project is over \$2,200,000.00.

The eligible infrastructure improvements include water, sanitary, storm sewer, electric utilities, and related site improvements totaling approximately \$179,500.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation. If this project is approved, it will go to Tomball City Council for final approval by resolution at two separate readings.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball's economy is \$74,784.00.

If the agreement between the TEDC and Jonah's Movers, LLC is approved as a Project of the Corporation, the grant funding amount will not exceed \$26,925.00, based on 15% of the actual expenditures for the eligible infrastructure improvements.



11714 Boudreaux Rd
Suite 216
Tomball, TX 77375
(832) 728-6675

June 29, 2021

Dear TEDC Board of Directors:

As Owner of Jonah's Movers, LLC, I would like to thank you for the opportunity to request grant funding from TEDC for the development of our Operations Depot, Office, and Storage facility in Tomball. We are thrilled to have the possibility of establishing our company in Tomball and serve the community with moving and storage services.

The project will provide two buildings for Jonah's Movers containing about 23,000 total square feet. One building will include operational space for our current 25+ employees and include space for office and operational expansion as we continue to grow. A portion of the first building and the entire second building will provide storage space for the public as well as for clients that choose Jonah's Movers for their residential move.

We are requesting grant funding for approved infrastructure improvements. Our current budget is as follows:

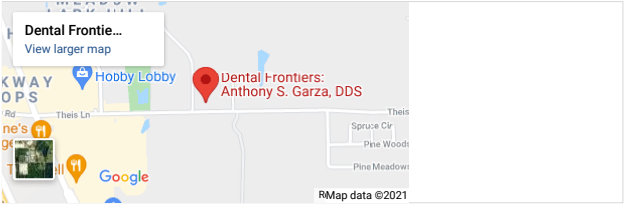
Land	600,000
Clearing & Site Work	131,000
Storm Sewer	25,000
Design	74,600
Soils Boring & Topographical Survey	7,000
Construction Cost	1,432,378
Total Project Cost	2,269,978

If there are any questions regarding the project, please feel free to contact me directly at 832-728-6675. We look forward to relocating to our company operations to Tomball and appreciate your consideration of this grant request to assist us in achieving that goal.

Sincerely,

Jonathan Hoffmaister
President
Jonah's Movers, LLC

PROJECT INFO	
NAICS	484210 Used Household and Office Goods Moving
SPACE	23,800 SF Office and Warehouse
FACILITY	Land purchase and construction of a new building
BREAK GROUND	Summer 2021
BEGIN OPERATIONS	February 2022



ADDRESS
0 Theis Ln, Tomball, TX 77375, USA

COMPANY INFO	
Company Name	Jonah's Movers, LLC
Year Established	2014 as Individual Proprietorship, 2018 as LLC
State of Formation	Texas
Business Structure	LLC
Ownership	Private

EMPLOYMENT



46

New Jobs
Phased in Over 3 Years

CAPITAL INVESTMENT



\$1.7M

\$1.6M Buildings & Improvements
\$50,000 Furniture, Fixtures, & Equipment

PAYROLL



\$45,000

Avg Annual Salary

\$2.2M*

Annual Payroll

*At Full Ops in Year 3

Scenario 1 with Client Data

Project Type: Recruitment
Prepared By: Tomball EDC

Purpose & Limitations

This report presents the results of an economic and fiscal analysis undertaken by Tomball EDC using Impact DashBoard, a customized web application developed by Impact DataSource, LLC.

Impact DashBoard utilizes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in a custom user guide prepared for Tomball EDC.

This report, generated by the Impact DashBoard application, has been prepared by Tomball EDC to assist economic development stakeholders in making an evaluation of the economic and fiscal impact of business activity in the community. This report does not purport to contain all of the information that may be needed to conclude such an evaluation. This report is based on a variety of assumptions and contains forward-looking statements concerning the results of operations of the subject firm. Tomball EDC made reasonable efforts to ensure that the project-specific data entered into Impact DashBoard reflects realistic estimates of future activity. Estimates of future activity involve known and unknown risks and uncertainties that could cause actual results, performance, or events to differ materially from those expressed or implied in this report.

Tomball EDC and Impact DataSource make no representation or warranty as to the accuracy or completeness of the information contained herein, and expressly disclaim any and all liability based on or relating to any information contained in, or errors or omissions from, this information or based on or relating to the use of this information.

Introduction

This report presents the results of an economic impact analysis performed using Impact DashBoard, a model developed by Impact DataSource. The report estimates the impact that a potential project will have on the local economy and estimates the costs and benefits for local taxing districts over a 10-year period.

Economic Impact Overview

The table below summarizes the economic impact of the project over the first 10 years in terms of job creation, salaries paid to workers, and taxable sales.

SUMMARY OF ECONOMIC IMPACT OVER 10 YEARS IN CITY OF TOMBALL			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Jobs	46.0	27.9	73.9
Annual Salaries/Wages at Full Ops (Yr 3)	\$2,238,912	\$1,300,549	\$3,539,461
Salaries/Wages over 10 Years	\$23,484,642	\$13,641,864	\$37,126,506
Taxable Sales/Purchases in City of Tomball	\$1,470,778	\$170,523	\$1,641,301

Totals may not sum due to rounding

The Project may result in new residents moving to the community and potentially new residential properties being constructed as summarized below.

SUMMARY OF POPULATION IMPACT OVER 10 YEARS IN CITY OF TOMBALL			
IMPACT	DIRECT	SPIN-OFF	TOTAL
Workers who will move to City of Tomball	1.3	0.8	2.1
New residents in City of Tomball	3.3	2.0	5.4
New residential properties constructed in City of Tomball	0.2	0.1	0.3
New students to attend local school district	0.6	0.4	1.0

Totals may not sum due to rounding

The new taxable property to be supported by the Project over the next 10 years is summarized in the following table.

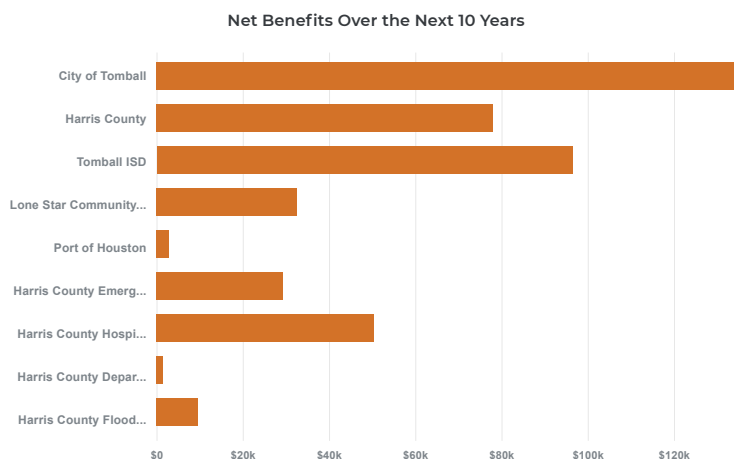
SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN CITY OF TOMBALL							
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	INVENTORIES	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	\$37,154	\$600,000	\$1,600,000	\$50,000	\$0	\$2,250,000	\$2,287,154
2	\$52,473	\$612,000	\$1,632,000	\$45,000	\$0	\$2,289,000	\$2,341,473
3	\$68,390	\$624,240	\$1,664,640	\$40,000	\$0	\$2,328,880	\$2,397,270
4	\$69,758	\$636,725	\$1,697,933	\$35,000	\$0	\$2,369,658	\$2,439,415
5	\$71,153	\$649,459	\$1,731,891	\$30,000	\$0	\$2,411,351	\$2,482,503
6	\$72,576	\$662,448	\$1,766,529	\$25,000	\$0	\$2,453,978	\$2,526,554
7	\$74,027	\$675,697	\$1,801,860	\$20,000	\$0	\$2,497,557	\$2,571,585
8	\$75,508	\$689,211	\$1,837,897	\$15,000	\$0	\$2,542,108	\$2,617,616
9	\$77,018	\$702,996	\$1,874,655	\$10,000	\$0	\$2,587,651	\$2,664,669
10	\$78,558	\$717,056	\$1,912,148	\$10,000	\$0	\$2,639,204	\$2,717,762

Fiscal Impact Overview

The Project will generate additional benefits and costs, a summary of which is provided below. The source of specific benefits and costs are provided in greater detail for each taxing district on subsequent pages.

FISCAL NET BENEFITS OVER THE NEXT 10 YEARS				
	BENEFITS	COSTS	NET BENEFITS	PRESENT VALUE*
City of Tomball	\$540,295	(\$405,677)	\$134,618	\$107,078
Harris County	\$168,748	(\$90,673)	\$78,074	\$60,062
Tomball ISD	\$376,012	(\$279,555)	\$96,457	\$73,826
Lone Star Community College	\$32,623	\$0	\$32,623	\$24,939
Port of Houston	\$2,999	\$0	\$2,999	\$2,293
Harris County Emergency Services District 8	\$29,354	\$0	\$29,354	\$22,441
Harris County Hospital District	\$50,450	\$0	\$50,450	\$38,568
Harris County Department of Education	\$1,511	\$0	\$1,511	\$1,155
Harris County Flood Control	\$9,508	\$0	\$9,508	\$7,269
Total	\$1,211,500	(\$775,905)	\$435,595	\$337,630

*The Present Value of Net Benefits expresses the future stream of net benefits received over several years as a single value in today's dollars. Today's dollar and a dollar to be received at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 5.0% to make the dollars comparable.



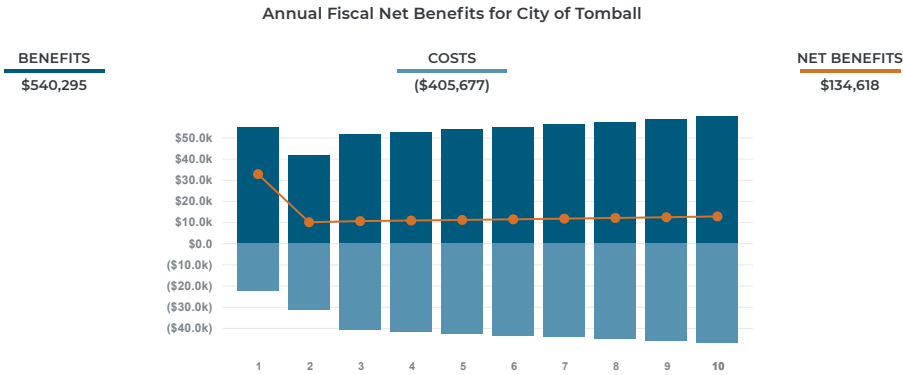
Public Support Overview

A summary of the total Public Support modeled in this analysis is shown below.

VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION		
	NON-TAX INCENTIVE	TOTAL
City of Tomball	\$26,925	\$26,925
Harris County	\$0	\$0
Tomball ISD	\$0	\$0
Lone Star Community College	\$0	\$0
Port of Houston	\$0	\$0
Harris County Emergency Services District 8	\$0	\$0
Harris County Hospital District	\$0	\$0
Harris County Department of Education	\$0	\$0
Harris County Flood Control	\$0	\$0
Total	\$26,925	\$26,925

The table below displays the estimated additional benefits, costs, and net benefits to be received by City of Tomball over the next 10 years of the Project.

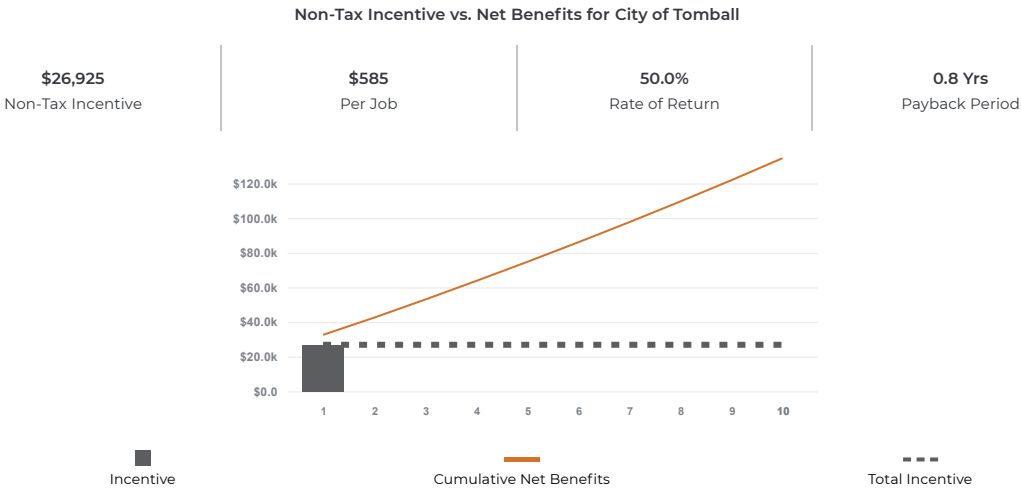
NET BENEFITS OVER 10 YEARS: CITY OF TOMBALL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	\$23,544	\$9,282	\$32,826
Real Property Taxes	\$81,389	\$0	\$81,389
FF&E Property Taxes	\$946	\$0	\$946
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$2,286	\$2,286
Hotel Occupancy Taxes	\$0	\$0	\$0
Building Permits and Fees	\$15,000	\$0	\$15,000
Utility Revenue	\$264,679	\$30,640	\$295,319
Utility Franchise Fees	\$16,572	\$1,918	\$18,490
Miscellaneous Taxes and User Fees	\$84,281	\$9,759	\$94,039
Benefits Subtotal	\$486,411	\$53,884	\$540,295
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$97,538)	(\$11,272)	(\$108,810)
Cost of Utility Services	(\$266,100)	(\$30,768)	(\$296,868)
Costs Subtotal	(\$363,638)	(\$42,039)	(\$405,677)
Net Benefits	\$122,773	\$11,845	\$134,618



City of Tomball Public Support

Non-Tax Incentives

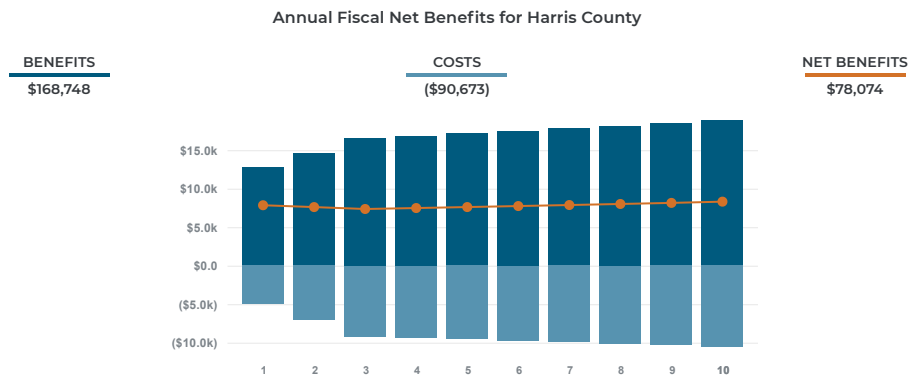
The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to City of Tomball. The intersection indicates the length of time until the incentives are paid back.



Harris County Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County over the next 10 years of the Project.

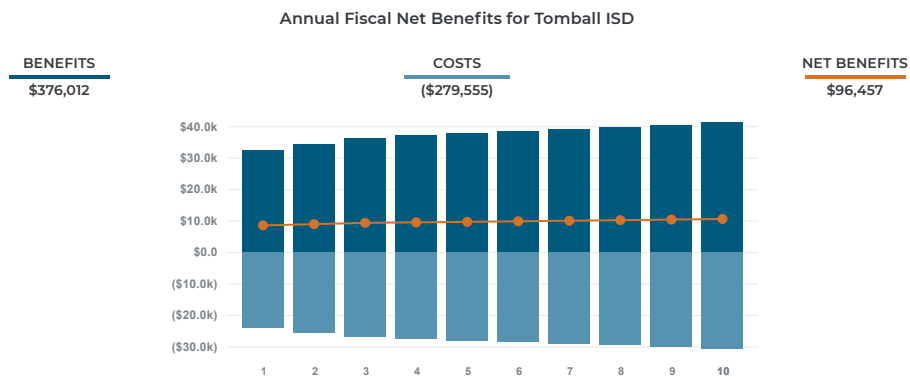
NET BENEFITS OVER 10 YEARS: HARRIS COUNTY			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$94,228	\$0	\$94,228
FF&E Property Taxes	\$1,095	\$0	\$1,095
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$23,050	\$23,050
Hotel Occupancy Taxes	\$0	\$0	\$0
Miscellaneous Taxes and User Fees	\$21,307	\$29,067	\$50,374
Benefits Subtotal	\$116,630	\$52,117	\$168,748
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	(\$38,352)	(\$52,321)	(\$90,673)
Costs Subtotal	(\$38,352)	(\$52,321)	(\$90,673)
Net Benefits	\$78,278	(\$203)	\$78,074



Tomball ISD Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Tomball ISD over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: TOMBALL ISD			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$310,753	\$0	\$310,753
FF&E Property Taxes	\$3,612	\$0	\$3,612
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$27,724	\$27,724
Addtl. State & Federal School Funding	\$0	\$33,923	\$33,923
Benefits Subtotal	\$314,365	\$61,647	\$376,012
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost to Educate New Students	\$0	(\$30,172)	(\$30,172)
Reduction in State School Funding	(\$229,172)	(\$20,211)	(\$249,383)
Costs Subtotal	(\$229,172)	(\$50,383)	(\$279,555)
Net Benefits	\$85,193	\$11,264	\$96,457

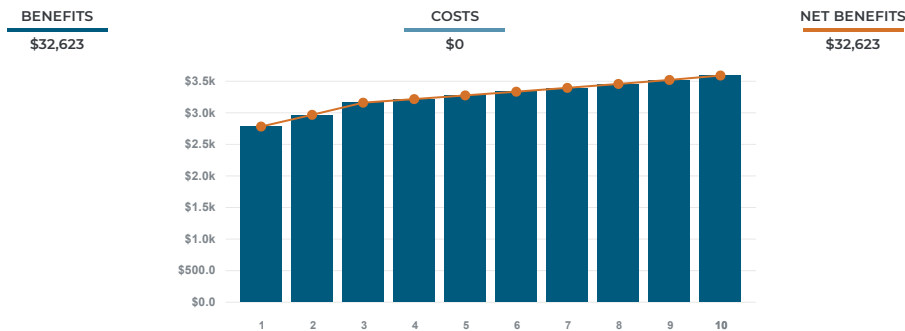


Lone Star Community College Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Lone Star Community College over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: LONE STAR COMMUNITY COLLEGE			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$25,968	\$0	\$25,968
FF&E Property Taxes	\$302	\$0	\$302
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$6,352	\$6,352
Benefits Subtotal	\$26,270	\$6,352	\$32,623
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$26,270	\$6,352	\$32,623

Annual Fiscal Net Benefits for Lone Star Community College

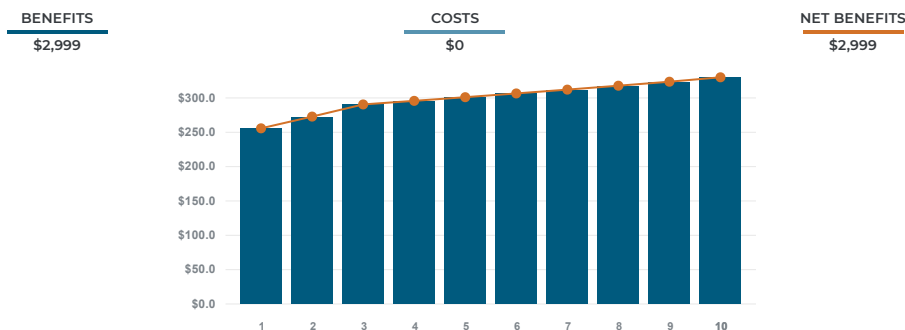


Port of Houston Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Port of Houston over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: PORT OF HOUSTON			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$2,387	\$0	\$2,387
FF&E Property Taxes	\$28	\$0	\$28
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$584	\$584
Benefits Subtotal	\$2,415	\$584	\$2,999
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$2,415	\$584	\$2,999

Annual Fiscal Net Benefits for Port of Houston

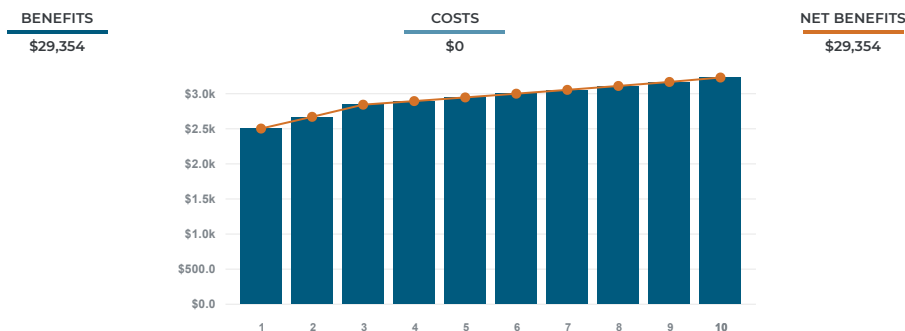


Harris County Emergency Services District 8 Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Emergency Services District 8 over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY EMERGENCY SERVICES DISTRICT 8			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$23,367	\$0	\$23,367
FF&E Property Taxes	\$272	\$0	\$272
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$5,716	\$5,716
Benefits Subtotal	\$23,638	\$5,716	\$29,354
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$23,638	\$5,716	\$29,354

Annual Fiscal Net Benefits for Harris County Emergency Services District 8

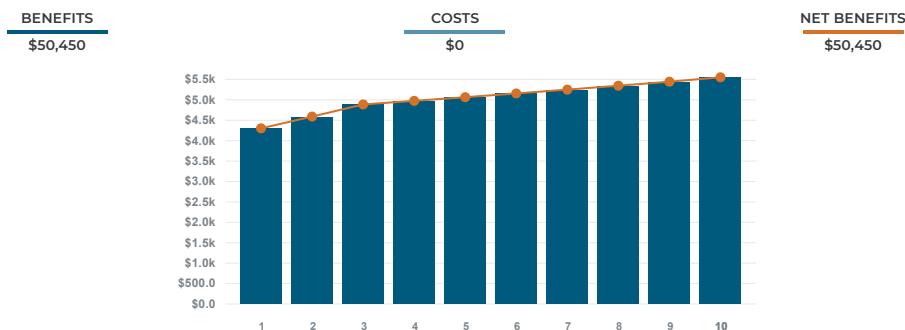


Harris County Hospital District Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Hospital District over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY HOSPITAL DISTRICT			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$40,159	\$0	\$40,159
FF&E Property Taxes	\$467	\$0	\$467
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$9,824	\$9,824
Benefits Subtotal	\$40,626	\$9,824	\$50,450
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$40,626	\$9,824	\$50,450

Annual Fiscal Net Benefits for Harris County Hospital District

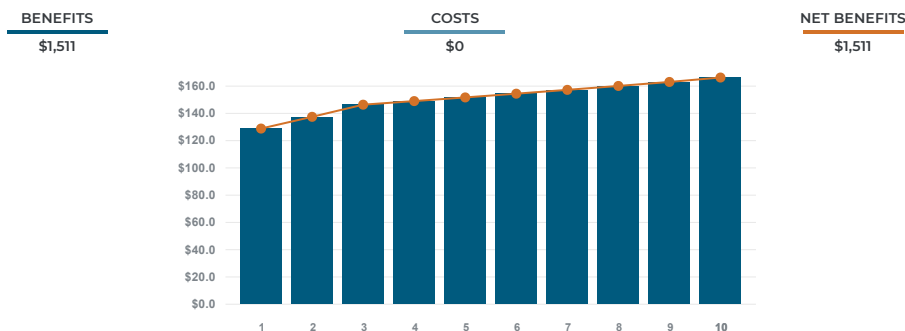


Harris County Department of Education Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Department of Education over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY DEPARTMENT OF EDUCATION			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$1,203	\$0	\$1,203
FF&E Property Taxes	\$14	\$0	\$14
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$294	\$294
Benefits Subtotal	\$1,217	\$294	\$1,511
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$1,217	\$294	\$1,511

Annual Fiscal Net Benefits for Harris County Department of Education

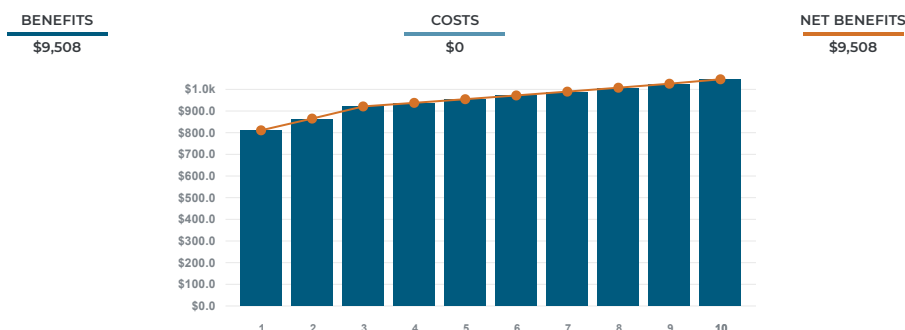


Harris County Flood Control Fiscal Impact

The table below displays the estimated additional benefits, costs, and net benefits to be received by Harris County Flood Control over the next 10 years of the Project.

NET BENEFITS OVER 10 YEARS: HARRIS COUNTY FLOOD CONTROL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	\$7,569	\$0	\$7,569
FF&E Property Taxes	\$88	\$0	\$88
Inventory Property Taxes	\$0	\$0	\$0
New Residential Property Taxes	\$0	\$1,852	\$1,852
Benefits Subtotal	\$7,657	\$1,852	\$9,508
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	\$0	\$0	\$0
Costs Subtotal	\$0	\$0	\$0
Net Benefits	\$7,657	\$1,852	\$9,508

Annual Fiscal Net Benefits for Harris County Flood Control



Overview of Methodology

The Impact DashBoard model combines project-specific attributes with community data, tax rates, and assumptions to estimate the economic impact of the Project and the fiscal impact for local taxing districts over a 10-year period.

The economic impact as calculated in this report can be categorized into two main types of impacts. First, the direct economic impacts are the jobs and payroll directly created by the Project. Second, this economic impact analysis calculates the spin-off or indirect and induced impacts that result from the Project. Indirect jobs and salaries are created in new or existing area firms, such as maintenance companies and service firms, that may supply goods and services for the Project. In addition, induced jobs and salaries are created in new or existing local businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to new workers and their families.

The economic impact estimates in this report are based on the Regional Input-Output Modeling System (RIMS II), a widely used regional input-output model developed by the U. S. Department of Commerce, Bureau of Economic Analysis. The RIMS II model is a standard tool used to estimate regional economic impacts. The economic impacts estimated using the RIMS II model are generally recognized as reasonable and plausible assuming the data input into the model is accurate or based on reasonable assumptions. Impact DataSource utilizes adjusted county-level multipliers to estimate the impact occurring at the sub-county level.

Two types of regional economic multipliers were used in this analysis: an employment multiplier and an earnings multiplier. An employment multiplier was used to estimate the number of indirect and induced jobs created or supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs. The employment multiplier shows the estimated number of total jobs created for each direct job. The earnings multiplier shows the estimated amount of total salaries paid to these workers for every dollar paid to a direct worker. The multipliers used in this analysis are listed below:

484210 USED HOUSEHOLD AND OFFICE GOODS MOVING		CITY OF TOMBALL
Employment Multiplier	(Type II Direct Effect)	1.6072
Earnings Multiplier	(Type II Direct Effect)	1.5809

Most of the revenues estimated in this study result from calculations relying on (1) attributes of the Project, (2) assumptions to derive the value of associated taxable property or sales, and (3) local tax rates. In some cases, revenues are estimated on a per new household, per new worker, or per new school student basis.

The company or Project developer was not asked, nor could reasonably provide data for calculating some other revenues. For example, while the city will likely receive revenues from fines paid on speeding tickets given to new workers, the company does not know the propensity of its workers to speed. Therefore, some revenues are calculated using an average revenue approach.

This approach uses relies on two assumptions:

- 1. The taxing entity has two general revenue sources: revenues from residents and revenues from businesses.
- 2. The taxing entity will collect (a) about the same amount of miscellaneous taxes and user fees from each new household that results from the Project as it currently collects from existing households on average, and (b) the same amount of miscellaneous taxes and user fees from the new business (on a per worker basis) will be collected as it collects from existing businesses.

In the case of the school district, some additional state and federal revenues are estimated on a per new school student basis consistent with historical funding levels.

Additionally, this analysis sought to estimate the additional expenditures faced by local jurisdictions to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs.

This approach relies on two assumptions:

- 1. The taxing entity spends money on services for two general groups: revenues from residents and revenues from businesses.
- 2. The taxing entity will spend slightly less than its current average cost to provide local government services (police, fire, EMS, etc.) to (a) new residents and (b) businesses on a per worker basis.

In the case of the school district, the marginal cost to educate new students was estimated based on a portion of the school's current expenditures per student and applied to the headcount of new school students resulting from the Project.

Additionally, this analysis seeks to calculate the impact on the school district's finances from the Project by generally, and at a summary level, mimicking the district's school funding formula.

According to the Texas Education Agency, any property added to local tax rolls, and the local taxes that this generates, reduces the amount of state funding equivalent to local taxes collected for maintenance and operations. The school district retains local taxes received for debt services and the corresponding state funding is not reduced. However, according to the Texas Education Agency, the school district will receive state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Established in 1993, Impact DataSource is an Austin, Texas-based economic consulting firm. Impact DataSource provides high-quality economic research, specializing in economic and fiscal impact analyses. The company is highly focused on supporting economic development professionals and organizations through its consulting services and software. Impact DataSource has conducted thousands of economic impact analyses of new businesses, retention and expansion projects, developments, and activities in all industry groups throughout the U.S.

For more information on Impact DataSource, LLC and our product Impact DashBoard, please visit our website www.impactdatasource.com



Scenario 1 with Client Data

RESOLUTION NO. 2021-22-TEDC

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, AUTHORIZING AND APPROVING THE TOMBALL ECONOMIC DEVELOPMENT CORPORATION'S PROJECT TO EXPEND FUNDS IN ACCORDANCE WITH AN ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT BY AND BETWEEN THE CORPORATION AND JONAH'S MOVERS, LLC, TO PROMOTE AND DEVELOP NEW OR EXPANDED BUSINESS ENTERPRISES; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, the Tomball Economic Development Corporation (the "TEDC"), created pursuant to the Development Corporation Act, now Chapter 501 of the Texas Local Government Code, as amended (the "Act"), desires to adopt projects and provide incentives for economic development within the City; and

WHEREAS, the Board of Directors of the TEDC had adopted as a specific project the expenditure of the estimated amount of Twenty Six Thousand Nine Hundred Twenty Five Dollars (\$26,925.00), found by the Board to be required or suitable to promote a new business development by Jonah's Movers, LLC; and

WHEREAS, pursuant to the Act, the TEDC may not undertake such project without the approval of Tomball City Council; and

WHEREAS, City Council finds and determines that such project promotes new or expanded business enterprises and is in the best interests of the citizenry; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City Council hereby authorizes and approves the adoption, by the Board of Directors of the Tomball Economic Development Corporation, as a specific project for the economic development of the City, an expenditure of the estimated amount of Twenty Six Thousand Nine Hundred Twenty Five Dollars (\$26,925.00), to Jonah's Movers, LLC in accordance with an economic development agreement by and between the TEDC and Jonah's Movers, LLC, to promote and develop a new or expanded business enterprises, to be located at 0 Theis Ln., Tomball, TX 77375.

Section 3. In the event any clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged

invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this ____ day of _____, 2021.

PASSED, APPROVED, AND RESOLVED on second and final reading this ____ day of _____, 2021.

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

AGREEMENT

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARRIS §

This Agreement (the “Agreement”) is made and entered into by and between the **Tomball Economic Development Corporation**, an industrial development corporation created pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B, located in Harris County, Texas (the “TEDC”), and **Jonah’s Movers, LLC** (the “Company”), 11714 Boudreaux Rd., Suite 216, Tomball, TX 77375.

WITNESSETH:

WHEREAS, it is the established policy of the TEDC to adopt such reasonable measures from time-to-time as are permitted by law to endeavor to attract industry, create and retain primary jobs, expand the growth of the City of Tomball (the “City”), and thereby enhance the economic stability and growth of the City; and

WHEREAS, the Company proposes to develop a 3.287-acre tract of land within the City, located at 0 Theis Lane, Tomball, Texas 77375 (the “Property”), more particularly described in Exhibit “A,” attached hereto and made a part hereof; and

WHEREAS, the Company plans to expend over Two Million Two Hundred Thousand Dollars (\$2,200,000) to construct an 11,200 square foot storage facility and a 12,600 square foot office/warehouse building (the “Improvements”) on the site, more particularly described in Exhibit “B,” attached hereto and made a part hereof; and

WHEREAS, the Company proposes to relocate twenty-six (26) full-time employees to the Property and create twenty (20) new full-time employment positions in Tomball in conjunction with the opening of its business operations on the Property; and

WHEREAS, the TEDC agrees to provide to the Company the sum of Twenty-six Thousand Nine Hundred and Twenty-Five Dollars (\$26,925.00), or an amount equal to fifteen percent (15%) of actual construction costs if less than the sum stated above, to assist in the construction of infrastructure improvements (the “Infrastructure Improvements”), identified and described in Exhibit “C,” attached hereto and made a part hereof; and

WHEREAS, the Company has agreed, in exchange and as consideration for the funding, to satisfy and comply with certain terms and conditions; and

NOW, THEREFORE, in consideration of the premises and the mutual benefits and obligations set forth herein, including the recitals set forth above, the TEDC and the Company agree as follows:

1.

The Company covenants and agrees that it will construct and maintain on the Property an 11,200 square foot storage facility and a 12,600 square-foot office/warehouse building (the “Improvements”) identified and described in Exhibit “B,” attached hereto and made a part hereof. In conjunction with the development of the Property, the Company further agrees to construct the Improvements contemplated by this Agreement, in accordance with the requirements of the ordinances of the City and the plans and specifications approved by the City. The Company further represents and agrees that it will certify the costs of the construction of such Infrastructure Improvements to the TEDC prior to construction.

2.

Construction of the Improvements on the Property, including construction of the Infrastructure Improvements, must commence within 180 days from the date of this Agreement (the “Start Date”), and the Company shall notify the TEDC of such Start Date. The construction of the Improvements to the Property, including construction of the Infrastructure Improvements, shall be completed, and all necessary occupancy permits from the City shall be obtained within eighteen (18) months from the Effective Date of this agreement. Extensions of these deadlines due to extenuating circumstances or uncontrollable delay may be granted by the Board of Directors of the TEDC at its sole discretion.

3.

The Company further covenants and agrees that the Improvements described in Paragraph 1 hereof will be occupied and that the indoor sports facility will be maintained on the property for a term of at least five (5) years.

4.

The Company further covenants and agrees that the Company or any owner or leasee of the Improvements does not and will not knowingly employ an undocumented worker. An “undocumented worker” shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent residence to the United States; or (b) authorized under the law to be employed in that manner in the United States.

5.

In consideration of the Company's representations, promises, and covenants, TEDC agrees to reimburse the Company for the actual cost of the Infrastructure Improvements up to the amount of Twenty-Six Thousand Nine Hundred and Twenty-Five Dollars (\$26,925.00), or an amount equal to up to fifteen percent (15%) of actual construction costs if less than the sum stated above.

The TEDC agrees to reimburse the Company for such amount within thirty (30) days of receipt of a letter from the Company requesting such payment and including: (a) certification of the costs of constructing the Infrastructure Improvements; (b) a copy of the City's occupancy permit for the Improvements to the Property; (c) verification from the City acknowledging that all necessary plats, permits, plans, and specifications have been received, reviewed, and approved; (d) certification that the Infrastructure Improvements have been constructed in accordance with the approved plans and specifications; and (e) an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the Infrastructure Improvements have been paid and any and all liens and claims regarding such work have been released.

6.

It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC, with interest at the rate equal to the 90-day Treasury Bill plus one-half percent ($\frac{1}{2}\%$) per annum, within thirty (30) days after the TEDC notifies the Company of the default. It is further understood and agreed by the parties that if the Company, or any owner or lessee of the Improvements, is convicted of a violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90-day Treasury Bill plus one-half percent ($\frac{1}{2}\%$) per annum, within thirty (30) days after the TEDC notifies the Company of the violation.

The Company shall also reimburse the TEDC for any and all reasonable attorney's fees and costs incurred by the TEDC as a result of any action required to obtain reimbursement of

such funds. Such reimbursement shall be due and payable thirty (30) days after the Company receives written notice of default.

7.

This Agreement shall inure to the benefit of and be binding upon the TEDC and the Company, and upon the Company's successors and assigns, lessees, affiliates, and subsidiaries, and shall remain in force whether the Company sells, leases, assigns, or in any other manner disposes of, either voluntarily or by operation of law, all or any part of the Property and the agreements herein contained shall be held to be covenants running with the Property for so long as this Agreement, or any extension thereof, remains in effect.

8.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above. The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: Tomball Economic Development Corporation
401 W. Market Street
Tomball, Texas 77375
Attn: President, Board of Directors

If to Company: Jonah's Movers, LLC
11714 Boudreaux Rd
Tomball, TX 77375
Attn: Jonathan Hoffmaister
President, Jonah's Movers, LLC

9.

This Agreement shall be performable and enforceable in Harris County, Texas, and shall be construed in accordance with the laws of the State of Texas.

10.

Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the parties hereto.

11.

The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

12.

This Agreement shall bind and benefit the respective Parties and their legal successors and shall not be assignable, in whole or in part, by any party without first obtaining written consent of the other party.

13.

In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such

words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this _____ day of _____ 2021 (the “Effective Date”).

Jonah’s Movers, LLC

By: _____
Name: Jonathan Hoffmaister
Title: President, Jonah’s Movers, LLC

ATTEST:

By: _____
Name: _____
Title: _____

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: _____
Name: _____
Title: President, Board of Directors

ATTEST:

By: _____
Name: _____
Title: Secretary, Board of Directors

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2021, by Jonathan Hoffmaister, President, Jonah's Movers, LLC for and on behalf of said company.

Notary Public in and for the State of Texas

My Commission Expires: _____

(SEAL)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2021, by _____, President of the Board of Directors of the Tomball Economic Development Corporation, for and on behalf of said Corporation.

Notary Public in and for the State of Texas

My Commission Expires: _____

(SEAL)

Legal Description of Property

SITUATED IN THE CLAUDE N. PILLOT SURVEY, A-632, HARRIS COUNTY, TEXAS

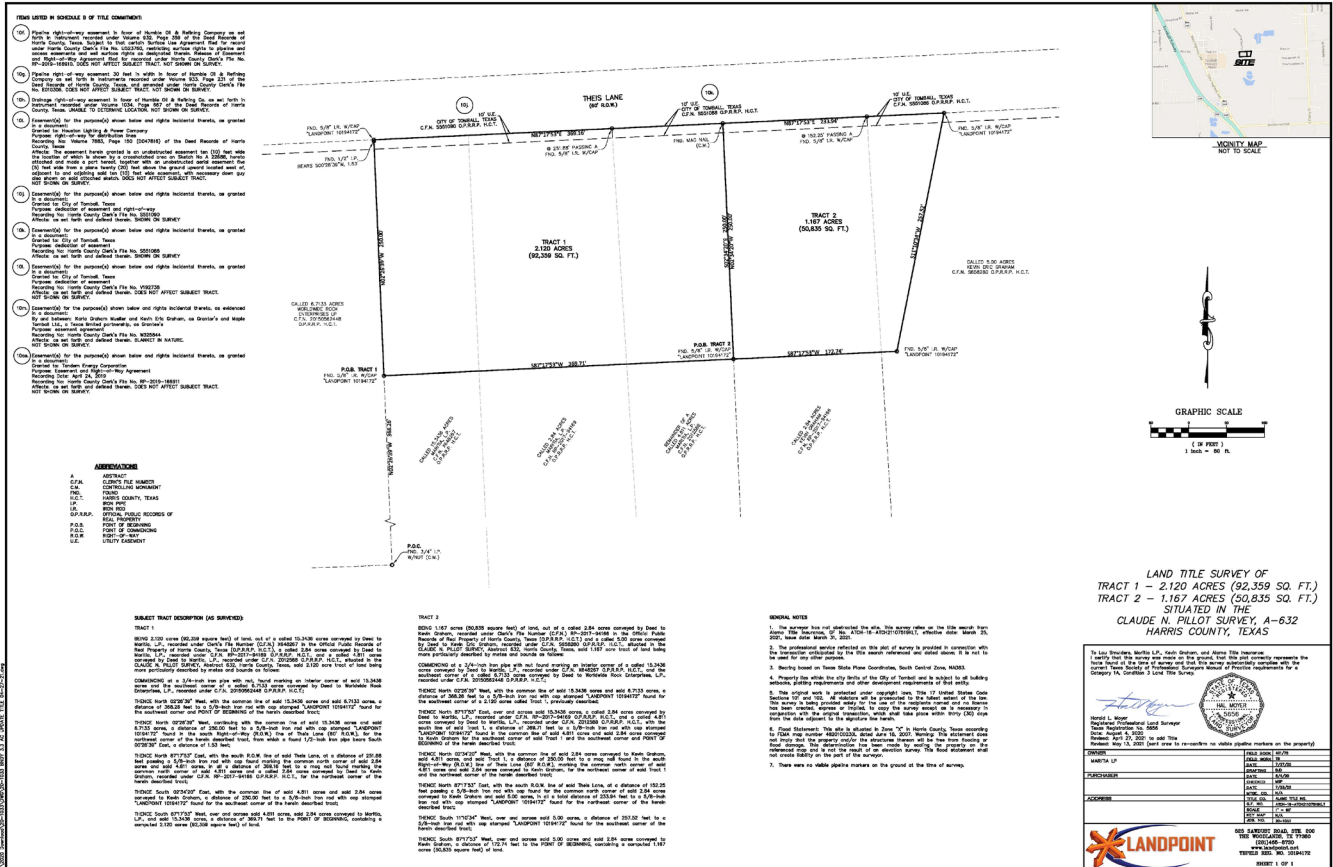
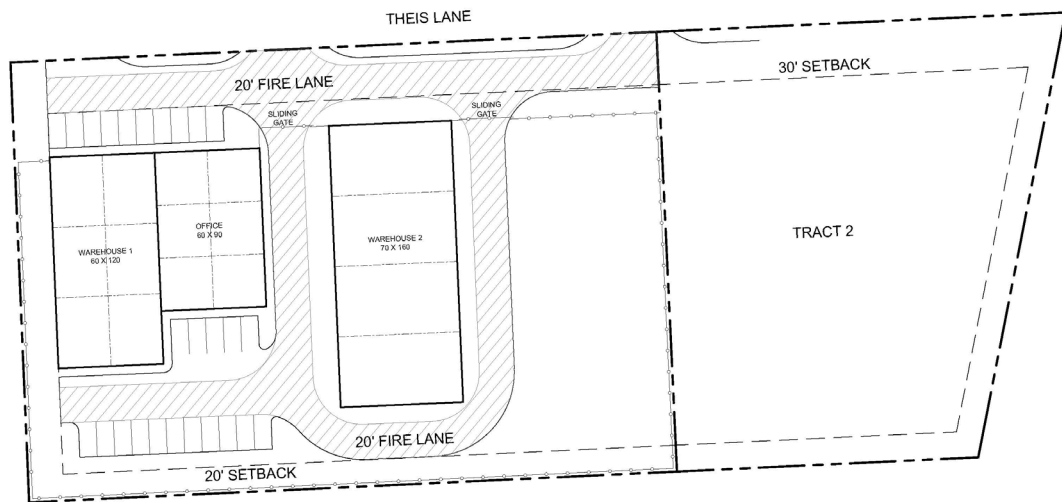


Exhibit B

Description of Improvements

Construction of an 11,200 square foot storage facility and a 12,600 square foot office/warehouse.



Jonah's Movers

May 12, 2021

INTERIM REVIEW ONLY, NOT FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

MARSHALL L. RED - TX ARCH. REG. NO. 6555

Proposed Site Plan

SCALE: 1/4" = 1'-0"

REID Architects

marshall@reid.com | 713.621.2628

Exhibit C

Description of Infrastructure Improvements

Jonah's Movers, LLC	
0 Theis Lane	
Tomball, TX 77375	
Improvement	Cost
Electric	\$ 6,000
Sanitary Sewer	\$ 8,500
Storm Drainage	\$ 25,000
Water	\$ 2,000
Site Preparation	\$ 138,000
Total	\$ 179,500

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Adopt, on Second Reading, Ordinance No. 2021-30, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. the property is approximately 95.4 acres of land, legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, PT Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, PT Tract 21A (AG-use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1; within the City of Tomball, Harris County, Texas; said property being generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street; providing for the amendment of the Official Zoning Map of the City; providing for severability; providing for a penalty of an amount not to exceed \$2,000 for each day of violation of any provision hereof, making findings of fact; and providing for other related matters.

Background:

City Staff recommends approval. Planning & Zoning Commission recommends Approval (4-0). Ordinance No. 2021-30 has been amended to include the requirement that “the minimum rear yard building setback for non-residential uses shall be 25 feet”.

Origination: Kathryn Parker with META Planning + Design LLC

Recommendation:

Adopt Ordinance No. 2021-30 on Second Reading

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 Kim Chandler Approved by _____
Staff Member _____ Date _____ City Manager _____ Date _____

ORDINANCE NO. 2021-30

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY AMENDING PLANNED DEVELOPMENT (PD-14) DISTRICT. THE PROPERTY IS APPROXIMATELY 95.4 ACRES OF LAND, LEGALLY DESCRIBED AS TRACTS 198A, 202A & 206A, TOMBALL OUTLOTS, TRACTS 3B, 4, 4Q, 21A, 23B & 23B-2 ABSTRACT 632 C V PILLOT, PT TRACT 21A (HOMESITE) (TRACT 4-X) ABSTRACT C N PILLOT, TRACT 23A ABSTRACT 632 C N PILLOT, PT TRACT 21A (AG-USE) ABSTRACT 632 C N PILLOT, TRACTS 3A-2, 4P, 19A & 23B-1 ABSTRACT 632 C V PILLOT, TRACT 4R ABSTRACT 632 C V PILLOT, TRACT 23A-2 ABSTRACT 632 C N PILLOT, TRACTS 4Q-1, 23B-3 & 23B-2A ABSTRACT 632 C V PILLOT, TRACTS 3A & 3A-3 ABSTRACT 632 C V PILLOT, AND TRACT 4R-1 ABSTRACT 632 C V PILLOT, AND WOOD LEAF RESERVE SECTION 1; WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; SAID PROPERTY BEING GENERALLY LOCATED ON THE SOUTH SIDE OF THEIS LANE AT COMMERCIAL PARK ROAD AND NORTH SIDE OF HOLDERRIETH ROAD BETWEEN SH 249 AND SOUTH CHERRY STREET; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * *

Whereas, Kathryn Parker with META Planning + Design, has requested an amendment to Planned Development PD-14 District, an approximately 95.4 acre tract of land, legally described Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1; generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, in the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

Whereas, the applicant has presented an application to the City for an amendment to the Planned Development (PD-14) District to allow for the construction of a mixed-use development; and

Whereas, the Planned Development application consists of an application for Planned Development District (Exhibit "A"); Planned Development Regulations (Exhibit "B"); and concept plan (Exhibit "C") attached to and made part of this ordinance; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning & Zoning Commission held a public hearing on the requested rezoning; and

Whereas, the public hearing was held before the Planning & Zoning Commission at least forty (40) calendar days after the City's receipt of the requested rezoning; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested amendment of Planned Development (PD-14) District; and

Whereas, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

Whereas, the City Council deems it appropriate to grant the requested rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Planned Development (PD-14) District is hereby amended and subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Planned Development (PD-14) District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Planned Development (PD-14) District as described above.

Section 5. The Planned Development (PD-14) shall be subject to the following limitations, restrictions and covenants:

- A. Compliance with the Application, Regulations and Concept Plan. The granting of the Planned Development (PD-14) District shall be conditioned upon the proposed improvements and lands uses being located, constructed and conducted upon the Property in substantial compliance with the application for the Planned Development District (Exhibit "A"), Planned Development Regulations (Exhibit "B") and concept plan (Exhibit "C") made a part hereof for all purposes.

B. The minimum rear yard building setback for non-residential uses shall be 25 feet.

Section 6. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 7. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 16TH DAY OF AUGUST 2021.

COUNCILMAN FORD	<u>AYE</u>
COUNCILMAN STOLL	<u>NAY</u>
COUNCILMAN DEGGES	<u>AYE</u>
COUNCILMAN TOWNSEND	<u>AYE</u>
COUNCILMAN KLEIN QUINN	<u>AYE</u>

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 7TH DAY OF SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

Exhibit "A"
Application for Planned Development



June 29, 2021

Mayor and City Council
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: WOODLEAF RESERVE PLANNED DEVELOPMENT

Dear Mayor and City Council,

On behalf of our client, Chesmar Homes, we are submitting the application for the creation of the Woodleaf Reserve Planned Development Amendment.

The developer intends to develop the 95-acre tract into a single-family residential community. The tract is located north of Holderrieth Road, south of Theis Lane, west of South Cherry Street. This application is for an amendment to revise the commercial uses and updated the concept plan to reflect the approved section 1 plat.

Below is a list of the items that are included with this submittal:

- 1) Completed application
- 2) Surveys that comprise the tract
- 3) List of HCAD tracts that comprise tract
- 4) Redlined Planned Development Text
 - a. Revisions to Commercial Uses
- 5) Planned Development Text
 - a. Revisions to Commercial Uses
- 6) Detailed Concept Plan
 - a. Minor adjustments to Section One to reflect submitted plat
- 7) Open Space Plan
 - a. Minor adjustments to Section One to reflect submitted plat

Feel free to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Kathryn Parker". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Kathryn Parker
Enclosure



RECEIVED (KC)
06/29/2021 11:43:47 AM

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

Revised 5/19/15
P&Z #21-308
No Charge, Amendment

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Kathryn Parker - META Planning + Design Title: Senior Planner
Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kparker@meta-pd.com

Owner

Name: Maritia LP Title:
Mailing Address: 30 E Rivercrest Drive City: Houston State: TX
Zip: 77042
Phone: () Fax: () Email:

Engineer/Surveyor (if applicable)

Name: Title:
Mailing Address: City: State:
Zip:
Phone: () Fax: () Email:

Description of Proposed Project: Woodleaf Reserve PD - 95.4 Acres Residential Development with Commercial

Physical Location of Property: East of SH 249, North of Holderrith Rd., +/-1,500 west of Cherry St.

[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: see attached description

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: see attached list

Acrcage: 95.4

Current Use of Property: Vacant

Proposed Use of Property: Planned Development - Residential, Commercial and Open Space

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is **COMPLETE, TRUE, and CORRECT** and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

 X  Lou Smulders 06/23/2021
Signature of Applicant Date

X Kathryn Parker 6/29/21
Signature of Owner Date



The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant Name: Kathryn Parker - META Planning + Design Title: Senior Planner
Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kpark@meta-pd.com

Owner: Chesmar Homes LLC Title: _____
Mailing Address: 480 Wildwood Forest Dr Ste 803 City: Spring State: TX
Zip: 77380
Phone: () Fax: () Email: ron.brooks@chesmar.com

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: Woodleaf Reserve PD - 95.4 Acres Residential Development with Commercial

Physical Location of Property: East of SH 249, North of Holderrieth Rd., +/- 1,500 west of Cherry St.

[General Location – approximate distance to nearest existing street corner]

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Legal Description of Property: see attached description
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]
HCAD Identification Number: See attached list Acreage: 95.4
Current Use of Property: Vacant
Proposed Use of Property: Planned Development - Residential, Commercial and Open Space

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X Kathryn Parker 6/29/21
Signature of Applicant Date
X Pam Brooks 6/25/21
Signature of Owner Date

Exhibit “B” Planned Development Regulations

Exhibit B

Planned Development

95 Acres Tomball (Theis Lane Tract)

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
6. Open Space and Trails
7. Building Regulations

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in a SF-6 (Standard Single Family Residential) or C (Commercial) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-6 and C zoning district in effect on the effective date of this ordinance apply to this PD as through written herein, except to the extend the City regulation or provision conflicts with a provision in this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made a part of this Final Development Plan:

Exhibit C – Concept Plan

Exhibit C1 – Landscape and Open Space Plan

4. As shown on Exhibit C, the PD encompasses 95.4 acres, located west of S. Cherry Street, east of State Highway 249, north of Holderrieth Road and south of Theis Lane.

C. Land Uses.

1. SFR: Permitted land uses are listed below.

Use	SIC Code
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	
Drill Site	
Well Site	
Wetlands	

2. Commercial: Permitted uses of the Commercial tracts on Exhibit C shall be those uses permitted within C – Commercial District of the Zoning Ordinance with the following exceptions.

a. Prohibited Uses:

- i. Tattoo or Body Piercing Studio
- ii. Painting and Refinishing Shop
- iii. Auto Body Repair/Painting
- iv. Auto Paint Shop
- v. Auto Wrecker Service
- vi. Railroad Team Tracks, Unloading Docks, and Spurs
- vii. Railroad Yards - Round House or Shop
- viii. Transfer station (Reuse/Pick-Up)
- ix. Transit Terminal
- x. Truck and Bus Leasing
- xi. Truck sales and Services (Heavy Trucks)
- xii. Truck Stop
- xiii. Truck Terminal
- xiv. Drive-in Theater
- xv. Electric Power Plant
- xvi. Fair Ground or Rodeo
- xvii. Penal or Correctional Institutions
- xviii. Propane Sales Filing (Retail)
- xix. Scientific and Industrial research Laboratories (Hazardous)
- xx. Adhesive and Sealants Manufacture
- xxi. Animal Processing and Slaughter
- xxii. Any Manufacture or Industrial Process Not listed and Not prohibited by Law
- xxiii. Concrete or Asphalt Mixing/Batching Plant (Temporary)
- xxiv. Food Processing
- xxv. Paint Manufacturer and/or Mixing
- xxvi. Petroleum Distribution/Storage

- D. **Development Regulations for Single Family Lots** – Maximum 350 lots permitted. The total lot count may vary from that shown in Exhibit C so long as it is generally in a configuration with what is shown on Exhibit C. See H. Minor Modifications for permitted variations to the land plan.

Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. The minimum lot width shall be 40 feet wide. Except the maximum number of lots 40 feet wide shall not exceed 60% percent of the total maximum number of lots.
2. Lots shown on Exhibit C
 - a. Minimum lots area:
 - i. 40' wide lots shall have a minimum area of 4,800 square feet.

- ii. 50' wide and greater, lots shall have a minimum area of 6,000 square feet.
Lot width shall be measured at the building line.
 - b. Minimum lot width: 40 feet. Lot width shall be measured at the building line.
 - c. Minimum lot depth: 100 feet
 - d. Maximum lot coverage: 60% (lot acreage shall include building footprint only)
- 3. Minimum building setbacks:
 - a. Front yard: 20 feet; (measured from front building line)
 - b. Rear yard: 15 feet;
 - c. Side yard: 5 feet, 10 feet on street side of a corner lot.
- E. **Development Regulations for non-residential uses-** All provisions and regulations regarding height, area regulations, maximum lot coverage, and maximum floor-area-ratios applicable in a C (Commercial) zoning district with the following exceptions:
 - 1. Building Height:
 - a. Shall not exceed 42 feet in height.
 - 2. Building Setbacks:
 - a. Rear Yard: 15 feet
- F. **Amenities and Landscape Regulations** – As shown on Exhibit C1, the PD shall be developed in accordance with the following landscape regulations:
 - 1. Recreation site and amenities:
 - a. A minimum 1-acre recreational reserve, centrally located within the development, may include a playground and picnic facilities, etc.
 - b. A minimum 6, off-street parking spaces shall be provided. The off-street parking may be provided thru dedicated parking lot, parallel parking and/or a combination of both. At a minimum, one bicycle rack which will accommodate a minimum of five bicycles.
 - c. Amenities may include (but are not limited to):
 - Playground
 - Picnic Facilities
 - 2. Landscape buffers:
 - a. 15' foot minimum buffer shall be provided along all major and minor arterials and within commercial areas contiguous to lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1
 - c. Required buffers along major arterials and entry streets shall include one shade tree for each street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need to be placed evenly.
 - d. Required buffers may include trails.
 - 3. Open Space:
 - a. Minimum 30% space, to be distributed as shown on Exhibit C1
 - b. Open space shall include all landscape buffers, landscape reserves, open space reserves, parks, drill sites, detention, lakes, wetlands and well sites.
 - c. At a minimum 1 acre shall be provided as parks

- d. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1
- G. **Sidewalks** - As shown on Exhibit C1, the PD shall be developed in accordance with the following:
 - 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
 - b. All sidewalks shall be paved with concrete.
- H. **Minor Modifications** –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance with the applicable Tomball Codes and this Ordinance and approved by the Planning Director.
 - 1. Modifications to internal street patterns are allowed
 - 2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.
 - 3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
 - 4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.

Exhibit “C” Concept Plan



EXHIBIT C

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

a conceptual development plan for
**HOLDERRIETH TRACT
PLANNED DEVELOPMENT
± 95.4 ACRES OF LAND**

META
PLANNING + DESIGN

SCALE
0 100 200

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

MTA-62001
JUNE 23, 2021

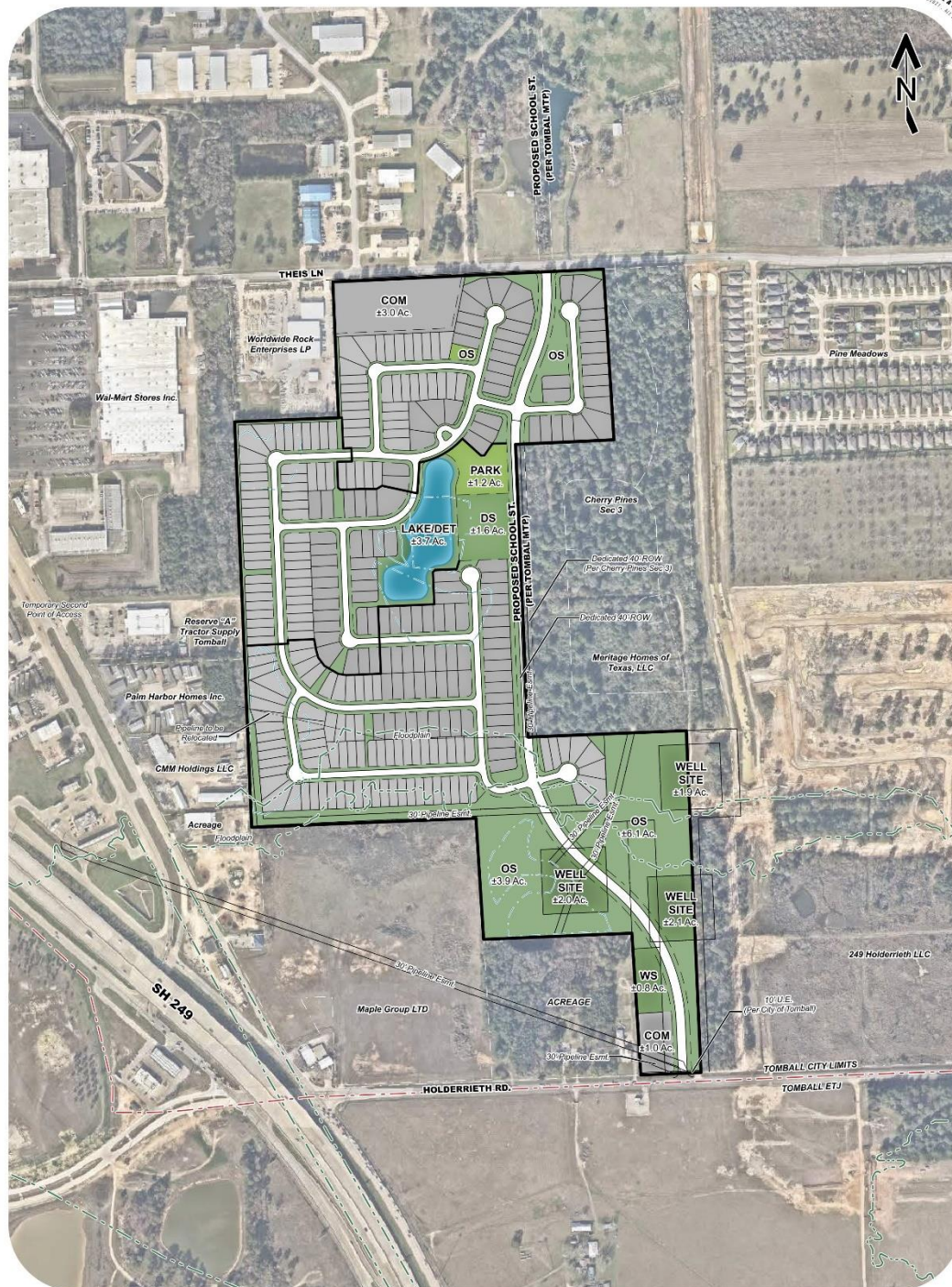


EXHIBIT C1

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit B of the Planned Development.

a open space exhibit for
**HOLDERRIETH TRACT
 PLANNED DEVELOPMENT**
 ±95.4 ACRES OF LAND

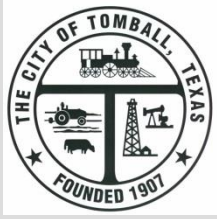
THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. THIS DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING & DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE EFFECTS OF UNPUBLISHED AND CHANGING LEGISLATION, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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META
 PLANNING & DESIGN
 SCALE
 0 100 200 400

24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

MTA-62001
 JUNE 23, 2021



Planned Development Staff Report

Planning & Zoning Commission Public Hearing Date: August 9, 2021

City Council Public Hearing Date: August 16, 2021

Rezoning Case: P21-308

Property Owner(s): Chesmar Homes LLC / Maritia LP

Applicant(s): Kathryn Parker – META Planning + Design

Legal Description: Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot and Wood Leaf Reserve Section 1

Location: South side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street (Exhibit “A”)

Area: 95.4 acres

Comp Plan Designation: Neighborhood Residential and Corridor Commercial (Exhibit “B”)

Present Zoning and Use: Planned Development (PD-14) District (Exhibit “C”) / Undeveloped (Exhibit “D”)

Proposed Use(s): Single-family residential subdivision with commercial (Exhibit “E”)

Request: Amend Planned Development (PD-14) District

Adjacent Zoning & Land Uses:

- North:** Light Industrial and Agricultural Districts / Various commercial development and rural residential
- South:** Planned Development 8 and Commercial Districts, City limits / Undeveloped
- West:** Light Industrial and Commercial Districts / Rock Materials, commercial developments
- East:** Single-Family 6 District / Single-family residential subdivision (Cherry Pines - under construction)

ANALYSIS

In July 2020, Ordinance 2020-19 was adopted creating Planned Development (PD-14) District: a 95.4-acre single-family residential subdivision with commercial reserve. The Planned Development Application submittal included a concept plan and development regulations. The permitted uses within the commercial tract were those allowed in the General Retail Zoning District. The request to amend the Planned Development (PD-14) District is by changing the underlying zoning district of the commercial tract from the General Retail District to the Commercial District, with some listed exceptions.

The proposed amendments are redlined in the development regulations below.

Exhibit B

Planned Development

95 Acres Tomball (Theis Lane Tract)

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
6. Open Space and Trails
7. Building Regulations

B. General Provisions

1. The planned Development, PD, approved herein must be constructed, developed, and maintained in compliance with this ordinance and other ordinances of the City in effect at the effective date of this PD Ordinance. If any provisions or regulations of any City ordinance applicable in a SF-6 (Standard Single Family Residential) or ~~GR (General Retail)~~C (Commercial) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the SF-6 and ~~GR-C~~ zoning district in effect on the effective date of this ordinance apply to this PD as through written herein, except to the extend the City regulation or provision conflicts with a provision in this ordinance.
2. Except as otherwise provided herein, the words used in this Planned Development have the meaning established by the Development Code.
3. The PD shall be developed in accordance with the following exhibits that are attached to and made a part of this Final Development Plan:

Exhibit C – Concept Plan

Exhibit C1 – Landscape and Open Space Plan

4. As shown on Exhibit C, the PD encompasses 95.4 acres, located west of S. Cherry Street, east of State Highway 249, north of Holderrieth Road and south of Theis Lane.

C. Land Uses.

1. SFR: Permitted land uses are listed below.

Use	SIC Code
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	
Drill Site	
Well Site	
Wetlands	

2. ~~General Retail~~Commercial: Permitted uses of the Commercial tracts on Exhibit C shall be those uses permitted within ~~GR – General Retail~~C – Commercial -District of the Zoning Ordinance with the following exceptions.

a. Prohibited Uses:

- i. ~~Tattoo or Body Piercing Studio~~
- ii. ~~Painting and Refinishing Shop~~
- iii. ~~Auto Body Repair/Painting~~
- iv. ~~Auto Paint Shop~~
- v. ~~Auto Wrecker Service~~
- vi. ~~Railroad Team Tracks, Unloading Docks, and Spurs~~
- vii. ~~Railroad Yards - Round House or Shop~~
- viii. ~~Transfer station (Reuse/Pick-Up)~~
- ix. ~~Transit Terminal~~
- x. ~~Truck and Bus Leasing~~
- xi. ~~Truck sales and Services (Heavy Trucks)~~
- xii. ~~Truck Stop~~
- xiii. ~~Truck Terminal~~
- xiv. ~~Drive-in Theater~~
- xv. ~~Electric Power Plant~~
- xvi. ~~Fair Ground or Rodeo~~
- xvii. ~~Penal or Correctional Institutions~~
- xviii. ~~Propane Sales Filing (Retail)~~
- xix. ~~Scientific and Industrial research Laboratories (Hazardous)~~
- xx. ~~Adhesive and Sealants Manufacture~~
- xxi. ~~Animal Processing and Slaughter~~
- xxii. ~~Any Manufacture or Industrial Process Not listed and Not prohibited by Law~~
- xxiii. ~~Concrete or Asphalt Mixing/Batching Plant (Temporary)~~
- xxiv. ~~Food Processing~~
- xxv. ~~Paint Manufacturer and/or Mixing~~
- xxvi. ~~Petroleum Distribution/Storage~~

D. **Development Regulations for Single Family Lots** – Maximum 350 lots permitted. The total lot count may vary from that shown in Exhibit C so long as it is generally in a configuration with what is shown on Exhibit C. See H. Minor Modifications for permitted variations to the land plan.

Single-family home sites within the PD shall be developed in accordance with the following regulations:

- 1. The minimum lot width shall be 40 feet wide. Except the maximum number of lots 40 feet wide shall not exceed 60% percent of the total maximum number of lots.
- 2. Lots shown on Exhibit C
 - a. Minimum lots area:
 - i. 40' wide lots shall have a minimum area of 4,800 square feet.

- ii. 50' wide and greater, lots shall have a minimum area of 6,000 square feet. Lot width shall be measured at the building line.
- b. Minimum lot width: 40 feet. Lot width shall be measured at the building line.
- c. Minimum lot depth: 100 feet
- d. Maximum lot coverage: 60% (lot acreage shall include building footprint only)
- 3. Minimum building setbacks:
 - a. Front yard: 20 feet; (measured from front building line)
 - b. Rear yard: 15 feet;
 - c. Side yard: 5 feet, 10 feet on street side of a corner lot.

E. Development Regulations for non-residential uses- All provisions and regulations regarding height, area regulations, maximum lot coverage, and maximum floor-area-ratios applicable in a GR (General Retail), C (Commercial) zoning district with the following exceptions:

- 1. Building Height:
 - a. Shall not exceed 42 feet in height.
- 2. Building Setbacks:
 - a. Rear Yard: 15 feet

F. Amenities and Landscape Regulations – As shown on Exhibit C1, the PD shall be developed in accordance with the following landscape regulations:

- 1. Recreation site and amenities:
 - a. A minimum 1-acre recreational reserve, centrally located within the development, may include a playground and picnic facilities, etc.
 - b. A minimum 6, off-street parking spaces shall be provided. The off-street parking may be provided thru dedicated parking lot, parallel parking and/or a combination of both. At a minimum, one bicycle rack which will accommodate a minimum of five bicycles.
 - c. Amenities may include (but are not limited to):
 - Playground
 - Picnic Facilities
- 2. Landscape buffers:
 - a. 15' foot minimum buffer shall be provided along all major and minor arterials and within commercial areas contiguous to lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1
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 - c. At a minimum 1 acre shall be provided as parks

- d. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1

F-G. Sidewalks - As shown on Exhibit C1, the PD shall be developed in accordance with the following:

- 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
 - b. All sidewalks shall be paved with concrete.

G-H. Minor Modifications –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance with the applicable Tomball Codes and this Ordinance and approved by the Planning Director.

- 1. Modifications to internal street patterns are allowed
- 2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.
- 3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
- 4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 29, 2021. A Notice of Public Hearing was published in the paper on July 28, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

City staff recommends approval of Zoning Case P21-308.

EXHIBITS

- A. Aerial Photo
- B. Comprehensive Plan
- C. Zoning Map
- D. Site Photo
- E. Planned Development Application, Regulations and Concept Plan

Exhibit "A"
Aerial Photo

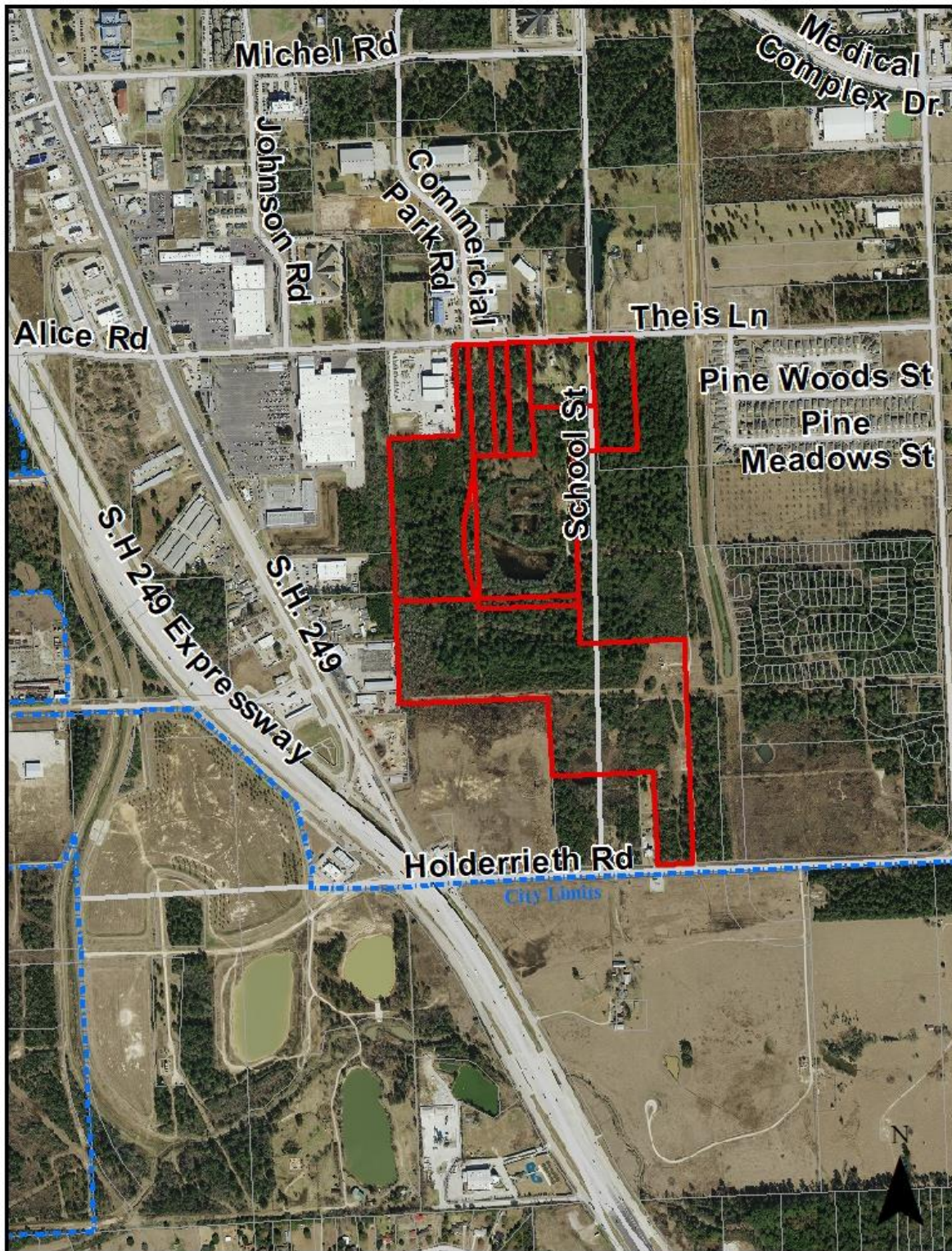


Exhibit "B"
Comprehensive Plan

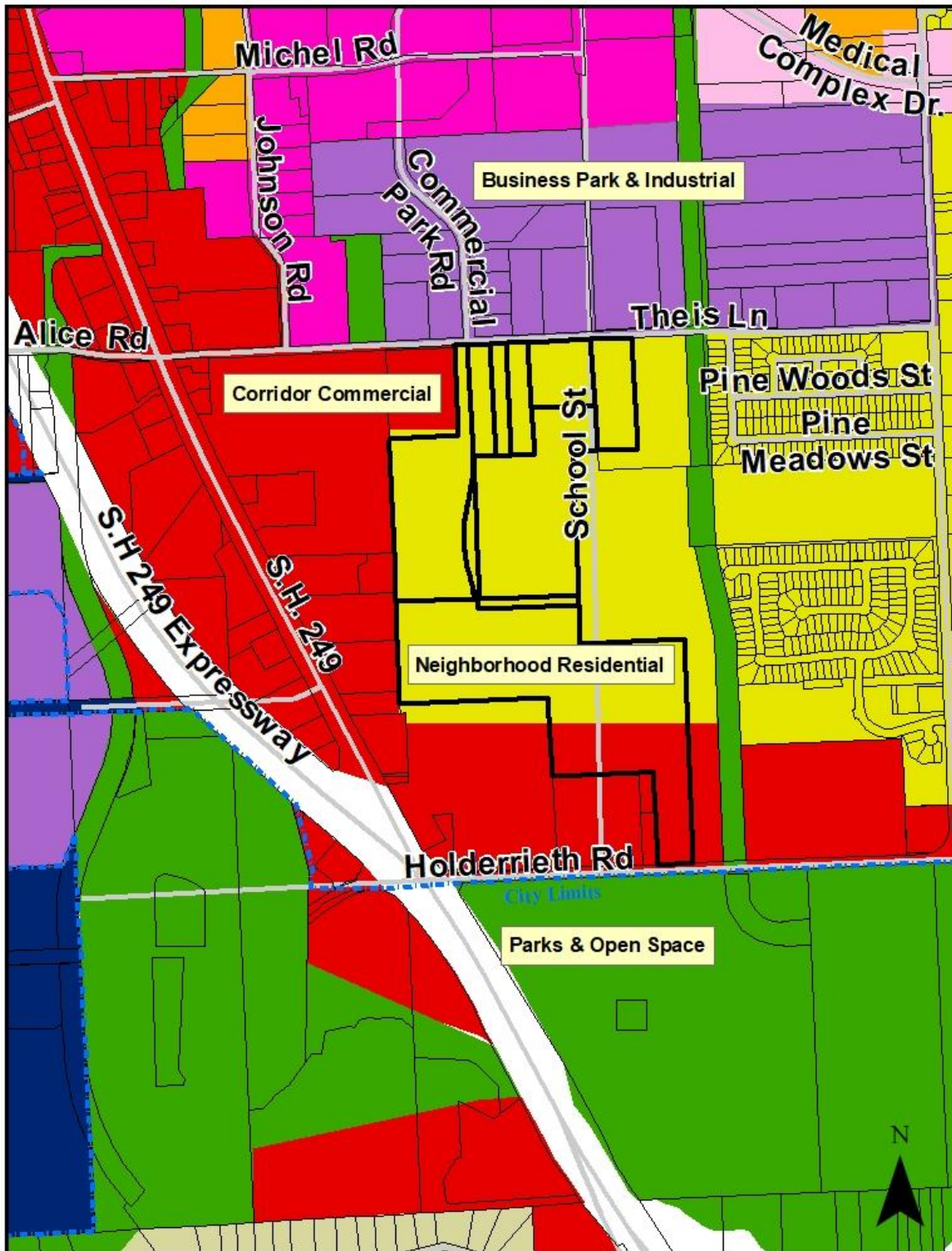
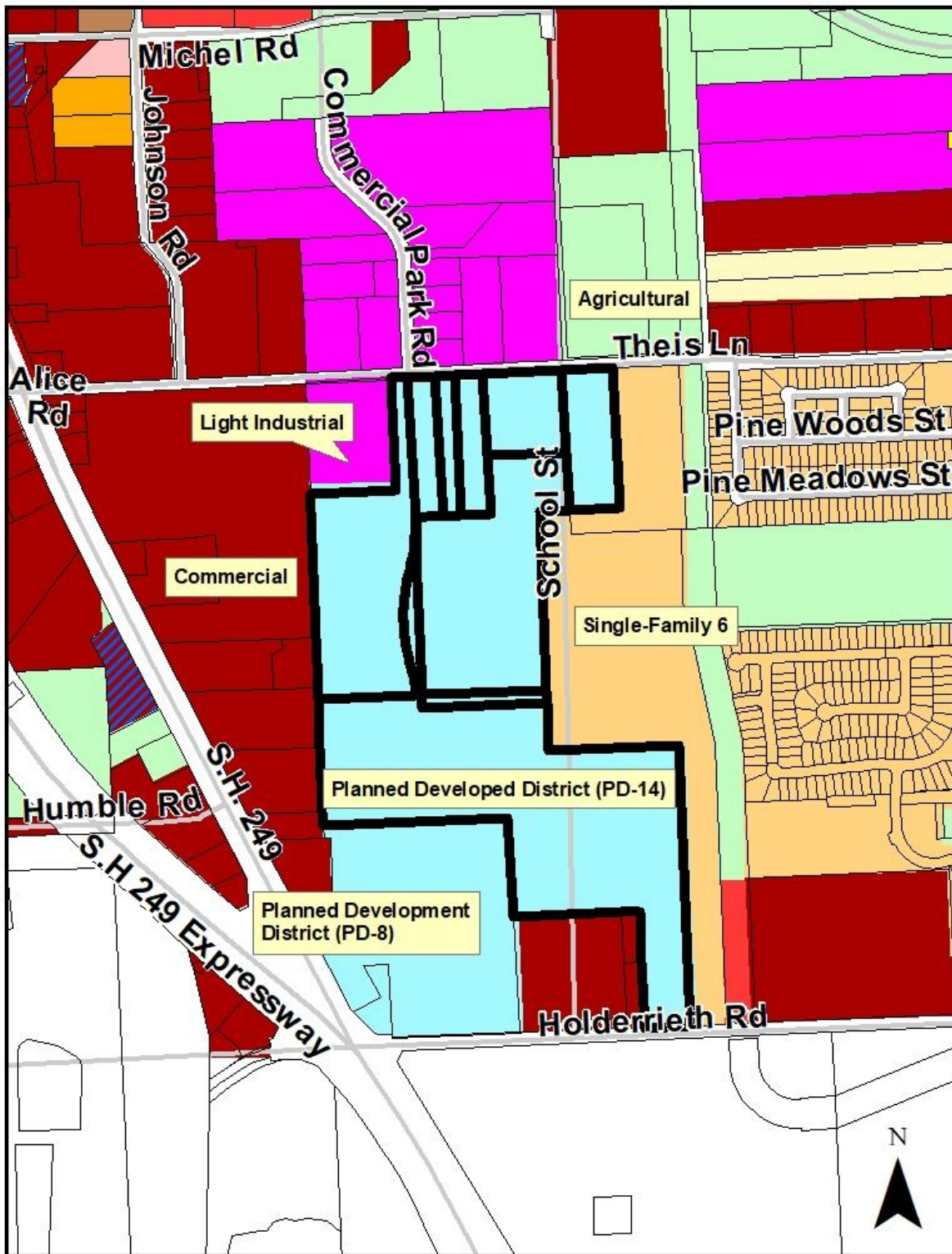


Exhibit "C"
Zoning Map



**Exhibit “D”
Site Photo**



Exhibit "E"
Planned Development Application



June 29, 2021

Mayor and City Council
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: WOODLEAF RESERVE PLANNED DEVELOPMENT

Dear Mayor and City Council,

On behalf of our client, Chesmar Homes, we are submitting the application for the creation of the Woodleaf Reserve Planned Development Amendment.

The developer intends to develop the 95-acre tract into a single-family residential community. The tract is located north of Holderrieth Road, south of Theis Lane, west of South Cherry Street. This application is for an amendment to revise the commercial uses and updated the concept plan to reflect the approved section 1 plat.

Below is a list of the items that are included with this submittal:

- 1) Completed application
- 2) Surveys that comprise the tract
- 3) List of HCAD tracts that comprise tract
- 4) Redlined Planned Development Text
 - a. Revisions to Commercial Uses
- 5) Planned Development Text
 - a. Revisions to Commercial Uses
- 6) Detailed Concept Plan
 - a. Minor adjustments to Section One to reflect submitted plat
- 7) Open Space Plan
 - a. Minor adjustments to Section One to reflect submitted plat

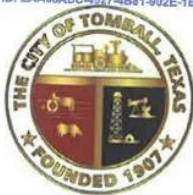
Feel free to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Kathryn Parker". The signature is fluid and cursive.

Kathryn Parker
Enclosure

24275 Katy Freeway, Suite 200 | Katy, Texas 77494 | 281-810-1422



RECEIVED (KC)
06/29/2021 11:43:47 AM

Revised 5/19/15
P&Z #21-308
No Charge, Amendment

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

The PD, Planned Development, district is a district which accommodates planned associations of uses developed as integral land use units such as office parks, retail/commercial or service centers, shopping centers, residential developments having a mixture of housing options (e.g., single-family, multi-family, Duplex (Two Family), etc.), or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A Planned Development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts.

No planned development shall be established and no building permit shall be issued for any use designated as a Planned Development within any zoning district until a Planned Development is approved and issued in accordance with the provisions of the Zoning Ordinance and Concept Plan.

The minimum acreage for a planned development request shall be four (4) acres.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Kathryn Parker - META Planning + Design Title: Senior Planner
Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kparker@meta-pd.com

Owner

Name: Maritia LP Title: _____
Mailing Address: 30 E Rivercrest Drive City: Houston State: TX
Zip: 77042
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: () Fax: () Email: _____

Description of Proposed Project: Woodleaf Reserve PD - 95.4 Acres Residential Development with Commercial

Physical Location of Property: East of SH 249, North of Holderrieth Rd., +/-1,500 west of Cherry St.

[General Location - approximate distance to nearest existing street corner]

City of Tomball, Texas 501 James Street, Tomball, Texas 77375 Phone: 281-290-1405 www.tomballtx.gov

Legal Description of Property: see attached description
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

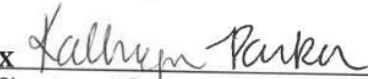
HCAD Identification Number: see attached list Acreage: 95.4

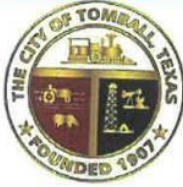
Current Use of Property: Vacant

Proposed Use of Property: Planned Development - Residential, Commercial and Open Space

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

  Lou Smulders 06/23/2021
X Signature of Applicant Date

X Signature of Owner Date 6/29/21



Revised 5/19/15

**APPLICATION FOR
PLANNED DEVELOPMENT**
Community Development Department
Planning Division

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Mailing Address: 24275 Katy Freeway Suite 200 City: Katy State: TX
Zip: 77494
Phone: (281) 749-1803 Fax: () Email: kparker@meta-pd.com

Owner

Name: Chesmar Homes LLC Title: _____
Mailing Address: 480 Wildwood Forrest Dr Ste 803 City: Spring State: TX
Zip: 77380
Phone: () Fax: () Email: ron.brooks@chesmar.com

Engineer/Surveyor (if applicable)

Name: _____ Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: () Fax: () Email: _____

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[General Location - approximate distance to nearest existing street corner]

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X Kathryn Parker 6/29/21
Signature of Applicant Date

X Pon Brubaker 6/25/21
Signature of Owner Date

Exhibit B

Planned Development

95 Acres Tomball (Theis Lane Tract)

A. Contents. This final development plan includes the following sections:

1. General Provisions
2. Land Uses
3. Development Regulations for Single Family Lots
4. Development Regulations for Non-Residential Uses
5. Amenities and Landscape Regulations
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1. SFR: Permitted land uses are listed below.

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Wetlands	

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- xx. ~~Adhesive and Sealants Manufacture~~
- xxi. ~~Animal Processing and Slaughter~~
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- d. Maximum lot coverage: 60% (lot acreage shall include building footprint only)
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- 1. -Building Height:
 - a. Shall not exceed 42 feet in height.
- 2. Building Setbacks:
 - a. Rear Yard: 15 feet

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 - c. Amenities may include (but are not limited to):
 - Playground
 - Picnic Facilities
- 2. Landscape buffers:
 - a. 15' foot minimum buffer shall be provided along all major and minor arterials and within commercial areas contiguous to lot lines. As shown on Exhibit C1
 - b. 10-foot minimum buffer, contiguous to lot lines, shall be provided along entry street(s) and collector streets. As shown on Exhibit C1
 - c. Required buffers along major arterials and entry streets shall include one shade tree for each street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need to be placed evenly.
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- 3. Open Space:
 - a. Minimum 30% space, to be distributed as shown on Exhibit C1
 - b. Open space shall include all landscape buffers, landscape reserves, open space reserves, parks, drill sites, detention, lakes, wetlands and well sites.
 - c. At a minimum 1 acre shall be provided as parks

- d. All required open space shall be owned and maintained by the Homeowners Association and shall be accessible to all residents within the PD's Homeowner's association. Exhibit C1

F-G. Sidewalks - As shown on Exhibit C1, the PD shall be developed in accordance with the following:

- 1. Sidewalks:
 - a. Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets.
 - b. All sidewalks shall be paved with concrete.

G-H. Minor Modifications –The following minor modifications of the PD are allowed provided that such modifications shall be reviewed for compliance with the applicable Tomball Codes and this Ordinance and approved by the Planning Director.

- 1. Modifications to internal street patterns are allowed
- 2. Modifications to the location of land uses, provide that such relocations meet the minimum area and land use regulations set forth within in this document.
- 3. Modifications to lot sizes are allowed provided that such lots shall meet the minimum area regulations set forth in this document.
- 4. Modifications to the total acreage provided for each land use set for in Exhibit C are allowed, provided that the modification or series of modifications, shall not result in a net change of greater than 10% in each land use.



This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit 8 of the Planned Development.

a conceptual development plan for
**HOLDERRIETH TRACT
 PLANNED DEVELOPMENT**
 ±95.4 ACRES OF LAND

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGES WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINING, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

MTA-62001
 JUNE 23, 2021

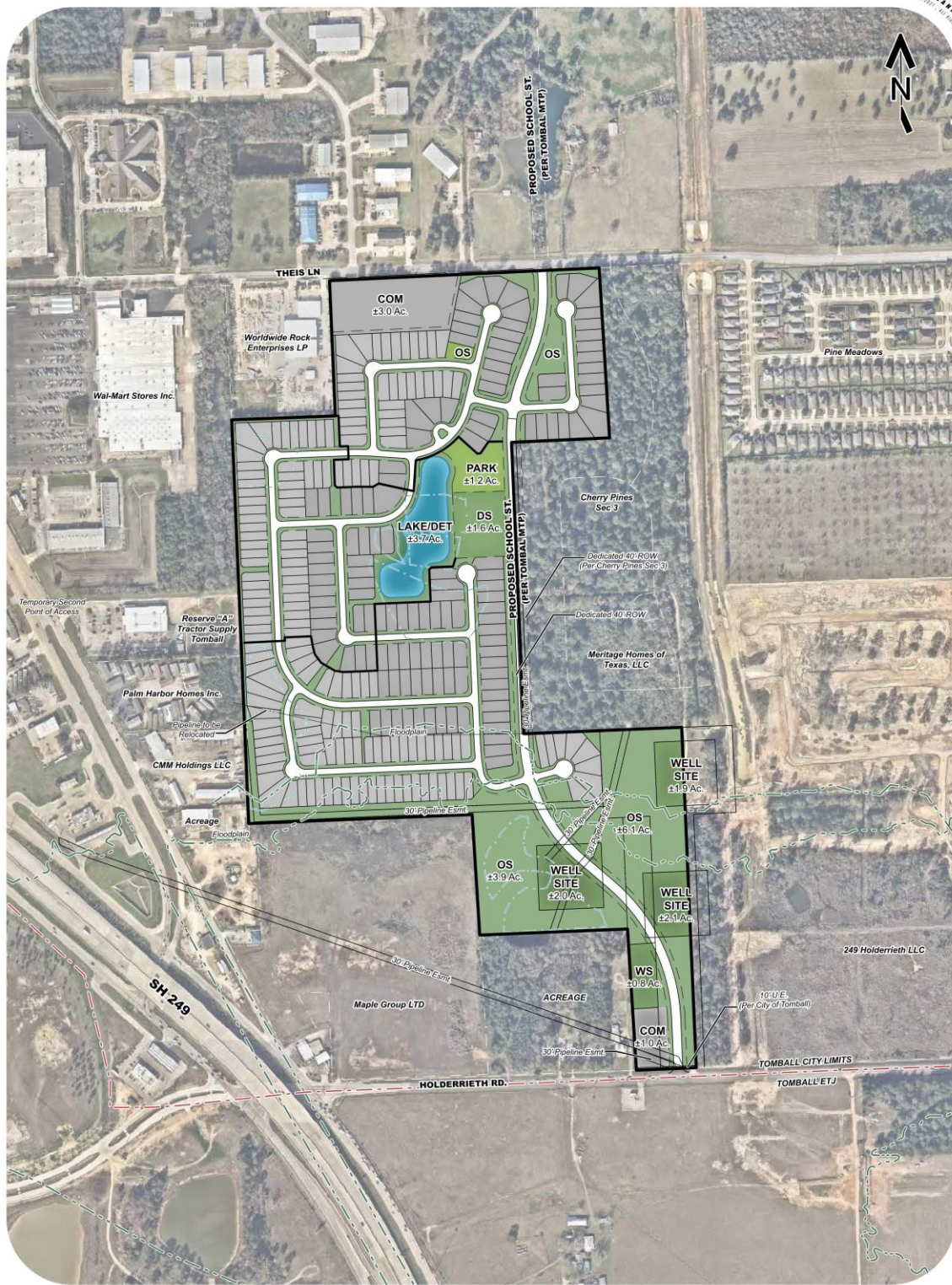


EXHIBIT C1

This layout is preliminary and subject to change. All changes will be in compliance with the development guidelines in Exhibit 8 of the Planned Development.

an open space exhibit for
**HOLDERRIETH TRACT
 PLANNED DEVELOPMENT**
 ±95.4 ACRES OF LAND

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META
 PLANNING + DESIGN

SCALE
 0 100 200 400

24275 Katy Freeway, Ste. 200
 Katy, Texas 77494
 Tel: 281-810-1422

MTA-62001
 JUNE 23, 2021



<u>Owner</u>	<u>Legal Description of Property</u>	<u>HCAD ID No.</u>
Chesmar Homes LLC	Tract 45, Abstract 632 C V Pillot	044-058-000-0285
Chesmar Homes LLC	Tract 4R-1, Abstract 632 C V Pillot	044-058-000-0306
Chesmar Homes LLC	Tract 3A-2A, 3A-3A, 3A-4, 4P, 19A, 23A-3 & 23B-1, Abstract 632 C V Pillot	044-058-000-0156
Chesmar Homes LLC	Tract 4Q-1, 23B-3 & 23B-2A, Abstract 632 C V Pillot	044-058-000-0304
Chesmar Homes LLC	Tract 23A-2, Abstract C N Pillot	044-058-000-0303
Chesmar Homes LLC	Tract 198A, 202A & 206 A, Tomball Outlots	035-286-000-0202
Chesmar Homes LLC	Partial Tract 21A, Abstract 632 C N Pillot	044-058-000-0230
Chesmar Homes LLC	Tract 3B, 4, 4Q, 21A, 23B& 23B-2, Abstract 632 C V Pillot	044-058-000-0020
Maritia LP	Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot	044-058-000-0284
Maritia LP	Tracts 1A & 23A-2A, Abstract 632 C N Pillot	125-256-003-0038
Maritia LP	Tracts 3A & 3A-3 Abstract 632 C V Pillot	044-058-000-0305
Maritia LP	Tract 23A Abstract 632 C N Pillot	044-058-000-0160

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



2020 Property Tax Statement
Web Statement

Statement Date:	June 23, 2021
Account Number	
	035-286-000-0202



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Supplement 03
Additional city sales tax reduced your city ad
valorem tax by: \$1.11

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	598	0.391160	\$2.34
Harris County Flood Control Dist	0	598	0.031420	\$0.19
Port of Houston Authority	0	598	0.009910	\$0.06
Harris County Hospital District	0	598	0.166710	\$1.00
Harris County Dept. of Education	0	598	0.004993	\$0.03
Lone Star College System	0	598	0.107800	\$0.64
City of Tomball	0	598	0.337862	\$2.02
Emergency Service Dist #8 (EMS)	0	598	0.097000	\$0.58

Property Description	
THEISS RD 77375 TRS 198A 202A & 206A TOMBALL OUTLOTS 4.9830 AC	
Appraised Values	
Land - Market Value	325,589
Impr - Market Value	0
Total Market Value	325,589
Less Capped Mkt Value	324,991
Appraised Value	598
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$6.86
Payments Applied To 2020 Taxes				\$6.86
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -8%, Taxable Value -8%, Tax Rate -3%, Tax Bill -11%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
035-286-000-0202
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

035286000002023 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0020

Additional city sales tax reduced your city ad valorem tax by: \$4.09



GRAHAM KEVIN E
PO BOX 1621
TOMBALL TX 77377-1621

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	2,203	0.391160	\$8.62
Harris County Flood Control Dist	0	2,203	0.031420	\$0.69
Port of Houston Authority	0	2,203	0.009910	\$0.22
Harris County Hospital District	0	2,203	0.166710	\$3.67
Harris County Dept. of Education	0	2,203	0.004993	\$0.11
Lone Star College System	0	2,203	0.107800	\$2.37
City of Tomball	0	2,203	0.337862	\$7.44
Emergency Service Dist #8 (EMS)	0	2,203	0.097000	\$2.14

Property Description	
13127 THEISS LN 77375 TRS 3B 4 4Q 21A 23B & 23B-2 ABST 632 C V PILLOT 18.3587 AC	
Appraised Values	
Land - Market Value	799,705
Impr - Market Value	0
Total Market Value	799,705
Less Capped Mkt Value	797,502
Appraised Value	2,203
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$25.26
Payments Applied To 2020 Taxes				\$25.26
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -15%, Taxable Value -15%, Tax Rate -3%, Tax Bill -18%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

GRAHAM KEVIN E
PO BOX 1621
TOMBALL TX 77377-1621

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0020
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800000207 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0156

Additional city sales tax reduced your city ad
valorem tax by: \$178.06



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	19,167	76,670	0.391160	\$299.90
Harris County Flood Control Dist	19,167	76,670	0.031420	\$24.09
Port of Houston Authority	19,167	76,670	0.009910	\$7.60
Harris County Hospital District	19,167	76,670	0.166710	\$127.82
Harris County Dept. of Education	19,167	76,670	0.004993	\$3.83
Lone Star College System	5,000	95,837	0.107800	\$97.92
City of Tomball	0	95,837	0.337862	\$323.80
Emergency Service Dist #8 (EMS)	0	95,837	0.097000	\$92.96

Property Description	
13127 THEIS LN 77375 PT TR 21A (HOMESITE) (TR 4-X) ABST 632 C N PILLOT .5000 AC	
Appraised Values	
Land - Market Value	32,670
Impr - Market Value	63,167
Total Market Value	95,837
Less Capped Mkt Value	0
Appraised Value	95,837
Exemptions/Deferrals	
Homestead Exemption	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$977.92
Payments Applied To 2020 Taxes				\$977.92
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 43%, Taxable Value 43%, Tax Rate -3%, Tax Bill 39%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0156
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800001569 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0160

Additional city sales tax reduced your city ad valorem tax by: \$0.44



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	237	0.391160	\$0.93
Harris County Flood Control Dist	0	237	0.031420	\$0.07
Port of Houston Authority	0	237	0.009910	\$0.02
Harris County Hospital District	0	237	0.166710	\$0.40
Harris County Dept. of Education	0	237	0.004993	\$0.01
Lone Star College System	0	237	0.107800	\$0.26
City of Tomball	0	237	0.337862	\$0.80
Emergency Service Dist #8 (EMS)	0	237	0.097000	\$0.23

Property Description	
13219 THEIS LN 77375 TR 23A ABST 632 C N PILLOT 1.9710 AC	
Appraised Values	
Land - Market Value	128,785
Impr - Market Value	0
Total Market Value	128,785
Less Capped Mkt Value	128,548
Appraised Value	237
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$2.72
Payments Applied To 2020 Taxes				\$2.72
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -62%, Taxable Value -62%, Tax Rate -3%, Tax Bill -63%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

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ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0160
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

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ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0230



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Supplement 04
Additional city sales tax reduced your city ad
valorem tax by: \$788.06

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	424,161	0.391160	\$1,659.15
Harris County Flood Control Dist	0	424,161	0.031420	\$133.27
Port of Houston Authority	0	424,161	0.009910	\$42.03
Harris County Hospital District	0	424,161	0.166710	\$707.12
Harris County Dept. of Education	0	424,161	0.004993	\$21.18
Lone Star College System	0	424,161	0.107800	\$457.25
City of Tomball	0	424,161	0.337862	\$1,433.08
Emergency Service Dist #8 (EMS)	0	424,161	0.097000	\$411.44

Property Description	
13127 THIESS LN 77375 PT TR 21A (AG-USE) ABST 632 C N PILLOT 4.5000 AC	
Appraised Values	
Land - Market Value	294,030
Impr - Market Value	130,131
Total Market Value	424,161
Less Capped Mkt Value	0
Appraised Value	424,161
Exemptions/Deferrals	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$4,864.52
Payments Applied To 2020 Taxes				\$4,864.52
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 44%, Taxable Value 44%, Tax Rate -3%, Tax Bill 40%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR
ARE DISABLED AND THE PROPERTY
DESCRIBED IN THIS DOCUMENT IS YOUR
RESIDENCE HOMESTEAD, YOU SHOULD
CONTACT THE APPRAISAL DISTRICT
REGARDING ANY ENTITLEMENT YOU MAY
HAVE TO A POSTPONEMENT IN THE
PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0230
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

044058000002302 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0284

Additional city sales tax reduced your city ad valorem tax by: \$3.42



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	1,841	0.391160	\$7.20
Harris County Flood Control Dist	0	1,841	0.031420	\$0.58
Port of Houston Authority	0	1,841	0.009910	\$0.18
Harris County Hospital District	0	1,841	0.166710	\$3.07
Harris County Dept. of Education	0	1,841	0.004993	\$0.09
Lone Star College System	0	1,841	0.107800	\$1.98
City of Tomball	0	1,841	0.337862	\$6.22
Emergency Service Dist #8 (EMS)	0	1,841	0.097000	\$1.79

Property Description	
THEISS LN 77375 TRS 3A-2 4P 19A & 23B-1 ABST 632 C V PILLOT 15.3436 AC	
Appraised Values	
Land - Market Value	668,367
Impr - Market Value	0
Total Market Value	668,367
Less Capped Mkt Value	666,526
Appraised Value	1,841
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$21.11
Payments Applied To 2020 Taxes				\$21.11
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -8%, Taxable Value -8%, Tax Rate -3%, Tax Bill -11%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0284
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

044058000002849 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	044-058-000-0285

Additional city sales tax reduced your city ad valorem tax by: \$9.32



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	5,019	0.391160	\$19.63
Harris County Flood Control Dist	0	5,019	0.031420	\$1.58
Port of Houston Authority	0	5,019	0.009910	\$0.50
Harris County Hospital District	0	5,019	0.166710	\$8.37
Harris County Dept. of Education	0	5,019	0.004993	\$0.25
Lone Star College System	0	5,019	0.107800	\$5.41
City of Tomball	0	5,019	0.337862	\$16.96
Emergency Service Dist #8 (EMS)	0	5,019	0.097000	\$4.87

Property Description	
HOLDERRIETH RD 77375 TR 4R ABST 632 C V PILLOT 41.8240 AC	
Appraised Values	
Land - Market Value	1,887,193
Impr - Market Value	0
Total Market Value	1,887,193
Less Capped Mkt Value	1,882,174
Appraised Value	5,019
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$57.57
Payments Applied To 2020 Taxes				\$57.57
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value -10%, Taxable Value -10%, Tax Rate -3%, Tax Bill -13%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0285
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800002856 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0303

Additional city sales tax reduced your city ad valorem tax by: \$0.63



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	341	0.391160	\$1.33
Harris County Flood Control Dist	0	341	0.031420	\$0.11
Port of Houston Authority	0	341	0.009910	\$0.03
Harris County Hospital District	0	341	0.166710	\$0.57
Harris County Dept. of Education	0	341	0.004993	\$0.02
Lone Star College System	0	341	0.107800	\$0.37
City of Tomball	0	341	0.337862	\$1.15
Emergency Service Dist #8 (EMS)	0	341	0.097000	\$0.33

Property Description	
THEIS LN 77375 TR 23A-2 ABST 632 C N PILLOTT 2.8400 AC	
Appraised Values	
Land - Market Value	185,566
Impr - Market Value	0
Total Market Value	185,566
Less Capped Mkt Value	185,225
Appraised Value	341
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$3.91
Payments Applied To 2020 Taxes				\$3.91
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0303
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003037 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0304

Additional city sales tax reduced your city ad valorem tax by: \$0.25



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	136	0.391160	\$0.53
Harris County Flood Control Dist	0	136	0.031420	\$0.04
Port of Houston Authority	0	136	0.009910	\$0.01
Harris County Hospital District	0	136	0.166710	\$0.23
Harris County Dept. of Education	0	136	0.004993	\$0.01
Lone Star College System	0	136	0.107800	\$0.15
City of Tomball	0	136	0.337862	\$0.46
Emergency Service Dist #8 (EMS)	0	136	0.097000	\$0.13

Property Description	
THEISS LN 77375 TRS 4Q-1 23B-3 & 23B-2A ABST 632 C V PILLOT 1.1300 AC	
Appraised Values	
Land - Market Value	49,223
Impr - Market Value	0
Total Market Value	49,223
Less Capped Mkt Value	49,087
Appraised Value	136
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$1.56
Payments Applied To 2020 Taxes				\$1.56
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380-4120

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0304
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003045 2020 000000000 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0305

Additional city sales tax reduced your city ad valorem tax by: \$0.63



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	341	0.391160	\$1.33
Harris County Flood Control Dist	0	341	0.031420	\$0.11
Port of Houston Authority	0	341	0.009910	\$0.03
Harris County Hospital District	0	341	0.166710	\$0.57
Harris County Dept. of Education	0	341	0.004993	\$0.02
Lone Star College System	0	341	0.107800	\$0.37
City of Tomball	0	341	0.337862	\$1.15
Emergency Service Dist #8 (EMS)	0	341	0.097000	\$0.33

Property Description	
THEISS LN 77375 TRS 3A & 3A-3 ABST 632 C V PILLOT 2.8400 AC	
Appraised Values	
Land - Market Value	185,566
Impr - Market Value	0
Total Market Value	185,566
Less Capped Mkt Value	185,225
Appraised Value	341
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$3.91
Payments Applied To 2020 Taxes				\$3.91
Total Current Taxes Due (Including Penalties)				\$0.00
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$0.00
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00



Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0305
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003052 2020 0000000000 0000000000 0000000000 0000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	
	044-058-000-0306

Additional city sales tax reduced your city ad valorem tax by: \$0.25



CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	136	0.391160	\$0.53
Harris County Flood Control Dist	0	136	0.031420	\$0.04
Port of Houston Authority	0	136	0.009910	\$0.01
Harris County Hospital District	0	136	0.166710	\$0.23
Harris County Dept. of Education	0	136	0.004993	\$0.01
Lone Star College System	0	136	0.107800	\$0.15
City of Tomball	0	136	0.337862	\$0.46
Emergency Service Dist #8 (EMS)	0	136	0.097000	\$0.13

Property Description	
HOLDERRIETH RD 77375 TR 4R-1 ABST 632 C V PILLOT 1.1300 AC	
Appraised Values	
Land - Market Value	49,223
Impr - Market Value	0
Total Market Value	49,223
Less Capped Mkt Value	49,087
Appraised Value	136
Exemptions/Deferrals	
Timber Productivity	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:				\$1.56
Payments Applied To 2020 Taxes				\$0.00
Total Current Taxes Due (Including Penalties)				\$1.79
Prior Year(s) Delinquent Taxes Due (If Any)				\$0.00
Total Amount Due For June 2021				\$1.79
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$1.67	\$0.00	\$1.67
By March 31, 2021	9%	\$1.69	\$0.00	\$1.69
By April 30, 2021	11%	\$1.73	\$0.00	\$1.73
By May 31, 2021	13%	\$1.77	\$0.00	\$1.77
By June 30, 2021	15%	\$1.79	\$0.00	\$1.79

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate 0%, Tax Bill 0%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING TX 77380

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
044-058-000-0306
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

04405800003060 2020 000000179 000000000 000000000 000000000

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 3547
HOUSTON, TEXAS 77253-3547
TEL: 713-274-8000



**2020 Property Tax Statement
Web Statement**

Statement Date:	June 23, 2021
Account Number	125-256-003-0038

Additional city sales tax reduced your city ad valorem tax by: \$231.26



MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per \$100	Taxes
Harris County	0	124,473	0.391160	\$486.89
Harris County Flood Control Dist	0	124,473	0.031420	\$39.11
Port of Houston Authority	0	124,473	0.009910	\$12.34
Harris County Hospital District	0	124,473	0.166710	\$207.51
Harris County Dept. of Education	0	124,473	0.004993	\$6.21
Lone Star College System	0	124,473	0.107800	\$134.18
City of Tomball	0	124,473	0.337862	\$420.55
Emergency Service Dist #8 (EMS)	0	124,473	0.097000	\$120.74

Property Description	
THEIS RD 77375 RES A BLK 3 PINE MEADOWS 1.9050 AC	
Appraised Values	
Land - Market Value	124,473
Impr - Market Value	0
Total Market Value	124,473
Less Capped Mkt Value	0
Appraised Value	124,473
Exemptions/Deferrals	

Page: 1 of 1

Total 2020 Taxes Due By January 31, 2021:		\$1,427.53		
Payments Applied To 2020 Taxes		\$1,427.53		
Total Current Taxes Due (Including Penalties)		\$0.00		
Prior Year(s) Delinquent Taxes Due (If Any)		\$0.00		
Total Amount Due For June 2021		\$0.00		
Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By February 28, 2021	7%	\$0.00	\$0.00	\$0.00
By March 31, 2021	9%	\$0.00	\$0.00	\$0.00
By April 30, 2021	11%	\$0.00	\$0.00	\$0.00
By May 31, 2021	13%	\$0.00	\$0.00	\$0.00
By June 30, 2021	15%	\$0.00	\$0.00	\$0.00

Tax Bill Increase (Decrease) from 2015 to 2020: Appraised Value 0%, Taxable Value 0%, Tax Rate -3%, Tax Bill -3%.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.



PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

Make check payable to:

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

ANN HARRIS BENNETT
TAX ASSESSOR-COLLECTOR
P.O. BOX 4622
HOUSTON, TEXAS 77210-4622

Account Number
125-256-003-0038
Amount Enclosed
\$ _____

Web Statement - Date Printed: 06-23-2021

12525600300380 2020 000000000 000000000 000000000 000000000

2,634,126-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 198A 202A & 206A
TOMBALL OUTLOTS

ACCOUNT: 0352860000202

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0000000 THEISS RD
EXEMPTION CODES: AGTMBPIDN: 0352860000202
ACRES: 4.983

AG I AND 14.002	APPRAISED VALUE 325,589				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	311,587	14,002	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0352860000202 2020 +
CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0352860000202

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,128-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 3B 4 4Q 21A 23B & 23B-2

ACCOUNT: 0440580000020

ABST 632 C V PILLOT

OWNER: GRAHAM KEVIN E
 PARCEL ADDRESS: 0013127 THEISS LN
 EXEMPTION CODES: AGTMB

PIDN: 0440580000020
 ACRES: 18.3587

AG LAND 25.243	APPRAISED VALUE 799,705				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	774.462	25.243	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000020 2020 +
 GRAHAM KEVIN E
 PO BOX 1621
 TOMBALL, TX 77377-1621

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: GRAHAM KEVIN E
 PIDN: 0440580000020

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,122-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: PT TR 21A (HOMESITE)

ACCOUNT: 0440580000156

(TR 4-X)

ABST 632 C N PILLOT

OWNER: CHESMAR HOMES LLC

PIDN: 0440580000156

PARCEL ADDRESS: 0013127 THEIS LN

ACRES: 0.5

EXEMPTION CODES: HS001

LAND VALUE	IMPROVEMENT VALUE	APPRAISED VALUE			
32,670	63,167	95,837			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	25,000	70,837	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000156 2020 +

CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0440580000156

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,132-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 23A

ACCOUNT: 0440580000160

ABST 632 C N PILLOT

OWNER: MARITIA LP

PIDN: 0440580000160

PARCEL ADDRESS: 0013219 THEIS LN

ACRES: 1.971

EXEMPTION CODES: AGTMB

AG LAND 6.701	APPRAISED VALUE 128,785				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	122,084	6,701	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000160 2020 +

MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP

PIDN: 0440580000160

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,129-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 3A-2 4P 19A & 23B-1

ACCOUNT: 0440580000284

ABST 632 C V PILLOT

OWNER: MARITIA LP
 PARCEL ADDRESS: 0000000 THEISS LN
 EXEMPTION CODES: AGTMB

PIDN: 0440580000284
 ACRES: 15.3436

AG LAND 30.687	APPRAISED VALUE 668,367				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	637,680	30,687	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000284 2020 +

MARITIA LP
 30 E RIVERCREST DR
 HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
 PIDN: 0440580000284

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,120-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 4R

ACCOUNT: 0440580000285

ABST 632 C V PILLOT

OWNER: CHESMAR HOMES LLC
 PARCEL ADDRESS: 0000000 HOLDERRIETH RD
 EXEMPTION CODES: AGTMB

PIDN: 0440580000285
 ACRES: 41.824

AG LAND 57.508	APPRAISED VALUE 1,887,193				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	1,829,685	57,508	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000285 2020 +
 CHESMAR HOMES LLC
 480 WILDWOOD FOREST DR STE 803
 SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
 PIDN: 0440580000285

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,124-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 23A-2

ACCOUNT: 0440580000303

ABST 632 C N PILLOTT

OWNER: CHESMAR HOMES LLC
 PARCEL ADDRESS: 0000000 THEIS LN
 EXEMPTION CODES: AGTMB

PIDN: 0440580000303
 ACRES: 1.9543

APPRAISED VALUE 185,225					
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	185,225	0	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000303 2020 +
 CHESMAR HOMES LLC
 480 WILDWOOD FOREST DR STE 803
 SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
 PIDN: 0440580000303

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,123-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 4Q-1 23B-3 & 23B-2A

ACCOUNT: 0440580000304

ABST 632 C V PILLOT

OWNER: CHESMAR HOMES LLC
 PARCEL ADDRESS: 0000000 THEISS LN
 EXEMPTION CODES: AGTMB

PIDN: 0440580000304
 ACRES: 1.13

AG LAND 136	APPRAISED VALUE 49,223				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	49,087	136	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

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Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000304 2020 +
 CHESMAR HOMES LLC
 480 WILDWOOD FOREST DR STE 803
 SPRING, TX 77380-4120

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
 PIDN: 0440580000304

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,131-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TRS 3A & 3A-3

ACCOUNT: 0440580000305

ABST 632 C V PILLOT

OWNER: MARITIA LP
 PARCEL ADDRESS: 0000000 THEISS LN
 EXEMPTION CODES: AGTMB

PIDN: 0440580000305
 ACRES: 2.84

AG LAND 341	APPRAISED VALUE 185,566				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	185,225	341	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

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Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000305 2020 +

MARITIA LP
 30 E RIVERCREST DR
 HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP
 PIDN: 0440580000305

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,121-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: TR 4R-1

ACCOUNT: 0440580000306

ABST 632 C V PILLOT

OWNER: CHESMAR HOMES LLC
 PARCEL ADDRESS: 0000000 HOLDERRIETH RD
 EXEMPTION CODES: AGTMB

PIDN: 0440580000306
 ACRES: 1.13

AG LAND 136	APPRAISED VALUE 49,223				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	49,087	136	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

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Kristi Williams
 PO Box 276
 Tomball, TX 77377-0276
 (281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 0440580000306 2020 +
 CHESMAR HOMES LLC
 480 WILDWOOD FOREST DR STE 803
 SPRING, TX 77380

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
 PIDN: 0440580000306

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,127-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: PT TR 21A (AG-USE)

ACCOUNT: 0440580000230

ABST 632 C N PILLOT

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0013127 THIESS LNPIDN: 0440580000230
ACRES: 4.5

LAND VALUE	IMPROVEMENT VALUE	APPRAISED VALUE			
294,030	130,131	424,161			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	0	424,161	1.290000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

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Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 03/01/2021

ACCOUNT: 0440580000230 2020 +
CHESMAR HOMES LLC
480 WILDWOOD FOREST DR STE 803
SPRING, TX 77380-4120TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHESMAR HOMES LLC
PIDN: 0440580000230

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

2,634,130-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

LEGAL: RES A BLK 3

ACCOUNT: 1252560030038

PINE MEADOWS

OWNER: MARITIA LP

PIDN: 1252560030038

PARCEL ADDRESS: 0000000 THEIS RD

ACRES: 1.905

EXEMPTION CODES					
LAND VALUE	APPRAISED VALUE				
124.473	124.473				
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	0	124.473	1.290000	0.00	0.00
SUBTOTAL				0.00	0.00
PRIOR YEARS				0.00	
TOTAL AMOUNT DUE				0.00	

This top portion and your canceled check will serve as your receipt.

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Kristi Williams
PO Box 276
Tomball, TX 77377-0276
(281)357-3100

DELINQUENT DATE: 02/01/2021

ACCOUNT: 1252560030038 2020 +

MARITIA LP
30 E RIVERCREST DR
HOUSTON, TX 77042-2514

TOTAL AMOUNT DUE
\$0.00

^^ AMOUNT DUE ON RECEIPT ^^

OWNER: MARITIA LP

PIDN: 1252560030038

IF PAID IN	AMOUNT DUE
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
DEC	0.00

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 9, 2021
&
CITY COUNCIL
AUGUST 16, 2021**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 9, 2021, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, August 16, 2021, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P21-308: Request by Kathryn Parker with META Planning + Design LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. The property is approximately 95.4 of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1, generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

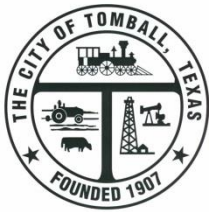
At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

C E R T I F I C A T I O N

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 **5th** day of **August 2021** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley
Amelia Lindley
City Planner

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 feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P21-308

APPLICANT/OWNER: Kathryn Parker with META Planning + Design LLC

LOCATION: Generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. The property is approximately 95.4 of land legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, Pt Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, Pt Tract 21A (Ag-Use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1.

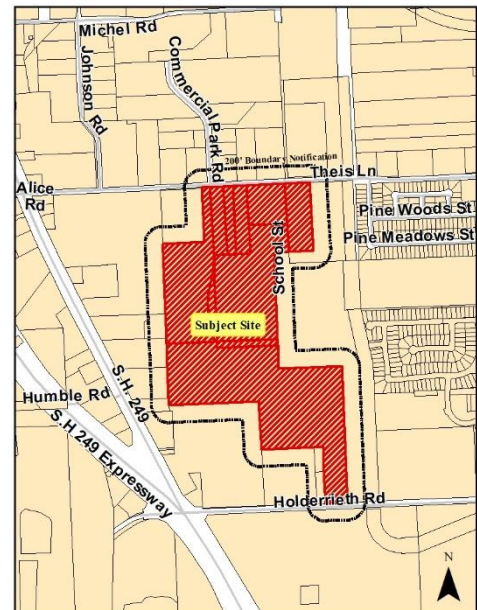
CONTACT: Amelia Lindley, City Planner

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.



**Planning & Zoning Commission
Public Hearing:**

Monday, August 9, 2021 6:00 PM

City Council Public Hearing:

***Monday, August 16, 2021 6:00 PM**

**The Public Hearings will be held in the
City Council Chambers, City Hall
401 Market Street, Tomball, Texas**

*Should the Planning & Zoning Commission vote to table the recommendation on the case, the date and time of a future meeting will be specified and the City Council will not review the subject case until such a recommendation is forwarded to the City Council by the Planning & Zoning Commission.

City Council Meeting Agenda Item Data Sheet

Meeting Date: September 7, 2021

Topic:

Conduct Second Public Hearing for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2021-2022

Background:

Origination: Mayor Fagan

Recommendation:

N/A

Party(ies) responsible for placing this item on agenda: Mayor Fagan

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	<u>Doris Speer</u>	<u>8-10-2021</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 7, 2021

Topic:
Adopt, on First Reading, Ordinance No. 2021-33, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2021-2022; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2020-2021 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance

Background:

This will be the first reading of Ordinance No. 2021-33, adopting the Budget for Fiscal Year 2021-2022, provided Council has not given City Staff additional changes/modifications for incorporation into the Budget following the second public hearing.

Origination: City Secretary

Recommendation:

Adopt Ordinance No. 2021-33 on First Reading

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

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	Doris Speer	9-1-2021	Approved by	
	Staff Member	Date		
			City Manager	Date

ORDINANCE NO. 2021-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, ADOPTING THE BUDGET FOR THE CITY OF TOMBALL, TEXAS, FOR FISCAL YEAR 2021-2021; AND AUTHORIZING THE CITY MANAGER TO APPROVE INTRA-DEPARTMENTAL (WITHIN THE SAME DEPARTMENT ONLY) TRANSFERS OF BUDGETED FUNDS; AND AMENDING THE BUDGET FOR THE 2020-2021 FISCAL YEAR IN ACCORDANCE WITH ACTUAL EXPENDITURES; AND PROVIDING OTHER DETAILS RELATING TO THE PASSAGE OF THIS ORDINANCE

* * * * *

WHEREAS, the Budget of the City of Tomball for the Fiscal Year 2021-2022 was presented to the City Council of the City of Tomball on the 19th day of July 2021 and was filed with the City Secretary's Office on July 26, 2021 for the purpose of Public Display; and the City Council has reviewed and amended the proposed budget and changes as approved by the City Council have been identified and their effect included in the budget; and

WHEREAS, NOTICE OF PUBLIC HEARINGS for the Budget of the City of Tomball, Texas, for Fiscal Year 2021-2022 was published in the City's official newspaper advising citizens of the Public Hearings to be conducted on August 16 and September 7, 2021, and also advising that said Budget was available for their inspection prior to the Public Hearings; and

WHEREAS, at said Public Hearings all citizens of the City had the right to be present and to be heard, and those who requested to be heard were heard, and it being the opinion of the Mayor and City Council that said Budget should be adopted; and

WHEREAS, said Budget shall be in effect for the ensuing Fiscal Year, October 1, 2021, through September 30, 2022;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1.0 Adoption of Budget. That from October 1, 2021, through September 30, 2022, the appropriations, as stated in the Budget as proposed expenditures, shall be and are hereby appropriated to the several objects and purposes named and designated in the Budget.

Section 2.0 Public Record. The City Secretary is hereby directed to place in the Budget an endorsement which shall read as follows: **"The Original Budget of the City of Tomball, Texas for the Fiscal Year 2021-2022."** Such Budget as endorsed shall be kept on file in the office of the City Secretary as a Public Record and a copy of said Budget is attached to this ordinance and made a part of this ordinance for all purposes.

Section 3.0 Intra-Departmental Transfers. In accordance with the responsibility of the City Manager established by Section 7.01 C. (2) of the City Charter to administer the annual budget, the City Manager is authorized, as circumstances reasonably require, to approve intra-departmental (within the same department only) transfers of budgeted funds. Further, the documentation for such transfers shall be maintained as a part of the City's financial records.

Section 4.0 Beginning Fund Balances. That the Beginning Fund Balance reflected in the budget for each operating and capital project fund for which a Budget is adopted hereby automatically shall be adjusted to be the amount of the Ending Fund Balance for Fiscal Year 2021 as fully adjusted to reflect the final Comprehensive Annual Financial Report for Fiscal Year 2021 when released, for each respective fund. The revised Beginning Fund Balance shall thereafter be used to calculate the Fiscal Year 2022 Ending Fund Balance.

Section 5.0 2020-2021 Budget Amended. That the City Council has reviewed the actual expenditures for the 2020-21 Fiscal Year and compared them to the projections contained in the 2020-2021 Fiscal Year budget. The 2020-2021 Fiscal Year budget is hereby amended in accordance with the actual expenditures for the 2020-2021 Fiscal Year.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 7TH DAY OF SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

GRETCHEN FAGAN
Mayor

ATTEST:

DORIS SPEER
City Secretary

Fund Summaries

Consolidated Statement of Anticipated Receipts and Revenues and Expenditures
and Changes in Fund Balance- All Funds
2021-2022 Proposed Budget

	<u>Governmental</u>			<u>Proprietary</u>		<u>Internal Service</u>						<u>Consolidated</u>
	General	Special	Special	Debt	Enterprise	Fleet	Health	Water	Sewer	Capital		All Funds
Funds	Fund	Revenue	Revenue	Service	Fund	Replacement	Insurance	Capital	Capital	Projects		FY 2022
	100	200-290/990	205	300	600	650	910	730	740	400/460		
Revenues:												
Property taxes	\$ 3,545,000	-	-	\$ 3,785,000	-	-	-	-	-	-	\$	7,330,000
Hotel Occupancy	-	450,000	-	-	-	-	-	-	-	-	-	450,000
Sales taxes	12,590,000	-	-	-	-	-	-	-	-	-	-	12,590,000
Franchise taxes	1,050,000	-	-	-	-	-	-	-	-	-	-	1,050,000
Permits and licenses	1,542,500	-	-	-	-	-	-	-	-	-	-	1,542,500
Fines and warrants	350,000	23,000	-	-	-	-	-	-	-	-	-	373,000
Service fees	3,249,205	-	-	-	12,635,000	-	-	-	-	-	-	15,884,205
Transfers In	2,668,418	126,000	-	-	-	545,292	3,380,338	-	-	1,025,000	-	7,745,048
Contributions/Grants	748,000	-	-	1,129,885	370,000	-	-	-	-	-	-	2,247,885
Interest	7,500	1,120	50	2,000	5,000	1,100	2,500	5,000	2,500	15,000	-	41,770
Other	102,650	151,000	-	-	162,100	-	-	2,000,000	1,750,000	-	-	4,165,750
Total Revenues	\$ 25,853,273	\$ 751,120	\$ 50	\$ 4,916,885	\$ 13,172,100	\$ 546,392	\$ 3,382,838	\$ 2,005,000	\$ 1,752,500	\$ 1,040,000	\$	53,420,158
Expenditures:												
General Government	\$ 5,489,136	-	-	-	-	-	\$ 3,257,328	-	-	\$ 4,073,556	\$	12,820,020
Transfers out	3,161,119	-	-	-	-	-	-	-	-	-	-	3,161,119
Public Safety	10,947,745	62,000	-	-	-	-	-	-	-	-	-	11,009,745
Public Works	4,474,418	-	-	-	-	-	-	-	-	-	-	4,474,418
Engineering and Planning	567,746	-	-	-	-	-	-	-	-	-	-	567,746
Parks and Recreation	911,663	-	-	-	-	-	-	-	-	-	-	911,663
Tourism & Arts	-	829,512	-	-	-	-	-	-	-	-	-	829,512
Utilities	-	-	-	-	13,839,223	-	-	32,000	-	605,917	-	14,477,140
Capital Projects/Outlay	-	-	-	-	-	666,360	-	-	-	-	-	666,360
Debt Service	-	-	-	3,537,998	-	-	-	-	-	-	-	3,537,998
Total Expenditures	\$ 25,551,827	\$ 891,512	\$ -	\$ 3,537,998	\$ 13,839,223	\$ 666,360	\$ 3,257,328	\$ 32,000	\$ -	\$ 4,679,473	\$	52,455,721
Revenues Over (Under)												
Expenditures	\$ 301,446	\$ (140,393)	\$ 50	\$ 1,378,888	\$ (667,123)	\$ (119,968)	\$ 125,510	\$ 1,973,000	\$ 1,752,501	\$ (3,639,473)	\$	964,437
Beginning Fund Balance	\$ 19,776,508	\$ 768,733	\$ 600	\$ 6,345,808	\$ 9,774,623	\$ 1,487,653	\$ 2,519,324	\$ 4,223,855	\$ 3,787,878	\$ 12,840,823	\$	61,525,804
Ending Fund Balance	\$ 20,077,953	\$ 628,340	\$ 650	\$ 7,724,696	\$ 9,107,500	\$ 1,367,685	\$ 2,644,834	\$ 6,196,855	\$ 5,540,379	\$ 9,201,350	\$	62,490,241

General Fund - 100
Statement of Revenues, Expenditures, and Changes in Fund Balance
2021-2022 Proposed Budget Worksheet

	FY 2018 Actuals	FY 2019 Actuals	FY 2020 Actuals	Current FY 2021	FY 2021 Projections	FY 2022 Budget
Revenues:						
Contributions	\$ 494,171	\$ 563,309	\$ 399,790	\$ 758,558	\$ 1,415,558	\$ 748,000
Fines & Warrants	435,549	510,671	349,302	460,000	350,000	350,000
Franchise Taxes	1,270,927	1,300,076	1,084,860	910,020	1,050,000	1,050,000
Interest	194,429	282,745	167,887	225,000	7,500	7,500
Other Revenue	290,289	109,377	226,535	97,675	100,150	102,650
Permits & Licenses	532,615	580,396	1,113,988	724,700	1,544,500	1,542,500
Property Taxes	2,144,861	2,046,479	2,265,470	2,345,000	3,550,000	3,545,000
Sales Taxes	12,514,930	12,594,274	12,291,928	11,590,000	12,585,000	12,590,000
Services	2,793,800	2,944,373	2,956,463	2,480,177	2,978,851	3,249,205
Enterprise Transfers In	2,384,166	2,530,209	2,603,335	2,668,418	2,668,418	2,668,418
Total Revenues	23,055,737	23,461,910	23,459,557	22,259,548	26,249,977	25,853,273
Expenditures:						
Administrative	\$ 440,324	\$ 378,442	\$ 383,298	\$ 402,043	\$ 381,895	\$ 391,855
Building Permits and Inspections	431,157	430,037	400,824	417,466	399,692	410,992
Mayor and Council	50,181	53,937	58,628	96,430	57,444	85,660
City Secretary	334,847	345,929	327,110	410,481	356,911	448,484
Human Resources	385,669	425,832	434,353	452,570	447,477	460,572
Finance	715,775	735,395	871,849	789,052	911,435	856,852
Information Systems	617,431	707,607	829,172	799,482	778,210	861,811
Legal	117,595	130,302	144,705	140,000	120,000	140,000
Non-Departmental*	454,552	1,143,516	757,835	758,900	1,142,974	1,182,838
Police	5,601,726	5,336,682	5,915,354	6,203,875	6,277,588	6,307,184
Municipal Court	357,447	414,407	401,138	434,415	402,116	442,404
Community Center	157,147	165,205	147,274	168,935	158,316	168,355
Fire	2,595,167	2,773,459	2,747,943	3,027,521	2,968,357	3,164,100
Emergency Management	19,570	30,894	19,626	15,275	24,900	21,800
ESD#15 Station 5	655,533	754,442	837,626	920,021	898,965	1,012,257
Public Works Administration	55,622	62,604	66,849	71,462	63,397	77,334
Garage	130,720	154,130	156,336	177,191	169,954	189,313
Parks	1,105,558	989,835	1,092,566	975,748	1,026,119	743,308
Streets	2,008,206	1,786,766	1,109,920	1,464,796	1,463,669	1,544,286
Sanitation	1,595,279	1,600,929	1,758,032	2,115,300	1,815,200	1,815,200
Engineering and Planning	562,308	532,564	496,004	572,323	554,340	567,746
Facilities Maintenance	745,872	796,353	605,992	710,673	1,007,352	848,285
Transfer Out to Hotel Occupancy *	20,000	100,000	126,000	126,000	126,000	126,000
Transfer Out to Health Insurance *	2,211,241	2,300,000	2,300,000	2,327,000	2,327,000	2,600,581
COLA/Salary Survey					128,474.00	732,565
Total Expenditures	\$ 21,368,925	\$ 22,149,268	\$ 21,988,434	\$ 23,576,959	\$ 24,007,785	\$ 25,199,782
Revenues Over/(Under) Expenditures	\$ 1,686,812	\$ 1,312,642	\$ 1,471,123	\$ (1,317,411)	\$ 2,242,192	\$ 653,491
Beginning Fund Balance	\$ 13,060,996	\$ 14,750,551	\$ 16,063,193	\$ 17,534,316	\$ 17,534,316	\$ 19,776,508
Ending Fund Balance	\$ 14,750,551	\$ 16,063,193	\$ 17,534,316	\$ 16,216,905	\$ 19,776,508	\$ 20,429,998
25% of Operating Expenses - Target	69%	73%	80%	69%	82%	81%

**CITY OF TOMBALL
GENERAL FUND REVENUES - 100**

	2018	2019	2020	2021	2021	2022
GENERAL FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTIONS	BUDGET
5110 CURRENT TAXES	2,057,193	2,077,795	2,243,764	2,300,000	3,500,000	3,500,000
5120 DELINQUENT TAXES	55,317	(49,556)	11,048	30,000	30,000	30,000
5130 PENALTY,INTEREST,ATTY FEES	32,351	18,241	10,658	15,000	20,000	15,000
5140 SALES TAX	12,427,660	12,506,119	12,214,957	11,500,000	12,500,000	12,500,000
5141 ALCOHOLIC BEVERAGE TAX	73,760	71,190	65,646	75,000	70,000	75,000
5150 ELECTRICAL FRANCHISE TAX	700,345	709,538	728,145	425,000	730,000	730,000
5160 T.V. CABLE FRANCHISE TAX	157,065	87,781	75,381	80,000	65,000	65,000
5161 1% IN KIND/ PEG FEES	31,413	36,291	2,550	35,000	30,000	30,000
5170 COMMUNICATIONS ROW LINE FEE	213,074	267,655	249,841	250,000	225,000	225,000
5175 SANITATION FRANCHISE TAX	169,030	198,799	28,924	120,000	-	-
5190 BINGO TAX	-	10	19	20	-	-
5200 BUILDING PERMITS	261,428	240,597	551,773	276,000	925,000	925,000
5210 CONSTRUCTION PERMITS	55,641	124,635	278,919	213,000	200,000	200,000
5215 PLUMBING PERMIT	28,214	27,355	45,935	36,000	75,000	75,000
5220 MECHANICAL PERMITS	28,456	25,302	33,010	36,000	50,000	50,000
5230 ELECTRICAL PERMITS	37,907	41,059	69,858	45,000	150,000	150,000
5235 FIRE PERMIT FEES	64,320	64,549	73,406	63,000	70,000	70,000
5240 OTHER PERMITS	4,282	5,455	7,064	5,000	5,000	5,000
5245 MISCELLANEOUS PERMIT FEES	200	2,979	5,116	500	500	500
5250 MIXED BEVERAGE FEES	13,510	16,965	11,325	15,000	15,000	15,000
5255 LICENSE FEES	4,005	4,500	510	3,000	3,000	3,000
5260 AMBULANCE PERMITS	7,400	7,100	4,000	8,000	6,000	6,000
5300 MUNICIPAL COURT FINES	233,134	251,127	180,306	225,000	170,000	170,000
5310 COURT COSTS/ADMIN FEES	125,170	204,312	121,458	175,000	145,000	145,000
5320 COURT WARRANT FEES	52,130	34,358	36,914	40,000	30,000	30,000
5340 TIME PYMT.FEE-10% CITY JUDICL.	754	506	665	1,000	500	500
5341 TIME PAYMENT FEE-40% FOR CITY	3,016	2,038	3,084	4,000	2,500	2,500
5430 SANITATION FEES	1,844,191	1,652,997	1,791,282	1,250,000	1,750,000	1,750,000
5440 PLAT FEES	11,693	14,305	9,118	12,000	10,000	10,000
5441 REZONING APPLICATION FEE	8,468	3,867	2,992	5,000	8,000	8,000
5442 CONDITIONAL USE PERMIT	1,800	1,800	1,800	4,000	1,000	4,000
5443 PLANNED DEVELOPMENT	1,000	-	3,700	-	1,000	1,000
5444 SITE PLAN REVIEW	15,261	11,819	22,000	15,000	35,000	30,000
5445 PLAN REVIEW FEES- OTHER	200	1,040	1,538	200	1,000	1,000
5446 ZONING FEES- OTHER	2,340	4,035	3,250	3,000	4,000	4,000
5450 BIRTH AND DEATH CERTIFICATE FEES	57,844	57,968	45,461	50,000	50,000	50,000
5451 NOTARY FEES	88	151	85	75	50	50
5460 ALARM SYSTEM REGISTRATION FEES	24,475	19,650	16,885	17,000	10,000	10,000
5461 FALSE ALARM SERVICE FEE	21,345	18,330	6,875	15,000	2,000	2,000
5470 EMERGENCY SERVICE DISTRCT FEES	173,884	246,171	215,000	217,000	229,000	229,000
5472 ESD#15 S5 OPERATING COST REIMBURSEMENT	23,293	30,062	25,756	26,844	30,115	27,053
5474 ESD#15 STATION 5 PAYROLL REIMBURSEMENT	594,066	877,239	809,054	866,333	838,486	1,121,902
5480 LIFE SAFETY PLAN REVIEW	2,400	2,230	10,284	2,500	3,000	3,000
5481 STATE LICENSED FACILITIES	1,380	1,590	1,685	1,500	2,500	2,500
5482 ANNUAL FIRE INSPECTIONS	600	1,050	-	1,500	750	750
5500 SALE OF CITY PROPERTY	235,899	53,059	166,059	40,000	40,000	40,000
5505 RENT REVENUES	4	-	-	-	-	-
5510 COMMUNITY CENTER FEES	30,317	26,558	20,343	20,000	25,000	25,000
5515 CONGREGATE MEAL SERV. REVENUE	9,665	11,418	5,318	7,500	-	2,500
5520 PARK RENTAL FEE	10,710	9,000	4,375	7,500	10,000	10,000
5550 MISCELLANEOUS INCOME	44,573	44,749	55,073	50,000	60,000	60,000
5560 RETURNED CHECK FINES	60	-	-	100	100	100
5690 SANITATION PENALTY	30,640	19,859	16,339	20,000	30,000	20,000
5730 SCHOOL RESOURCE OFFICERS (SRO)	465,175	369,322	362,860	620,558	620,558	713,000
5740 OTHER GRANTS	3,996	168,987	11,930	113,000	770,000	10,000
5770 TEDC CONTRIBUTIONS	25,000	25,000	25,000	25,000	25,000	25,000

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

	2018	2019	2020	2021	2021	2022
GENERAL FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTIONS	BUDGET
5800 INTEREST INCOME	203,902	278,243	167,887	225,000	7,500	7,500
5801 UNREALIZED GAIN ON INVESTMENTS	(9,473)	4,502	-	-	-	-
5961 ENTERPRISE TRANSFERS IN	2,384,166	2,530,209	2,603,335	2,668,418	2,668,418	2,668,418
TOTAL GENERAL FUND REVENUES	\$ 23,055,737	\$ 23,461,910	\$ 23,459,557	\$ 22,259,548	\$ 26,249,977	\$ 25,853,273

CITY OF TOMBALL	
FUND	DIVISION
GENERAL FUND	100-111 ADMINISTRATIVE
DETAILS	

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$259,395	\$263,494	\$247,786	\$212,560	\$251,151
6009 WAGES-OTHER	\$13,992	\$12,258	\$13,497	\$7,425	\$13,355
6011 VACATION PAY	\$9,964	\$11,932	\$19,910	\$28,248	\$13,714
6012 SICK PAY	\$4,278	\$0	\$11,248	\$39,176	\$11,129
6013 EMERGENCY PAY	\$0	\$507	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$4,411	\$4,499	\$4,499	\$2,068
6019 MISCELLANEOUS PAY	\$875	\$995	\$1,115	\$1,115	\$420
6021 FICA-MED/SS	\$21,163	\$21,341	\$24,312	\$21,705	\$23,836
6022 TMRS-EMPLOYER	\$41,557	\$42,874	\$43,126	\$41,875	\$42,282
6025 WORKER COMPENSATION INS.	\$176	\$180	\$200	\$145	\$200
PERSONNEL SERVICES	\$351,401	\$357,991	\$365,693	\$356,748	\$358,155
6101 OFFICE AND COMPUTER SUPPLIES	\$832	\$284	\$1,200	\$750	\$1,000
6102 EDUCATIONAL SUPPLIES	\$51	\$488	\$500	\$500	\$500
6105 FOOD SUPPLIES	\$139	\$269	\$1,000	\$500	\$1,000
6107 CLOTHING AND UNIFORMS	\$255	\$366	\$400	\$400	\$400
6108 FUEL, OIL, AND LUBRICANTS	\$11	\$0	\$0	\$0	\$0
6109 POSTAGE	\$0	(\$5)	\$0	\$0	\$0
6119 OTHER SUPPLIES	\$129	\$134	\$1,000	\$1,250	\$1,000
SUPPLIES	\$1,418	\$1,534	\$4,100	\$3,400	\$3,900
6205 VEHICLE MAINTENANCE	\$255	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$255	\$0	\$0	\$0	\$0
6304 PROFESSIONAL SERVICES, OTHER	\$295	\$0	\$0	\$0	\$0
6312 COMMUNICATION SERVICES	\$2,375	\$2,199	\$2,700	\$2,400	\$2,500
6329 OTHER SERVICES	\$325	\$227	\$1,000	\$200	\$500
6332 TRAVEL AND MEALS	\$2,005	\$431	\$4,000	\$1,000	\$4,000
6333 DUES AND SUBSCRIPTIONS	\$3,782	\$3,635	\$4,000	\$4,000	\$4,000
6334 AUTOMOBILE ALLOWANCES	\$16,912	\$16,688	\$16,800	\$13,147	\$16,800
6337 TRAINING	(\$325)	\$593	\$3,750	\$1,000	\$2,000
SERVICES AND CHARGES	\$25,369	\$23,772	\$32,250	\$21,747	\$29,800
TOTAL GENERAL-ADMINISTRATIVE	\$378,442	\$383,298	\$402,043	\$381,895	\$391,855

FUND		CITY OF TOMBALL		DIVISION	
GENERAL FUND		DEPARTMENT		100-112 PERMITS/INSPCTNS.	
		PERMITS/INSPCTNS.			
DETAILS					

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$127,275	\$127,336	\$125,812	\$117,208	\$117,452
6003 WAGES-FULL TIME	\$156,440	\$130,702	\$130,656	\$140,687	\$129,716
6005 WAGES-OVERTIME	\$1,916	\$1,077	\$2,805	\$2,805	\$2,750
6009 WAGES-OTHER	\$14,858	\$12,595	\$13,449	\$6,279	\$13,020
6011 VACATION PAY	\$13,090	\$15,114	\$15,173	\$10,624	\$14,072
6012 SICK PAY	\$13,255	\$11,021	\$11,208	\$9,691	\$10,850
6013 EMERGENCY PAY	\$337	\$399	\$0	\$717	\$0
6015 SICK TIME BUYBACK	\$0	\$2,153	\$1,221	\$0	\$2,577
6019 MISCELLANEOUS PAY	\$1,955	\$2,030	\$1,825	\$1,825	\$1,090
6021 FICA-MED/SS	\$23,086	\$21,479	\$23,385	\$21,453	\$22,411
6022 TMRS-EMPLOYER	\$45,271	\$42,008	\$41,482	\$39,501	\$39,754
6025 WORKER COMPENSATION INS.	\$1,000	\$1,048	\$1,000	\$722	\$1,000
PERSONNEL SERVICES	\$398,482	\$366,962	\$368,016	\$351,512	\$354,692
6101 OFFICE AND COMPUTER SUPPLIES	\$2,861	\$3,333	\$2,400	\$6,000	\$3,000
6102 EDUCATIONAL SUPPLIES	\$356	\$651	\$1,000	\$1,000	\$1,000
6105 FOOD SUPPLIES	\$19	\$40	\$0	\$0	\$0
6107 CLOTHING AND UNIFORMS	\$2,088	\$1,368	\$3,000	\$3,000	\$3,000
6108 FUEL, OIL AND LUBRICANTS	\$7,199	\$7,018	\$7,500	\$7,500	\$7,500
6119 OTHER SUPPLIES	\$38	\$0	\$0	\$0	\$0
SUPPLIES	\$12,561	\$12,411	\$13,900	\$17,500	\$14,500
6205 VEHICLE MAINTENANCE	\$1,980	\$1,791	\$5,000	\$3,000	\$3,000
REPAIRS AND MAINTENANCE	\$1,980	\$1,791	\$5,000	\$3,000	\$3,000
6304 PROFESSIONAL SERVICES, OTHER	\$305	\$4,594	\$10,000	\$10,000	\$10,000
6312 COMMUNICATION SERVICES	\$4,674	\$5,577	\$4,500	\$4,500	\$4,500
6329 OTHER SERVICES	(\$323)	\$0	\$0	\$0	\$0
6332 TRAVEL AND MEALS	\$5,070	\$3,882	\$5,500	\$5,880	\$12,000
6333 DUES AND SUBSCRIPTIONS	\$912	\$485	\$1,500	\$1,500	\$1,500
6337 TRAINING	\$6,320	\$4,766	\$8,250	\$5,000	\$10,000
6362 PERMITS AND LICENSES	\$55	\$357	\$800	\$800	\$800
SERVICES AND CHARGES	\$17,013	\$19,661	\$30,550	\$27,680	\$38,800
TOTAL GENERAL-PERMITS/INSPCTNS.	\$430,037	\$400,824	\$417,466	\$399,692	\$410,992

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	MAYOR AND COUNCIL	100-113 MAYOR AND COUNCIL
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6004 WAGES- PART TIME	\$23,904	\$24,896	\$30,600	\$25,371	\$30,600
6021 FICA- MED/ SS	\$1,823	\$1,905	\$2,341	\$1,941	\$2,341
6025 WORKER COMPENSATION INS.	\$35	\$36	\$39	\$32	\$39
PERSONNEL SERVICES	\$25,763	\$26,837	\$32,980	\$27,344	\$32,980
6101 OFFICE AND COMPUTER SUPPLIES	\$65	\$162	\$100	\$50	\$80
6105 FOOD SUPPLIES	\$2,071	\$2,628	\$2,000	\$2,500	\$2,500
6107 CLOTHING AND UNIFORMS	\$0	\$134	\$0	\$0	\$0
6119 OTHER SUPPLIES	\$9,989	\$5,747	\$12,000	\$15,000	\$12,000
SUPPLIES	\$12,125	\$8,671	\$14,100	\$17,550	\$14,580
6304 PROFESSIONAL SERVICES- OTHER	\$0	\$7,507	\$20,000	\$2,000	\$10,000
6329 OTHER SERVICES	\$0	\$0	\$100	\$50	\$100
6332 TRAVEL AND MEALS	\$0	\$0	\$5,000	\$1,000	\$5,000
6333 DUES AND SUBSCRIPTIONS	\$4,331	\$3,960	\$7,000	\$5,000	\$5,000
6337 TRAINING	\$0	\$220	\$2,250	\$1,500	\$3,000
6398 BANQUETS, DEDICATION, RECEP	\$11,717	\$11,433	\$15,000	\$3,000	\$15,000
SERVICES AND CHARGES	\$16,048	\$23,120	\$49,350	\$12,550	\$38,100
TOTAL MAYOR AND COUNCIL	\$53,937	\$58,628	\$96,430	\$57,444	\$85,660

CITY OF TOMBALL	
FUND	DEPARTMENT
GENERAL FUND	CITY SECRETARY
DIVISION	
100-114 CITY SECRETARY	
DETAILS	

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$134,465	\$146,856	\$142,059	\$144,641	\$142,629
6003 WAGES-FULL TIME	\$64,590	\$52,270	\$72,187	\$65,456	\$72,194
6005 WAGES-OVERTIME	\$1,078	\$2,234	\$4,080	\$3,000	\$4,000
6009 WAGES-OTHER	\$10,523	\$11,093	\$11,585	\$5,722	\$11,585
6011 VACATION PAY	\$17,018	\$16,594	\$17,052	\$11,314	\$17,052
6012 SICK PAY	\$6,891	\$4,100	\$9,654	\$16,096	\$9,654
6013 EMERGENCY PAY	\$834	\$466	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$2,231	\$3,228	\$934	\$3,862
6019 MISCELLANEOUS PAY	\$2,455	\$2,695	\$2,460	\$2,460	\$2,700
6021 FICA-S.S. AND MEDICARE TAXES	\$17,581	\$17,624	\$20,342	\$18,977	\$20,453
6022 TMRS-EMPLOYER	\$32,969	\$33,176	\$36,084	\$34,345	\$36,280
6025 WORKER COMPENSATION INS.	\$352	\$361	\$400	\$291	\$400
PERSONNEL SERVICES	\$288,755	\$289,700	\$319,131	\$303,236	\$320,809
6101 OFFICE AND COMPUTER SUPPLIES	\$17,767	\$7,406	\$12,000	\$10,000	\$12,000
6102 EDUCATIONAL SUPPLIES	\$730	\$361	\$1,000	\$800	\$1,000
6104 JANITORIAL AND CLEANING SUPPLY	\$398	\$1,062	\$500	\$1,000	\$1,000
6105 FOOD SUPPLIES	\$938	\$1,503	\$1,200	\$1,200	\$1,300
6109 POSTAGE	\$135	\$467	\$1,000	\$750	\$1,000
6119 OTHER SUPPLIES	\$110	\$410	\$600	\$600	\$600
SUPPLIES	\$20,077	\$11,211	\$16,300	\$14,350	\$16,900
6201 OFFICE EQUIPMENT MAINT.	\$0	\$0	\$200	\$50	\$200
REPAIRS AND MAINTENANCE	\$0	\$0	\$200	\$50	\$200
6304 PROF.SERV.-OTHER	\$1,660	\$4,460	\$15,000	\$10,000	\$15,000
6312 COMMUNICATION SERVICES	\$772	\$895	\$900	\$900	\$900
6316 PRINTING AND BINDING	\$25	\$0	\$75	\$75	\$75
6329 OTHER SERVICES	\$921	\$0	\$0	\$450	\$600
6332 TRAVEL AND MEALS	\$6,463	\$5,735	\$5,500	\$4,050	\$5,500
6333 DUES AND SUBSCRIPTIONS	\$2,142	\$2,245	\$3,500	\$2,500	\$3,500
6335 ADVERTISING COST	\$15,583	\$9,102	\$20,000	\$16,000	\$20,000
6337 TRAINING	\$5,225	\$1,920	\$4,875	\$2,800	\$5,000
6371 ELECTION SERVICES	\$4,187	\$1,217	\$25,000	\$2,500	\$60,000
6398 BANQUETS, DEDICATION, RECEPTIONS	\$119	\$625	\$0	\$0	\$0
SERVICES AND CHARGES	\$37,097	\$26,200	\$74,850	\$39,275	\$110,575
TOTAL CITY SECRETARY	\$345,929	\$327,110	\$410,481	\$356,911	\$448,484

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	HUMAN RESOURCES	100-115 HUMAN RESOURCES
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$108,532	\$110,737	\$108,850	\$116,009	\$108,860
6003 WAGES-FULL TIME	\$100,305	\$106,177	\$101,925	\$107,355	\$101,071
6004 WAGES-PART TIME	\$27,582	\$16,029	\$32,640	\$32,960	\$32,000
6005 WAGES-OVERTIME	\$1,614	\$2,555	\$6,120	\$6,120	\$6,000
6009 WAGES-OTHER	\$11,150	\$11,478	\$11,411	\$4,616	\$11,343
6011 VACATION PAY	\$12,338	\$17,745	\$16,760	\$12,785	\$15,645
6012 SICK PAY	\$3,374	\$1,184	\$9,509	\$5,528	\$9,453
6013 EMERGENCY PAY	\$228	\$0	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$3,729	\$3,804	\$2,956	\$2,956
6019 MISCELLANEOUS PAY	\$1,580	\$1,760	\$1,940	\$1,705	\$1,885
6021 FICA-S.S. AND MEDICARE TAXES	\$19,160	\$19,087	\$22,578	\$21,632	\$22,293
6022 TMRS-EMPLOYER	\$32,720	\$35,246	\$35,483	\$35,193	\$35,066
6025 WORKER COMPENSATION INS.	\$264	\$271	\$300	\$218	\$300
6026 STATE UNEMPLOYMENT TAXES	\$0	\$2,156	\$10,000	\$10,000	\$10,000
6030 TUITION REIMBURSEMENT	\$0	\$0	\$0	\$0	\$4,000
PERSONNEL SERVICES	\$318,847	\$328,154	\$361,320	\$357,077	\$360,872
6101 OFFICE AND COMPUTER SUPPLIES	\$6,044	\$5,400	\$4,800	\$4,800	\$7,200
6102 EDUCATIONAL SUPPLIES	\$1,360	\$0	\$750	\$750	\$750
6105 FOOD SUPPLIES	\$3,463	\$5,524	\$3,000	\$3,000	\$5,000
6107 CLOTHING AND UNIFORMS	\$0	\$276	\$300	\$300	\$300
6109 POSTAGE	\$40	\$114	\$100	\$150	\$150
6119 OTHER SUPPLIES	\$6,396	\$10,701	\$6,000	\$6,000	\$6,000
SUPPLIES	\$17,303	\$22,016	\$14,950	\$15,000	\$19,400
6304 PROF.SERV.-OTHER	\$15,000	\$500	\$6,000	\$6,000	\$6,000
6312 COMMUNICATION SERVICES	\$774	\$894	\$900	\$900	\$900
6329 OTHER SERVICES	\$31,613	\$45,368	\$35,000	\$35,000	\$35,000
6332 TRAVEL AND MEALS	\$6,359	\$2,337	\$2,900	\$1,000	\$2,900
6333 DUES AND SUBSCRIPTIONS	\$689	\$348	\$1,500	\$1,500	\$1,500
6335 ADVERTISING COST	\$28	\$2,428	\$2,000	\$1,000	\$2,000
6337 TRAINING	\$24,064	\$22,713	\$18,000	\$18,000	\$20,000
6398 BANQUETS, DEDICATION, RECEP	\$11,154	\$9,594	\$10,000	\$12,000	\$12,000
SERVICES AND CHARGES	\$89,682	\$84,182	\$76,300	\$75,400	\$80,300
TOTAL HUMAN RESOURCES	\$425,832	\$434,353	\$452,570	\$447,477	\$460,572

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT	100-116 FINANCE
	FINANCE	
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$247,226	\$270,969	\$261,819	\$277,091	\$261,808
6003 WAGES-FULL TIME	\$66,417	\$68,879	\$72,819	\$75,999	\$71,986
6004 WAGES-PART TIME	\$960	\$0	\$0	\$0	\$0
6005 WAGES-OVERTIME	\$1,551	\$1,272	\$1,530	\$1,530	\$1,500
6009 WAGES-OTHER	\$18,810	\$17,435	\$17,783	\$9,628	\$17,783
6011 VACATION PAY	\$16,643	\$16,074	\$19,593	\$15,178	\$20,404
6012 SICK PAY	\$8,088	\$3,838	\$14,819	\$8,849	\$14,819
6013 EMERGENCY PAY	\$0	\$0	\$0	\$491	\$0
6015 SICK TIME BUYBACK	\$0	\$3,564	\$5,280	\$4,651	\$5,928
6019 MISCELLANEOUS PAY	\$1,435	\$1,745	\$2,105	\$2,105	\$2,465
6021 FICA-S.S. AND MEDICARE TAXES	\$27,363	\$28,936	\$30,605	\$30,161	\$30,845
6022 TMRS-EMPLOYER	\$49,983	\$53,146	\$54,289	\$54,416	\$54,714
6025 WORKER COMPENSATION INS.	\$525	\$541	\$600	\$436	\$600
PERSONNEL SERVICES	\$439,001	\$466,399	\$481,242	\$480,535	\$482,852
6101 OFFICE AND COMPUTER SUPPLIES	\$2,652	\$4,692	\$3,200	\$4,000	\$4,000
6102 EDUCATIONAL SUPPLIES	\$220	\$228	\$500	\$250	\$500
6105 FOOD SUPPLIES	\$86	\$315	\$350	\$350	\$350
6107 CLOTHING AND UNIFORMS	\$416	\$704	\$650	\$650	\$750
6108 FUEL, OIL AND LUBRICANTS	\$0	\$108	\$150	\$0	\$0
6109 POSTAGE	\$65	\$35	\$150	\$100	\$150
6119 OTHER SUPPLIES	\$54	\$94	\$200	\$200	\$200
SUPPLIES	\$3,493	\$6,176	\$5,200	\$5,550	\$5,950
6204 OTHER EQUIPMENT MAINTENANCE	\$360	\$370	\$500	\$500	\$0
REPAIRS AND MAINTENANCE	\$360	\$370	\$500	\$500	\$0
6301 PROF.SERV.-AUDIT AND ACCTNG.	\$69,380	\$89,750	\$70,000	\$80,000	\$80,000
6304 PROF.SERV.-OTHER	\$16,473	\$12,580	\$15,000	\$85,000	\$25,000
6312 COMMUNICATION SERVICES	\$1,750	\$1,712	\$2,000	\$2,500	\$3,000
6316 PRINTING AND BINDING	\$956	\$0	\$1,000	\$350	\$350
6317 APPRAISAL SERVICES	\$47,532	\$50,510	\$50,000	\$52,000	\$52,000
6320 COMPUTER SOFTWARE SERVICE	\$0	\$0	\$8,360	\$0	\$0
6329 OTHER SERVICES	\$0	\$1	\$0	\$0	\$0
6332 TRAVEL AND MEALS	\$5,592	\$1,475	\$3,500	\$300	\$3,500
6333 DUES AND SUBSCRIPTIONS	\$3,510	\$2,705	\$2,500	\$2,700	\$2,700
6335 ADVERTISING COST	\$4,843	\$6,496	\$3,000	\$3,000	\$3,000
6337 TRAINING	\$3,856	\$1,174	\$3,750	\$4,000	\$3,500
6397 CREDIT CARD PROCESSING FEE	\$121,879	\$212,027	\$125,000	\$175,000	\$175,000
6399 SERVICE CHARGES	\$16,770	\$20,474	\$18,000	\$20,000	\$20,000
SERVICES AND CHARGES	\$292,541	\$398,904	\$302,110	\$424,850	\$368,050
TOTAL FINANCE	\$735,395	\$871,849	\$789,052	\$911,435	\$856,852

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	INFORMATION SYSTEMS	100-117 INFORMATION SYSTEMS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES- ADMINISTRATIVE	\$183,048	\$155,365	\$147,191	\$157,621	\$147,170
6003 WAGES- FULL TIME	\$20,494	\$55,902	\$53,811	\$57,449	\$52,756
6005 WAGES-OVERTIME	\$296	\$1,164	\$2,550	\$2,000	\$2,500
6009 WAGES- OTHER	\$10,660	\$10,491	\$10,885	\$5,646	\$10,827
6011 VACATION PAY	\$12,440	\$12,089	\$16,104	\$12,348	\$16,007
6012 SICK PAY	\$3,633	\$0	\$9,071	\$4,511	\$9,022
6015 SICK TIME BUYBACK	\$0	\$3,557	\$3,628	\$3,609	\$3,609
6019 MISCELLANEOUS PAY	\$1,795	\$1,975	\$2,155	\$2,155	\$2,335
6021 FICA-S.S. AND MEDICARE TAXES	\$18,541	\$19,126	\$19,881	\$19,640	\$19,796
6022 TMRS-EMPLOYER	\$33,762	\$34,896	\$35,266	\$35,128	\$35,115
6025 WORKER COMPENSATION INS.	\$931	\$965	\$990	\$853	\$990
PERSONNEL SERVICES	\$285,600	\$295,532	\$301,532	\$300,960	\$300,127
6101 OFFICE AND COMPUTER SUPPLIES	\$50,913	\$38,435	\$32,000	\$32,000	\$40,000
6103 COMPUTER EQUIPMENT <\$20,000	\$0	\$65,480	\$0	\$0	\$0
6107 CLOTHING AND UNIFORMS	\$103	\$0	\$500	\$500	\$500
6109 POSTAGE	\$0	\$0	\$100	\$100	\$100
6119 OTHER SUPPLIES	\$64	\$0	\$0	\$200	\$200
SUPPLIES	\$51,081	\$103,916	\$32,600	\$32,800	\$40,800
6201 OFFICE EQUIPMENT MAINTENANCE	\$8,660	\$968	\$25,000	\$25,000	\$7,500
6202 COMPUTER EQUIPMENT MAINT	\$0	\$690	\$1,000	\$1,000	\$1,000
REPAIRS AND MAINTENANCE	\$8,660	\$1,658	\$26,000	\$26,000	\$8,500
6304 PROF.SERV.-OTHER	\$10,415	\$29,580	\$40,000	\$40,000	\$60,000
6312 COMMUNICATION SERVICES	\$78,091	\$80,249	\$90,000	\$70,000	\$70,000
6320 COMPUTER SOFTWARE SERV.	\$337,295	\$307,576	\$295,000	\$295,000	\$368,034
6329 OTHER SERVICES	\$62	\$0	\$0	\$0	\$0
6332 TRAVEL AND MEALS	\$87	\$0	\$1,500	\$600	\$1,500
6333 DUES AND SUBSCRIPTIONS	\$400	\$1,120	\$1,000	\$1,000	\$1,000
6334 AUTOMOBILE ALLOWANCES	\$9,650	\$9,541	\$9,600	\$9,600	\$9,600
6337 TRAINING	\$1,267	\$0	\$2,250	\$2,250	\$2,250
SERVICES AND CHARGES	\$437,267	\$428,067	\$439,350	\$418,450	\$512,384
6999 TRANSFER TO CAPITAL PROJ. FUND	(\$75,000)	\$0	\$0	\$0	\$0
TRANSFERS	(\$75,000)	\$0	\$0	\$0	\$0
TOTAL INFORMATION SYSTEMS	\$707,607	\$829,172	\$799,482	\$778,210	\$861,811

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT LEGAL	100-118 LEGAL
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6102 EDUCATIONAL SUPPLIES	\$0	\$221	\$0	\$0	\$0
SUPPLIES	\$0	\$221	\$0	\$0	\$0
6303 PROF.SERV.-LEGAL	\$130,302	\$144,484	\$140,000	\$120,000	\$140,000
SERVICES AND CHARGES	\$130,302	\$144,484	\$140,000	\$120,000	\$140,000
TOTAL LEGAL	\$130,302	\$144,705	\$140,000	\$120,000	\$140,000

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	NON-DEPARTMENTAL	100-119 NON-DEPARTMENTAL
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	\$3,055	\$9,369	\$3,600	\$7,500	\$6,000
6104 JANITORIAL SUPPLIES	\$0	\$1,840	\$0	\$0	\$0
6105 FOOD SUPPLIES	\$43	\$283	\$0	\$0	\$0
6109 POSTAGE	\$9,022	\$6,939	\$9,000	\$6,000	\$6,000
6119 OTHER SUPPLIES	\$0	\$3,158	\$0	\$2,900	\$0
SUPPLIES	\$12,077	\$21,590	\$12,600	\$16,400	\$12,000
6304 PROF. SERVICES - OTHER	\$0	\$0	\$15,000	\$30,000	\$30,000
6329 OTHER SERVICES	\$36,368	\$42,214	\$25,000	\$41,531	\$55,300
6330 INSURANCE	\$317,058	\$365,450	\$350,000	\$400,000	\$400,000
6332 TRAVEL AND MEALS	\$0	\$69	\$0	\$0	\$0
6333 DUES AND SUBSCRIPTIONS	\$0	\$99	\$0	\$0	\$0
6336 EQUIPMENT RENTALS	\$30,174	\$23,776	\$32,000	\$28,694	\$31,200
6339 PRIOR YEAR DELINQUENT TAXES	\$0	\$0	\$30,000	\$0	\$0
6340 SPECIAL EVENTS	\$45,643	\$38,714	\$47,300	\$47,300	\$47,300
6346 ECONOMIC DEVELOPMENT AGREEMENT	\$156,937	\$150,418	\$150,000	\$150,000	\$172,500
6399 SERVICE CHARGES	\$0	\$0	\$0	\$13,500	\$0
SERVICES AND CHARGES	\$586,179	\$620,740	\$634,300	\$711,025	\$736,300
6406 LAND AND BUILDINGS	\$266,624	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$266,624	\$0	\$0	\$0	\$0
6691 TRANSFER OUT	\$100,000	\$126,000	\$126,000	\$126,000	\$126,000
6692 TRANSFER TO EMP. BEN. TRUST	\$2,300,000	\$2,300,000	\$2,327,000	\$2,327,000	\$2,600,581
6998 TRANSFER TO FLEET REPLACEMENT	\$278,636	\$115,505	\$112,000	\$415,549	\$434,538
TRANSFERS	\$2,678,636	\$2,541,505	\$2,565,000	\$2,868,549	\$3,161,119
TOTAL NON-DEPARTMENTAL	\$3,543,516	\$3,183,835	\$3,211,900	\$3,595,974	\$3,909,419

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	POLICE DEPARTMENT	100-121 -POLICE DEPARTMENT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$274,534	\$251,165	\$277,783	\$211,925	\$277,706
6003 WAGES-FULL TIME	\$2,584,865	\$2,999,822	\$3,237,222	\$3,372,430	\$3,206,372
6004 WAGES-PART TIME	\$35,508	\$44,800	\$66,226	\$66,198	\$66,227
6005 WAGES-OVERTIME	\$503,205	\$552,681	\$429,112	\$429,114	\$420,000
6009 WAGES-OTHER	\$173,163	\$177,722	\$184,779	\$89,210	\$183,734
6011 VACATION PAY	\$186,370	\$189,401	\$220,153	\$179,347	\$223,944
6012 SICK PAY	\$109,649	\$119,871	\$153,982	\$136,072	\$153,112
6013 EMERGENCY PAY	\$3,886	\$2,506	\$0	\$4,474	\$0
6015 SICK TIME BUYBACK	\$0	\$16,553	\$21,237	\$11,992	\$37,975
6019 MISCELLANEOUS PAY	\$25,830	\$26,315	\$26,020	\$25,845	\$29,440
6021 FICA-MED/SS	\$287,140	\$321,888	\$354,799	\$340,867	\$353,975
6022 TMRS-EMPLOYER	\$529,530	\$595,830	\$620,376	\$607,905	\$617,668
6025 WORKER COMPENSATION INS.	\$56,466	\$56,277	\$59,736	\$50,659	\$60,731
PERSONNEL SERVICES	\$4,770,146	\$5,354,833	\$5,651,425	\$5,526,038	\$5,630,884
6101 OFFICE AND COMPUTER SUPPLIES	\$12,272	\$14,418	\$12,000	\$12,000	\$12,000
6102 EDUCATIONAL SUPPLIES	\$117	\$82	\$1,500	\$1,500	\$1,000
6104 JANITORIAL SUPPLIES	\$683	\$729	\$650	\$650	\$700
6105 FOOD SUPPLIES	\$10,184	\$9,431	\$6,500	\$11,000	\$10,000
6106 MATERIALS AND PARTS	\$63,393	\$59,605	\$95,000	\$95,000	\$115,200
6107 CLOTHING AND UNIFORMS	\$48,371	\$65,432	\$40,000	\$58,000	\$70,000
6108 FUEL, OIL AND LUBRICANTS	\$83,837	\$69,369	\$90,000	\$90,000	\$90,000
6109 POSTAGE	\$315	\$210	\$1,000	\$500	\$500
6119 OTHER SUPPLIES	\$1,351	\$1,001	\$0	\$1,000	\$21,000
6130 FURNITURE <\$20,000	\$0	\$69	\$0	\$5,500	\$3,000
SUPPLIES	\$220,523	\$220,346	\$246,650	\$275,150	\$323,400
6201 OFFICE EQUIPMENT MAINTENANCE	\$0	\$611	\$1,500	\$500	\$1,000
6204 OTHER EQUIPMENT MAINTENANCE	\$9,392	\$18,963	\$10,000	\$182,000	\$10,000
6205 VEHICLE MAINTENANCE	\$96,097	\$78,947	\$75,000	\$75,000	\$75,000
6206 BUILDING MAINTENANCE	\$14,595	\$78	\$6,000	\$0	\$0
REPAIRS AND MAINTENANCE	\$120,084	\$98,599	\$92,500	\$257,500	\$86,000
6304 PROFESSIONAL SERVICES,OTHER	\$20,206	\$19,983	\$15,000	\$12,000	\$12,000
6312 COMMUNICATION SERVICES	\$78,667	\$82,130	\$70,000	\$70,000	\$75,000
6318 ANIMAL CONTROL-HARRIS COUNTY	\$24,000	\$22,000	\$24,000	\$24,000	\$24,000
6320 SOFTWARE SERVICE	\$4,983	\$27,526	\$0	\$0	\$0
6324 JAIL SERVICE EXPENSE	\$2,024	\$2,741	\$10,000	\$5,000	\$5,000
6325 BUY MONEY	\$2,500	\$0	\$2,000	\$1,000	\$2,000
6328 BIKE PATROL	\$2,880	\$80	\$1,000	\$1,000	\$1,000
6329 OTHER SERVICES	\$2,862	\$5,412	\$3,400	\$4,500	\$4,500
6332 TRAVEL AND MEALS	\$38,299	\$13,861	\$12,500	\$12,500	\$45,000
6333 DUES AND SUBSCRIPTIONS	\$5,437	\$6,313	\$5,000	\$4,000	\$5,000

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
GENERAL FUND	POLICE DEPARTMENT	100-121 -POLICE DEPARTMENT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6335 ADVERTISING COST	\$0	\$25	\$0	\$0	\$0
6336 EQUIPMENT RENTALS	\$369	\$291	\$400	\$400	\$400
6337 TRAINING	\$40,607	\$34,973	\$30,000	\$30,000	\$45,000
SERVICES AND CHARGES	\$222,833	\$215,336	\$173,300	\$164,400	\$218,900
6404 RADIO EQUIPMENT	\$0	\$24,962	\$40,000	\$54,500	\$48,000
6405 VEHICLE EQUIPMENT	\$3,096	\$1,279	\$0	\$0	\$0
CAPITAL OUTLAY	\$3,096	\$26,240	\$40,000	\$54,500	\$48,000
TOTAL-POLICE DEPARTMENT	\$5,336,682	\$5,915,354	\$6,203,875	\$6,277,588	\$6,307,184

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	MUNICIPAL COURT	100-122 - MUNICIPAL COURT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$69,284	\$72,510	\$70,586	\$75,805	\$70,562
6003 WAGES-FULL TIME	\$126,621	\$138,265	\$141,699	\$133,763	\$144,575
6004 WAGES-PART TIME	\$38,269	\$42,104	\$42,708	\$32,349	\$42,713
6005 WAGES-OVERTIME	\$5,429	\$1,350	\$8,160	\$8,160	\$8,000
6009 WAGES-OTHER	\$11,086	\$10,861	\$11,179	\$4,636	\$11,332
6011 VACATION PAY	\$12,305	\$12,575	\$12,483	\$10,991	\$12,611
6012 SICK PAY	\$18,440	\$3,761	\$9,315	\$7,764	\$9,443
6013 EMERGENCY PAY	\$415	\$414	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$0	\$1,948	\$1,267	\$2,034
6019 MISCELLANEOUS PAY	\$2,220	\$840	\$1,235	\$995	\$1,295
6021 FICA-MED/SS	\$21,188	\$21,227	\$23,005	\$20,935	\$23,262
6022 TMRS-EMPLOYER	\$33,760	\$33,133	\$35,013	\$33,199	\$35,468
6025 WORKER COMPENSATION INS.	\$484	\$499	\$559	\$402	\$559
PERSONNEL SERVICES	\$339,501	\$337,538	\$357,890	\$330,266	\$361,854
6101 OFFICE AND COMPUTER SUPPLIES	\$4,179	\$1,497	\$2,800	\$2,000	\$3,500
6102 EDUCATIONAL SUPPLIES	\$377	\$411	\$400	\$400	\$400
6104 JANITORIAL SUPPLIES	\$0	\$8	\$0	\$0	\$0
6105 FOOD SUPPLIES	\$0	\$0	\$0	\$0	\$350
6107 CLOTHING AND UNIFORMS	\$456	\$498	\$500	\$500	\$600
SUPPLIES	\$5,012	\$2,415	\$3,700	\$2,900	\$4,850
6201 OFFICE EQUIPMENT MAINTENANCE	\$300	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$300	\$0	\$0	\$0	\$0
6303 PROFESSIONAL SERVICES,LEGAL	\$57,300	\$56,500	\$60,000	\$60,000	\$60,000
6312 COMMUNICATION SERVICES	\$774	\$894	\$900	\$900	\$900
6316 PRINTING AND BINDING	\$838	\$989	\$2,500	\$1,500	\$2,000
6329 OTHER SERVICES	\$72	\$114	\$1,500	\$750	\$2,000
6332 TRAVEL AND MEALS	\$3,701	\$938	\$2,500	\$1,000	\$4,000
6333 DUES AND SUBSCRIPTIONS	\$2,049	\$675	\$1,300	\$1,300	\$1,300
6337 TRAINING	\$4,860	\$1,075	\$4,125	\$3,500	\$5,500
SERVICES AND CHARGES	\$69,594	\$61,185	\$72,825	\$68,950	\$75,700
TOTAL-MUNICIPAL COURT	\$414,407	\$401,138	\$434,415	\$402,116	\$442,404

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	COMMUNITY CENTER	100-131 - COMMUNITY CTR
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$47,048	\$50,774	\$47,639	\$51,017	\$47,651
6003 WAGES-FULL TIME	\$29,992	\$30,699	\$30,326	\$30,253	\$29,731
6004 WAGES-PART TIME	\$18,121	\$23,484	\$27,644	\$27,853	\$27,643
6005 WAGES-OVERTIME	\$2,067	\$312	\$2,040	\$2,040	\$2,000
6009 WAGES-OTHER	\$3,952	\$3,809	\$4,160	\$2,596	\$4,129
6011 VACATION PAY	\$6,458	\$2,659	\$4,535	\$3,495	\$4,509
6012 SICK PAY	\$10,386	\$883	\$3,466	\$2,451	\$3,441
6015 SICK TIME BUYBACK	\$0	\$838	\$855	\$855	\$855
6019 MISCELLANEOUS PAY	\$1,220	\$435	\$605	\$605	\$725
6021 FICA-MED/SS	\$8,757	\$8,495	\$9,361	\$9,261	\$9,327
6022 TMRS-EMPLOYER	\$13,928	\$12,522	\$12,854	\$12,822	\$12,794
6025 WORKER COMPENSATION INS.	\$264	\$271	\$300	\$218	\$300
PERSONNEL SERVICES	\$142,193	\$135,181	\$143,785	\$143,466	\$143,105
6101 OFFICE AND COMPUTER SUPPLIES	\$1,123	\$577	\$800	\$600	\$800
6104 JANITORIAL SUPPLIES	\$246	\$630	\$750	\$500	\$750
6105 FOOD SUPPLIES	\$9,221	\$4,491	\$8,000	\$4,000	\$8,000
6108 FUEL,OIL AND LUBRICANTS	\$9	\$0	\$0	\$0	\$0
6119 OTHER SUPPLIES	\$3,242	\$3,020	\$8,000	\$4,000	\$8,000
6130 FURNITURE <\$20,000	\$2,778	\$123	\$500	\$1,000	\$1,000
SUPPLIES	\$16,619	\$8,841	\$18,050	\$10,100	\$18,550
6204 OTHER EQUIPMENT MAINTENANCE	\$0	\$0	\$400	\$0	\$0
6205 VEHICLE MAINTENANCE	\$67	\$42	\$0	\$50	\$0
REPAIRS AND MAINTENANCE	\$67	\$42	\$400	\$50	\$0
6329 OTHER SERVICES	\$683	\$136	\$1,000	\$500	\$1,000
6332 TRAVEL AND MEALS	\$2,157	\$450	\$2,000	\$1,000	\$2,000
6333 DUES AND SUBSCRIPTIONS	\$125	\$0	\$0	\$0	\$0
6335 ADVERTISING COST	\$3,166	\$2,624	\$3,500	\$3,000	\$3,500
6337 TRAINING	\$100	\$0	\$0	\$0	\$0
6362 PERMITS AND LICENSES	\$94	\$0	\$200	\$200	\$200
SERVICES AND CHARGES	\$6,326	\$3,210	\$6,700	\$4,700	\$6,700
TOTAL-COMMUNITY CENTER	\$165,205	\$147,274	\$168,935	\$158,316	\$168,355

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	FIRE DEPARTMENT	100-142 - FIRE DEPARTMENT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2020 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$256,833	\$254,858	\$256,688	\$277,214	\$185,257
6003 WAGES - FULL TIME	\$937,877	\$1,019,319	\$1,085,712	\$1,089,369	\$1,254,257
6004 WAGES - PART TIME	\$157,986	\$166,355	\$213,722	\$175,520	\$213,715
6005 WAGES - OVERTIME	\$158,990	\$162,001	\$188,288	\$188,225	\$198,327
6009 WAGES - OTHER	\$61,160	\$66,946	\$72,066	\$38,738	\$67,945
6010 FIRE RUN PAYMENTS	\$39,040	\$31,480	\$29,200	\$29,200	\$29,200
6011 VACATION PAY	\$73,618	\$67,979	\$75,723	\$77,366	\$71,316
6012 SICK PAY	\$25,631	\$44,612	\$62,693	\$73,576	\$59,250
6013 EMERGENCY PAY	\$2,758	\$5,374	\$0	\$1,045	\$0
6015 SICK TIME BUYBACK	\$0	\$12,068	\$11,823	\$9,902	\$14,985
6019 MISCELLANEOUS PAY	\$5,980	\$7,240	\$6,910	\$9,730	\$7,195
6020 VOLUNTEERS' STATE RETIREMENT	\$0	\$0	\$5,000	\$5,000	\$5,000
6021 SOCIAL SECURITY AND MEDICARE TAX	\$126,274	\$135,482	\$154,061	\$147,412	\$161,158
6022 TMRS-RETIREMENT-EMPLOYER	\$210,187	\$224,551	\$238,422	\$239,360	\$252,317
6025 WORKER COMPENSATION INS.	\$26,652	\$36,926	\$26,850	\$34,362	\$28,699
6030 EMPLOYEE TUITION REIMBURSEMENT	\$1,519	\$2,326	\$0	\$4,000	\$0
PERSONNEL SERVICES	\$2,084,504	\$2,237,518	\$2,427,158	\$2,400,019	\$2,548,621
6101 OFFICE AND COMPUTER SUPPLIES	\$6,703	\$4,159	\$5,880	\$5,250	\$5,500
6102 EDUCATIONAL SUPPLIES	\$6,039	\$6,153	\$9,800	\$9,000	\$9,200
6104 JANITORIAL SUPPLIES	\$7,619	\$9,841	\$6,900	\$6,900	\$6,900
6105 FOOD SUPPLIES	\$7,000	\$5,252	\$10,000	\$9,940	\$9,940
6106 MATERIALS AND PARTS	\$1,180	\$2,504	\$4,500	\$3,700	\$4,700
6107 CLOTHING AND UNIFORMS	\$104,883	\$53,451	\$79,500	\$79,000	\$78,500
6108 FUEL, OIL AND LUBRICANTS	\$36,183	\$27,634	\$39,000	\$39,000	\$39,000
6109 POSTAGE	\$6	\$45	\$135	\$135	\$135
6110 CHEMICAL SUPPLIES	\$4,723	\$8,065	\$9,000	\$8,500	\$8,500
6119 OTHER SUPPLIES	\$14,120	\$4,605	\$7,000	\$7,000	\$6,700
6130 FURNITURE <\$20,000	\$2,951	\$5,516	\$6,500	\$6,500	\$23,800
6141 SCBA PARTS AND SUPPLIES	\$16,868	\$6,300	\$18,500	\$18,500	\$55,000
6142 COMMUNICATION PARTS AND SUPPLIES	\$33,239	\$24,793	\$25,500	\$24,504	\$6,600
6143 FF TOOL PARTS AND SUPPLIES	\$11,890	\$18,694	\$22,500	\$30,000	\$22,500
SUPPLIES	\$253,403	\$177,011	\$244,715	\$247,929	\$276,975
6201 OFFICE EQUIPMENT MAINTENANCE	\$37	\$0	\$1,400	\$700	\$1,400
6204 OTHER EQUIPMENT MAINTENANCE	\$1,697	\$1,134	\$5,000	\$4,000	\$5,000
6205 VEHICLE MAINTENANCE	\$204,330	\$140,504	\$150,000	\$123,250	\$130,750
6206 BUILDING MAINTENANCE	\$197	\$55,516	\$5,223	\$4,000	\$0
6219 OTHER MAINTENANCE	\$10,961	\$11,277	\$15,000	\$12,000	\$12,000
6241 SCBA MAINTENANCE AND TESTING	\$8,783	\$8,714	\$13,500	\$12,500	\$12,500
6242 COMMUNICATION MAINTENANCE	\$12,262	\$5,653	\$9,000	\$8,950	\$8,950
6243 FIREFIGHTING TOOL MAINTENANCE	\$10,219	\$10,519	\$14,000	\$12,500	\$14,000
REPAIRS AND MAINTENANCE	\$248,486	\$233,316	\$213,123	\$177,900	\$184,600

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	FIRE DEPARTMENT	100-142 - FIRE DEPARTMENT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2020 BUDGET	2021 ESTIMATED	2022 BUDGET
6304 PROFESSIONAL SERVICES-OTHER	\$39,884	\$15,217	\$32,000	\$32,000	\$37,000
6312 COMMUNICATION SERVICES	\$30,480	\$32,226	\$28,200	\$29,804	\$29,804
6316 PRINTING AND BINDING	\$80	\$0	\$1,250	\$1,250	\$1,900
6320 COMPUTER SOFTWARE SERVICES	\$3,968	\$992	\$0	\$0	\$0
6329 OTHER SERVICES	\$10,983	\$5,367	\$6,700	\$6,700	\$6,250
6332 TRAVEL AND MEALS	\$11,685	\$4,655	\$10,100	\$13,200	\$19,200
6333 DUES AND SUBSCRIPTIONS	\$10,433	\$14,019	\$8,500	\$8,500	\$8,700
6335 ADVERTISING COST	\$1,391	\$1,175	\$2,500	\$2,000	\$2,000
6336 EQUIPMENT RENTALS	\$0	\$428	\$500	\$500	\$500
6337 TRAINING	\$39,461	\$24,321	\$26,475	\$21,030	\$29,250
6343 FIREFIGHTING TOOL RENTALS	\$0	\$0	\$1,500	\$0	\$0
6350 CHILD SAFETY EDUCATION	\$2,385	\$1,576	\$4,800	\$4,300	\$4,300
6362 PERMITS & LICENSES	\$87	\$34	\$0	\$0	\$0
6398 BANQUETS, DEDICATIONS AND RECEPT	\$8,016	\$89	\$5,000	\$8,225	\$15,000
SERVICES AND CHARGES	\$158,852	\$100,099	\$127,525	\$127,509	\$153,904
6405 VEHICLE EQUIPMENT	\$28,213	\$0	\$15,000	\$15,000	\$0
CAPITAL OUTLAY	\$28,213	\$0	\$15,000	\$15,000	\$0
TOTAL-FIRE DEPARTMENT	\$2,773,459	\$2,747,943	\$3,027,521	\$2,968,357	\$3,164,100

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
GENERAL FUND	EMERGENCY MANAGEMENT	100-143 EMERGENCY MANAGEMENT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	\$0	\$0	\$200	\$0	\$200
6102 EDUCATIONAL SUPPLIES	\$0	\$0	\$750	\$750	\$750
6103 COMPUTER EQUIPMENT <\$20,000	\$0	\$0	\$1,000	\$0	\$0
6105 FOOD SUPPLIES	\$401	\$79	\$300	\$300	\$300
6107 CLOTHING AND UNIFORMS	\$1,083	\$0	\$900	\$500	\$500
6144 EMERGENCY SUPPLIES	\$0	\$0	\$0	\$2,000	\$2,000
SUPPLIES	\$1,484	\$79	\$3,150	\$3,550	\$3,750
6203 RADIO EQUIPMENT MAINTENANCE	\$0	\$0	\$250	\$0	\$3,000
REPAIRS AND MAINTENANCE	\$0	\$0	\$250	\$0	\$3,000
6304 PROF.SERV.-OTHER	\$8,224	\$0	\$200	\$0	\$0
6312 COMMUNICATION SERVICES	\$4,960	\$5,220	\$4,825	\$5,950	\$6,350
6320 COMPUTER SOFTWARE SERV.	\$0	\$0	\$1,500	\$0	\$0
6332 TRAVEL AND MEALS	\$0	\$0	\$750	\$750	\$750
6333 DUES AND SUBSCRIPTIONS	\$240	\$792	\$700	\$700	\$700
6337 TRAINING	\$1,150	\$0	\$900	\$750	\$750
6345 KTF EXPENSES	\$14,835	\$13,535	\$3,000	\$13,200	\$6,500
SERVICES AND CHARGES	\$29,409	\$19,547	\$11,875	\$21,350	\$15,050
TOTAL EMERGENCY MANAGEMENT	\$30,894	\$19,626	\$15,275	\$24,900	\$21,800

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	ESD#15 STATION 5	100-145 - ESD#15 STATION 5
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$364,537	\$460,669	\$427,240	\$425,451	\$490,059
6004 WAGES-PART TIME	\$49,340	\$20,730	\$80,956	\$80,832	\$80,950
6005 WAGES-OVERTIME	\$84,578	\$77,540	\$86,213	\$86,021	\$91,341
6009 WAGES-OTHER	\$18,433	\$22,476	\$22,971	\$11,285	\$22,921
6010 FIRE RUN PAYMENTS	\$24,411	\$20,531	\$14,600	\$14,600	\$14,600
6011 VACATION PAY	\$20,500	\$15,839	\$22,436	\$23,312	\$25,605
6012 SICK PAY	\$5,917	\$13,219	\$20,268	\$16,645	\$20,225
6013 EMERGENCY PAY	\$1,171	\$490	\$0	\$1,262	\$0
6015 SICK TIME BUYBACK	\$0	\$0	\$4,147	\$0	\$4,832
6019 MISCELLANEOUS PAY	\$0	\$0	\$2,090	\$0	\$2,495
6021 FICA-S.S. AND MEDICARE TAXES	\$41,826	\$46,146	\$51,026	\$49,031	\$56,540
6022 TMRS-EMPLOYER	\$66,724	\$80,626	\$78,748	\$80,497	\$88,601
6025 WORKER COMPENSATION INS.	\$116	\$0	\$11,050	\$11,050	\$12,033
PERSONNEL SERVICES	\$677,555	\$758,266	\$821,745	\$799,986	\$910,202
6101 OFFICE AND COMPUTER SUPPLIES	\$1,760	\$1,064	\$960	\$960	\$960
6102 EDUCATIONAL SUPPLIES	\$1,800	\$65	\$3,250	\$3,250	\$3,250
6104 JANITORIAL AND CLEANING SUPPLY	\$4,274	\$5,089	\$5,000	\$3,000	\$5,000
6105 FOOD SUPPLIES	\$1,660	\$1,587	\$1,500	\$1,500	\$1,500
6106 MATERIALS AND PARTS	\$504	\$164	\$1,500	\$1,000	\$1,500
6107 CLOTHING AND UNIFORMS	\$20,632	\$22,699	\$26,500	\$26,500	\$26,500
6108 FUEL, OIL AND LUBRICANTS	\$0	\$602	\$0	\$0	\$0
6110 CHEMICAL SUPPLIES	\$1,661	\$3,765	\$0	\$0	\$0
6119 OTHER SUPPLIES	\$2,912	\$600	\$1,500	\$1,500	\$1,500
6130 FURNITURE<\$20,000	\$0	\$590	\$250	\$1,313	\$1,000
6143 FF TOOL PARTS & SUPPLIES	\$87	\$4	\$0	\$250	\$250
SUPPLIES	\$35,289	\$36,228	\$40,460	\$39,273	\$41,460
6204 OTHER EQUIPMENT MAINT.	\$0	\$316	\$750	\$300	\$750
6205 VEHICLE MAINTENANCE	\$71	\$167	\$0	\$0	\$0
6206 BUILDING MAINTENANCE	\$8,355	\$17,578	\$11,535	\$15,535	\$11,535
6219 OTHER MAINTENANCE	\$293	\$0	\$0	\$0	\$0
6242 COMMUNICATION MAINTENANCE	\$0	\$717	\$1,000	\$1,000	\$1,000
6243 FIREFIGHTING TOOL MAINTENANCE	\$0	\$53	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$8,719	\$18,831	\$13,285	\$16,835	\$13,285
6304 PROF.SERV.-OTHER	\$1,940	\$0	\$2,800	\$2,800	\$5,000
6312 COMMUNICATION SERVICES	\$1,974	\$1,121	\$2,860	\$2,860	\$2,860
6313 UTILITIES	\$20,115	\$17,446	\$26,500	\$31,261	\$26,500
6316 PRINTING AND BINDING	\$0	\$0	\$333	\$0	\$0
6329 OTHER SERVICES	\$572	\$1,563	\$0	\$0	\$0

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT ESD#15 STATION 5	100-145 - ESD#15 STATION 5
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6332 TRAVEL AND MEALS	\$741	\$389	\$3,750	\$3,750	\$3,750
6333 DUES AND SUBSCRIPTIONS	\$450	\$914	\$1,200	\$2,200	\$2,200
6337 TRAINING	\$7,085	\$2,868	\$7,088	\$0	\$7,000
SERVICES AND CHARGES	\$32,879	\$24,300	\$44,531	\$42,871	\$47,310
TOTAL GENERAL-ESD#15 STATION 5	\$754,442	\$837,626	\$920,021	\$898,965	\$1,012,257

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	PUBLIC WORKS ADM.	100-151-PUBLIC WORKS ADM.
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$32,670	\$31,512	\$35,051	\$36,726	\$34,271
6005 WAGES-OVERTIME	\$405	\$447	\$1,020	\$500	\$1,000
6009 WAGES-OTHER	\$1,690	\$1,809	\$1,845	\$907	\$1,844
6011 VACATION PAY	\$1,789	\$2,201	\$1,537	\$896	\$2,305
6012 SICK PAY	\$163	\$3,259	\$1,537	\$1,511	\$1,537
6019 MISCELLANEOUS PAY	\$135	\$195	\$255	\$255	\$315
6021 FICA-MED/SS	\$2,820	\$3,004	\$3,157	\$3,092	\$3,159
6022 TMRS-EMPLOYER	\$5,037	\$5,398	\$5,600	\$5,537	\$5,603
6025 WORKER COMPENSATION INS.	\$88	\$90	\$100	\$73	\$100
6030 EMPLOYEE TUITION REIMBURSEMENT	\$1,023	\$2,459	\$4,000	\$4,000	\$4,000
PERSONNEL SERVICES	\$45,818	\$50,374	\$54,102	\$53,497	\$54,134
6101 OFFICE AND COMPUTER SUPPLIES	\$2,347	\$1,443	\$960	\$1,200	\$1,000
6102 EDUCATIONAL SUPPLIES	\$249	\$225	\$400	\$0	\$200
6105 FOOD SUPPLIES	\$4,781	\$3,156	\$3,000	\$4,000	\$4,000
6106 MATERIALS AND PARTS	\$243	\$0	\$0	\$0	\$0
6107 CLOTHING AND UNIFORMS	\$143	\$182	\$300	\$300	\$300
6108 FUEL, OIL AND LUBRICANTS	\$2,276	\$2,582	\$5,000	\$2,000	\$5,000
6109 POSTAGE	\$0	\$22	\$50	\$0	\$50
6119 OTHER SUPPLIES	\$452	\$867	\$400	\$150	\$400
SUPPLIES	\$10,491	\$8,477	\$10,110	\$7,650	\$10,950
6205 VEHICLE MAINTENANCE	\$1,625	\$2,742	\$2,000	\$1,000	\$2,000
REPAIRS AND MAINTENANCE	\$1,625	\$2,742	\$2,000	\$1,000	\$2,000
6312 COMMUNICATION SERVICES	\$498	\$910	\$750	\$750	\$750
6332 TRAVEL AND MEALS	\$850	\$879	\$750	\$0	\$2,000
6335 ADVERTISING COST	\$543	\$0	\$0	\$0	\$0
6337 TRAINING	\$2,779	\$3,396	\$3,750	\$500	\$7,500
6362 PERMITS & LICENSES	\$0	\$71	\$0	\$0	\$0
SERVICES AND CHARGES	\$4,670	\$5,256	\$5,250	\$1,250	\$10,250
TOTAL-PUBLIC WORKS ADM.	\$62,604	\$66,849	\$71,462	\$63,397	\$77,334

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	GARAGE	100-152 - GARAGE
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2020 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$79,793	\$88,139	\$85,278	\$89,147	\$84,225
6005 WAGES-OVERTIME	\$14,467	\$10,130	\$10,200	\$7,595	\$10,000
6009 WAGES-OTHER	\$4,122	\$4,544	\$4,540	\$2,652	\$4,540
6011 VACATION PAY	\$5,724	\$4,446	\$5,674	\$4,706	\$6,715
6012 SICK PAY	\$4,672	\$493	\$3,783	\$2,960	\$3,783
6015 SICK TIME BUYBACK	\$0	\$0	\$1,513	\$0	\$832
6019 MISCELLANEOUS PAY	\$880	\$1,000	\$1,120	\$1,120	\$1,240
6021 FICA-MED/SS	\$8,104	\$8,017	\$8,724	\$8,238	\$8,662
6022 TMRS-EMPLOYER	\$15,090	\$15,103	\$15,475	\$14,931	\$15,366
6025 WORKER COMPENSATION INS.	\$1,703	\$1,765	\$1,800	\$1,560	\$1,800
PERSONNEL SERVICES	\$134,555	\$133,638	\$138,107	\$132,909	\$137,163
6101 OFFICE AND COMPUTER SUPPLIES	\$29	\$0	\$0	\$0	\$0
6106 MATERIALS AND PARTS	\$1,402	\$2,501	\$4,000	\$4,000	\$32,000
6107 CLOTHING AND UNIFORMS	\$1,930	\$1,501	\$1,400	\$1,400	\$1,550
6108 FUEL, OIL AND LUBRICANTS	\$1,962	\$1,506	\$2,000	\$1,500	\$1,500
6110 CHEMICAL SUPPLIES	\$27	\$0	\$0	\$0	\$0
6119 OTHER SUPPLIES	\$2,434	\$1,245	\$2,500	\$2,500	\$4,000
SUPPLIES	\$7,784	\$6,753	\$9,900	\$9,400	\$39,050
6204 OTHER EQUIPMENT MAINTENANCE	\$0	\$518	\$300	\$300	\$300
6205 VEHICLE MAINTENANCE	\$538	\$1,056	\$600	\$1,000	\$1,000
6206 BUILDING MAINTENANCE	\$6,150	\$5,514	\$0	\$0	\$2,750
6207 SYSTEM MAINTENANCE	\$1,413	\$3,903	\$22,659	\$21,445	\$4,000
REPAIRS AND MAINTENANCE	\$8,101	\$10,991	\$23,559	\$22,745	\$8,050
6312 COMMUNICATION SERVICES	\$1,212	\$1,996	\$2,000	\$2,150	\$2,150
6332 TRAVEL AND MEALS	\$0	\$148	\$0	\$0	\$0
6333 DUES AND SUBSCRIPTIONS	\$1,728	\$1,728	\$2,000	\$1,800	\$1,800
6336 EQUIPMENT RENTALS	\$545	\$542	\$600	\$450	\$450
6337 TRAINING	\$203	\$540	\$900	\$500	\$500
6362 PERMITS AND LICENSES	\$0	\$0	\$125	\$0	\$150
SERVICES AND CHARGES	\$3,689	\$4,953	\$5,625	\$4,900	\$5,050
TOTAL GENERAL-GARAGE	\$154,130	\$156,336	\$177,191	\$169,954	\$189,313

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	PARKS	100-153 - PARKS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$180,630	\$201,426	\$210,816	\$219,908	\$214,166
6004 WAGES-PART TIME	\$52,451	\$57,366	\$50,580	\$49,086	\$49,980
6005 WAGES-OVERTIME	\$14,236	\$16,286	\$13,260	\$8,033	\$12,000
6009 WAGES-OTHER	\$10,930	\$11,990	\$12,304	\$7,003	\$12,614
6011 VACATION PAY	\$15,223	\$13,100	\$11,174	\$15,181	\$13,020
6012 SICK PAY	\$20,442	\$9,155	\$9,286	\$7,340	\$9,520
6013 EMERGENCY PAY	\$21	\$1,221	\$0	\$2,167	\$0
6015 SICK TIME BUYBACK	\$0	\$0	\$2,051	\$0	\$1,580
6019 MISCELLANEOUS PAY	\$2,155	\$1,225	\$1,340	\$2,230	\$2,630
6021 FICA-MED/SS	\$22,163	\$23,359	\$23,947	\$23,358	\$24,236
6022 TMRS-EMPLOYER	\$33,293	\$34,871	\$35,615	\$35,660	\$36,152
6025 WORKER COMPENSATION INS.	\$3,257	\$3,237	\$3,350	\$2,575	\$3,350
PERSONNEL SERVICES	\$354,801	\$373,236	\$373,723	\$372,541	\$379,248
6106 MATERIALS AND PARTS	\$22,050	\$37,169	\$30,000	\$30,250	\$30,000
6107 CLOTHING AND UNIFORMS	\$4,342	\$4,520	\$4,700	\$3,750	\$4,200
6108 FUEL, OIL AND LUBRICANTS	\$10,922	\$8,259	\$12,000	\$10,000	\$10,000
6110 CHEMICAL SUPPLIES	\$2,621	\$3,186	\$5,000	\$3,500	\$3,500
6119 OTHER SUPPLIES	\$14,328	\$17,258	\$31,500	\$33,355	\$16,500
SUPPLIES	\$54,263	\$70,392	\$83,200	\$80,855	\$64,200
6204 OTHER EQUIPMENT MAINTENANCE	\$7,736	\$8,154	\$7,000	\$8,000	\$8,000
6205 VEHICLE MAINTENANCE	\$2,007	\$3,366	\$3,000	\$3,000	\$3,000
6206 BUILDING MAINTENANCE	\$8,773	\$0	\$0	\$0	\$0
6207 SYSTEM MAINTENANCE	\$115,303	\$229,851	\$177,500	\$217,628	\$124,860
6219 OTHER MAINTENANCE	\$0	\$20,930	\$0	\$10,000	\$10,000
REPAIRS AND MAINTENANCE	\$133,820	\$262,301	\$187,500	\$238,628	\$145,860
6304 PROFESSIONAL SERVICES,OTHER	\$0	\$506	\$0	\$5,000	\$7,500
6312 COMMUNICATION SERVICES	\$3,261	\$3,204	\$3,200	\$3,500	\$3,500
6321 SYSTEM CONTRACT SERVICES	\$8,066	\$2,524	\$10,000	\$10,000	\$10,000
6329 OTHER SERVICES	\$1,028	\$380	\$28,000	\$27,595	\$28,000
6332 TRAVEL AND MEALS	\$0	\$0	\$0	\$0	\$0
6335 ADVERTISING COST	\$0	\$275	\$0	\$0	\$0
6336 EQUIPMENT RENTALS	\$2,375	\$1,050	\$5,000	\$3,000	\$5,000
6362 PERMITS AND LICENSES	\$61	\$0	\$125	\$0	\$0
SERVICES AND CHARGES	\$14,792	\$7,938	\$46,325	\$49,095	\$54,000
6409 SYSTEM EXPANSION	\$82,160	\$28,700	\$0	\$0	\$0
CAPITAL OUTLAY	\$82,160	\$28,700	\$0	\$0	\$0
6999 TRANSFER TO CAPITAL PROJ. FUND	\$350,000	\$350,000	\$285,000	\$285,000	\$100,000
TRANSFERS	\$350,000	\$350,000	\$285,000	\$285,000	\$100,000
TOTAL GENERAL-PARKS	\$989,835	\$1,092,566	\$975,748	\$1,026,119	\$743,308

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL FUND	STREETS	100-154 - STREETS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$59,273	\$65,334	\$63,015	\$68,629	\$63,018
6003 WAGES-FULL TIME	\$245,452	\$258,007	\$278,726	\$285,708	\$282,815
6004 WAGES-PART TIME	\$3,891	\$8,283	\$5,100	\$10,000	\$5,000
6005 WAGES-OVERTIME	\$13,006	\$9,619	\$26,010	\$22,204	\$25,500
6009 WAGES-OTHER	\$18,527	\$15,405	\$19,771	\$10,347	\$19,946
6011 VACATION PAY	\$25,697	\$17,046	\$20,723	\$17,353	\$20,621
6012 SICK PAY	\$28,839	\$4,436	\$15,191	\$10,752	\$15,324
6013 EMERGENCY PAY	\$136	\$0	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$1,123	\$3,425	\$2,663	\$3,992
6019 MISCELLANEOUS PAY	\$2,900	\$3,125	\$2,780	\$2,775	\$3,305
6021 FICA-MED/SS	\$29,308	\$27,615	\$33,432	\$32,281	\$33,891
6022 TMRS-EMPLOYER	\$54,035	\$51,430	\$58,611	\$57,372	\$59,439
6025 WORKER COMPENSATION INS.	\$14,194	\$14,689	\$14,850	\$12,941	\$14,850
PERSONNEL SERVICES	\$495,258	\$476,113	\$541,634	\$533,025	\$547,701
6101 OFFICE AND COMPUTER SUPPLIES	\$312	\$0	\$0	\$0	\$0
6105 FOOD SUPPLIES	\$27	\$0	\$0	\$0	\$0
6106 MATERIALS AND PARTS	\$61,893	\$38,789	\$68,500	\$68,500	\$55,500
6107 CLOTHING AND UNIFORMS	\$6,121	\$6,224	\$6,100	\$6,110	\$6,785
6108 FUEL, OIL AND LUBRICANTS	\$20,079	\$19,106	\$25,000	\$20,000	\$20,000
6119 OTHER SUPPLIES	\$18,041	\$16,525	\$18,000	\$16,000	\$16,000
SUPPLIES	\$106,473	\$80,645	\$117,600	\$110,610	\$98,285
6204 OTHER EQUIPMENT MAINTENANCE	\$36,391	\$39,997	\$30,000	\$30,000	\$30,000
6205 VEHICLE MAINTENANCE	\$5,804	\$11,278	\$6,000	\$7,200	\$7,200
6207 SYSTEM MAINTENANCE	\$110,787	\$80,567	\$345,000	\$347,282	\$320,000
REPAIRS AND MAINTENANCE	\$152,982	\$131,842	\$381,000	\$384,482	\$357,200
6302 PROFESSIONAL SERVICES,ENGINEER	\$7,088	\$0	\$0	\$4,800	\$0
6304 PROFESSIONAL SERVICES,OTHER	\$20,966	\$12,129	\$18,000	\$15,000	\$15,000
6312 COMMUNICATION SERVICES	\$2,316	\$3,262	\$3,200	\$4,100	\$4,100
6313 UTILITIES-ELECTRIC	\$3,018	(\$3,018)	\$0	\$0	\$0
6319 MOSQUITO CONTROL	\$15,539	\$15,681	\$15,000	\$16,000	\$16,000
6329 OTHER SERVICES	\$6,856	\$3,940	\$10,000	\$9,000	\$44,000
6332 TRAVEL AND MEALS	\$0	\$9	\$25	\$0	\$0
6336 EQUIPMENT RENTALS	\$1,699	\$0	\$1,500	\$1,500	\$1,500
6337 TRAINING	\$0	\$535	\$300	\$0	\$0
6338 STREET LIGHTS - ELECTRIC	\$117,939	\$105,728	\$115,000	\$123,640	\$85,000
6362 PERMITS AND LICENSES	\$131	\$200	\$525	\$500	\$500
SERVICES AND CHARGES	\$175,552	\$138,465	\$163,550	\$174,540	\$166,100
6403 MACHINERY AND EQUIPMENT	\$0	\$0	\$0	\$0	\$45,000
6409 SYSTEM EXPANSION	\$250,000	\$32,855	\$0	\$0	\$0
CAPITAL OUTLAY	\$250,000	\$32,855	\$0	\$0	\$45,000

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT STREETS	100-154 - STREETS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6999 TRANSFER TO CAPITAL PROJ. FUND	\$606,500	\$250,000	\$261,012	\$261,012	\$330,000
TRANSFERS	\$606,500	\$250,000	\$261,012	\$261,012	\$330,000
TOTAL-STREETS	\$1,786,766	\$1,109,920	\$1,464,796	\$1,463,669	\$1,544,286

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT SANITATION	100-155 SANITATION
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6119 OTHER SUPPLIES	\$48,576	\$68	\$45,000	\$45,000	\$45,000
SUPPLIES	\$48,576	\$68	\$45,000	\$45,000	\$45,000
6304 PROFESSIONAL SERVICES-OTHER	\$109,747	\$57,674	\$65,000	\$65,000	\$65,000
6327 GARBAGE SERVICES	\$1,492,524	\$1,700,091	\$2,000,000	\$1,700,000	\$1,700,000
6329 OTHER SERVICES	\$130	\$0	\$5,000	\$5,000	\$5,000
6362 PERMITS AND LICENSES	\$0	\$200	\$300	\$200	\$200
SERVICES AND CHARGES	\$1,601,662	\$1,757,964	\$2,070,300	\$1,770,200	\$1,770,200
TOTAL SANITATION	\$1,600,929	\$1,758,032	\$2,115,300	\$1,815,200	\$1,815,200

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
GENERAL FUND	ENGINEERING AND PLANNING	100-156 ENGINEERING & PLANNING
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$253,185	\$177,864	\$242,608	\$222,067	\$242,610
6003 WAGES-FULL TIME	\$41,472	\$160,573	\$85,678	\$125,825	\$85,676
6005 WAGES-OVERTIME	\$844	\$133	\$3,315	\$1,736	\$3,250
6009 WAGES-OTHER	\$15,649	\$16,993	\$17,526	\$8,180	\$17,526
6011 VACATION PAY	\$12,480	\$11,842	\$19,308	\$15,521	\$19,308
6012 SICK PAY	\$6,789	\$3,118	\$14,605	\$8,658	\$14,605
6015 SICK TIME BUYBACK	\$0	\$2,976	\$5,115	\$4,323	\$5,842
6019 MISCELLANEOUS PAY	\$870	\$1,235	\$1,535	\$1,535	\$1,835
6021 FICA-S.S. AND MEDICARE TAXES	\$25,127	\$28,488	\$30,529	\$29,960	\$30,605
6022 TMRS-EMPLOYER	\$46,439	\$52,598	\$54,154	\$53,886	\$54,289
6025 WORKER COMPENSATION INS.	\$831	\$864	\$1,300	\$749	\$1,300
PERSONNEL SERVICES	\$403,686	\$456,683	\$475,673	\$472,440	\$476,846
6101 OFFICE AND COMPUTER SUPPLIES	\$4,176	\$1,832	\$5,600	\$4,000	\$4,000
6105 FOOD SUPPLIES	\$815	\$296	\$1,000	\$1,000	\$1,000
6107 CLOTHING AND UNIFORMS	\$425	\$507	\$500	\$750	\$750
6108 FUEL, OIL AND LUBRICANTS	\$1,161	\$963	\$1,500	\$1,500	\$1,500
6109 POSTAGE	\$4,911	\$4,430	\$6,000	\$4,000	\$4,000
SUPPLIES	\$11,487	\$8,028	\$14,600	\$11,250	\$11,250
6205 VEHICLE MAINTENANCE	\$270	\$310	\$1,000	\$1,000	\$1,000
REPAIRS AND MAINTENANCE	\$270	\$310	\$1,000	\$1,000	\$1,000
6302 PROF.SERV.-ENGINEERING	\$53,664	\$11,750	\$50,000	\$50,000	\$50,000
6304 PROF.SERV.-OTHER	\$43,645	\$4,296	\$5,000	\$0	\$0
6312 COMMUNICATION SERVICES	\$3,170	\$3,794	\$3,600	\$3,600	\$3,600
6316 PRINTING AND BINDING	\$96	\$0	\$0	\$0	\$0
6332 TRAVEL AND MEALS	\$5,218	\$1,139	\$5,500	\$2,500	\$7,500
6333 DUES AND SUBSCRIPTIONS	\$737	\$358	\$1,500	\$1,500	\$1,500
6334 AUTOMOBILE ALLOWANCES	\$4,832	\$4,768	\$4,800	\$4,800	\$4,800
6335 ADVERTISING COST	\$2,409	\$2,676	\$5,000	\$5,000	\$5,000
6337 TRAINING	\$3,070	\$1,965	\$5,250	\$1,500	\$5,500
6362 PERMITS AND LICENSES	\$280	\$237	\$400	\$750	\$750
SERVICES AND CHARGES	\$117,121	\$30,982	\$81,050	\$69,650	\$78,650
TOTAL ENGINEERING AND PLANNING	\$532,564	\$496,004	\$572,323	\$554,340	\$567,746

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
GENERAL FUND	FACILITIES MAINTENANCE	100-157 FACILITIES MAINTENANCE
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$83,253	\$82,283	\$84,718	\$74,508	\$77,844
6005 WAGES-OVERTIME	\$5,495	\$1,138	\$5,100	\$4,403	\$5,000
6009 WAGES-OTHER	\$4,692	\$5,034	\$5,165	\$2,410	\$4,723
6011 VACATION PAY	\$6,497	\$9,640	\$8,792	\$5,197	\$6,553
6012 SICK PAY	\$1,192	\$799	\$3,898	\$10,103	\$3,565
6013 EMERGENCY PAY	\$0	\$0	\$0	\$1,026	\$0
6015 SICK TIME BUYBACK	\$0	\$1,529	\$1,559	\$629	\$629
6019 MISCELLANEOUS PAY	\$2,410	\$2,530	\$2,650	\$1,790	\$1,910
6021 FICA-S.S. AND MEDICARE TAXES	\$7,904	\$7,858	\$8,685	\$7,531	\$7,773
6022 TMRS-EMPLOYER	\$14,320	\$14,310	\$15,406	\$13,751	\$13,788
6025 WORKER COMPENSATION INS.	\$1,874	\$1,945	\$2,000	\$1,719	\$2,000
PERSONNEL SERVICES	\$127,638	\$127,066	\$137,973	\$123,067	\$123,785
6101 OFFICE AND COMPUTER SUPPLIES	\$17	\$166	\$3,200	\$0	\$0
6104 JANITORIAL AND CLEANING SUPPLY	\$11,516	\$9,861	\$10,500	\$8,000	\$10,500
6105 FOOD SUPPLIES	\$2,975	\$4,069	\$3,000	\$3,200	\$3,000
6106 MATERIALS AND PARTS	\$1,577	\$3,718	\$2,000	\$3,500	\$3,000
6107 CLOTHING AND UNIFORMS	\$1,601	\$1,440	\$1,300	\$1,300	\$1,450
6108 FUEL, OIL AND LUBRICANTS	\$2,009	\$1,799	\$2,000	\$8,800	\$2,000
6119 OTHER SUPPLIES	\$10,900	\$2,221	\$2,500	\$4,450	\$4,250
SUPPLIES	\$30,595	\$23,274	\$24,500	\$29,250	\$24,200
6204 EQUIPMENT MAINT.	\$0	\$314	\$0	\$60	\$0
6205 VEHICLE MAINTENANCE	\$830	\$683	\$1,000	\$1,000	\$1,000
6206 BUILDING MAINTENANCE	\$323,212	\$175,170	\$247,800	\$499,030	\$430,000
6219 OTHER MAINTENANCE	\$30,505	\$1,263	\$15,000	\$10,000	\$0
REPAIRS AND MAINTENANCE	\$354,547	\$177,429	\$263,800	\$510,090	\$431,000
6304 PROF.SERV.-OTHER	\$24,372	\$7,060	\$0	\$10,380	\$0
6311 JANITORIAL SERVICES	\$77,655	\$92,829	\$87,000	\$87,000	\$87,000
6312 COMMUNICATION SERVICES	\$31,953	\$36,634	\$35,000	\$40,000	\$40,000
6313 UTILITIES	\$147,224	\$139,166	\$160,000	\$198,535	\$140,000
6336 EQUIPMENT RENTALS	\$2,367	\$2,534	\$2,300	\$9,030	\$2,200
6362 PERMITS AND LICENSES	\$0	\$0	\$100	\$0	\$100
SERVICES AND CHARGES	\$283,571	\$278,224	\$284,400	\$344,945	\$269,300
TOTAL FACILITIES MAINTENANCE	\$796,353	\$605,992	\$710,673	\$1,007,352	\$848,285

200 - General Special Revenue Fund Seizure

Statement of Revenues, Expenditures and Changes in Fund Balance

2021-2022 Proposed Budget

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	FY 2022 Budget
Revenues:						
Abandoned Vehicles	\$ -		\$ -	\$ -	\$ -	\$ -
Seized Funds	5,057	1,850	6,574	-	-	-
Child Safety	13,726	13,432	-	-	-	-
Interest	1,649	2,215	1,032	750	150	150
Other	-		-	-	-	-
Total	\$ 20,432	\$ 17,497	\$ 7,605	\$ 750	\$ 150	\$ 150
Expenditures:						
Supplies	\$ -	\$ 21,693	\$ -	\$ -	\$ -	\$ -
Services and Charges	2,539	6,278	-	-	-	-
Maintenance	-	9,085	-	-	-	-
Transfers			67,066	-	-	-
Total	\$ 2,539	\$ 37,056	\$ 67,066	\$ -	\$ -	\$ -
Revenues Over (Under)						
Expenditures	\$ 17,893	\$ (19,559)	\$ (59,460)	\$ 750	\$ 150	\$ 150
Beginning Fund Balance	\$ 108,846	\$ 126,739	\$ 107,180	\$ 47,719	\$ 47,719	\$ 47,869
Ending Fund Balance	\$ 126,739	\$ 107,180	\$ 47,719	\$ 48,469	\$ 47,869	\$ 48,019

Fund Description

The General Special Revenue fund accounts for Police forfeiture funds and Child Safety fees. Forfeiture funds are awards of monies or property by the courts related to cases that involve the Tomball Police Department. According to Chapter 59, Article 6, Paragraph (d) of the Code of Criminal Procedure, "Proceeds awarded under this chapter to a law enforcement agency may be spent by the agency after a budget for the expenditures of the proceeds has been submitted to the governing body of the municipality." Child Safety Fees are received through the Harris County Tax Assessor/Collector. These fees represent a portion of each citation written by the Tomball Police Department. The State of Texas allocates a percentage of each court fee to the Child Safety Program and is remitted back to the municipality to be used for educational material for children, coloring books, pencils, goody bags, etc and are distributed at various community events each year.

CITY OF TOMBALL
SPECIAL REVENUE FUND - 200

	2018	2019	2020	2021	2021	2022
GENERAL SPECIAL FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5785 POLICE SEIZED FUNDS	5,057	1,850	6,574	-	-	-
5790 CHILD SAFETY FUND	13,726	13,432	-	-	-	-
5800 INTEREST	1,649	2,215	1,032	750	150	150
TOTAL GENERAL SPECIAL FUND	20,432	17,497	7,605	750	150	150

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	POLICE SEIZURE FUNDS	200-221 POLICE SEIZURE FUNDS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6119 OTHER SUPPLIES	\$21,693	\$0	\$0	\$0	\$0
SUPPLIES	\$21,693	\$0	\$0	\$0	\$0
6201 OFFICE EQUIPMENT MAINTENANCE	\$9,085	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$9,085	\$0	\$0	\$0	\$0
6350 CHILD SAFETY EDUCATION	\$6,278	\$0	\$0	\$0	\$0
SERVICES AND CHARGES	\$6,278	\$0	\$0	\$0	\$0
6691 TRANSFERS OUT	\$0	\$67,066	\$0	\$0	\$0
TRANSFERS	\$0	\$67,066	\$0	\$0	\$0
TOTAL POLICE SEIZURE FUNDS	\$37,056	\$67,066	\$0	\$0	\$0

205 - State & Federal Grants

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projected	FY 2022 Budget
Revenues:						
State Grants	-	-	57,074	-	1,528,322	-
Interest	-	-	-	-	600	50
Other	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 57,074	\$ -	\$ 1,528,922	\$ 50
Expenditures:						
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services and Charges	-	-	-	-	-	-
Maintenance	-	-	-	-	-	-
Capital Outlay	-	-	57,074	-	1,528,322	-
Transfers	-	-	-	-	-	-
Total	\$ -	\$ -	\$ 57,074	\$ -	\$ 1,528,322	\$ -
Revenues Over (Under)						
Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 50
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ 650

Fund Description

CITY OF TOMBALL STATE & FEDERAL GRANT FUND - 205						
	2018	2019	2020	2021	2021	2022
GENERAL SPECIAL FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5711 STATE GRANT	-	-	57,074	-	1,528,322	-
5800 INTEREST	-	-	-	-	600	50
TOTAL GENERAL SPECIAL FUND	-	-	57,074	-	1,528,922	50

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	STATE & FEDERAL GRANTS	205-154
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6409 SYSTEM EXPANSION	\$0	\$57,074	\$0	\$1,528,322	\$0
CAPITAL OUTLAY	\$0	\$57,074	\$0	\$1,528,322	\$0
TRANSFERS	\$0	\$0	\$0	\$0	\$0
TOTAL STATE & FEDERAL GRANTS FUNDS	\$0	\$57,074	\$0	\$1,528,322	\$0

220 - Municipal Court Building Security Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

2021-2022 Proposed Budget

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2021	FY 2022
	Actual	Actual	Actual	Budget	Projection	Budget
Revenues:						
Fines and Warrants	\$ 9,334	\$ 11,297	\$ 8,480	\$ 11,000	\$ 11,000	\$ 11,000
Interest	3,369	4,369	2,074	2,000	150	150
Total	\$ 12,703	\$ 15,666	\$ 10,553	\$ 13,000	\$ 11,150	\$ 11,150
Expenditures:						
Supplies	\$ 5,348	\$ -	\$ -	\$ 20,000	\$ 12,000	\$ 10,000
Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Services and Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 5,348	\$ -	\$ -	\$ 20,000	\$ 12,000	\$ 160,000
Revenues Over (Under)						
Expenditures	\$ 7,355	\$ 15,666	\$ 10,553	\$ (7,000)	\$ (850)	\$ (148,850)
Beginning Fund Balance	\$ 220,778	\$ 228,133	\$ 243,799	\$ 254,352	\$ 254,352	\$ 253,502
Ending Fund Balance	\$ 228,133	\$ 243,799	\$ 254,352	\$ 247,352	\$ 253,502	\$ 104,652

Fund Description

In prior years, the General Fund accounted for the City's court building security fees. In order to more accurately account for these funds, in FY 2006-07, the City created the Municipal Court Building Security Fee fund. These fees are generated from court fines. By law, these funds can only be spent on the City's municipal court.

CITY OF TOMBALL
MUNI COURT BLDG SECURITY - 220

	2018	2019	2020	2021	2021	2022
MUNI COURT- BLDG SECURITY	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5311 MUNICIPAL COURT BLDG-SECURITY	9,334	11,297	8,480	11,000	11,000	11,000
5800 INTEREST INCOME	3,369	4,369	2,074	2,000	150	150
TOTAL MUNI COURT- BLDG SECURITY	\$ 12,703	\$ 15,666	\$ 10,553	\$ 13,000	\$ 11,150	\$ 11,150

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
MUNI COURT- BLDG SECURITY	MUNICIPAL COURT	220-122 - MUNICIPAL COURT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6119 OTHER SUPPLIES	\$0	\$0	\$20,000	\$12,000	\$10,000
SUPPLIES	\$0	\$0	\$20,000	\$12,000	\$10,000
6206 BUILDING MAINTENANCE	\$0	\$0	\$0	\$0	\$150,000
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$150,000
6304 PROFESSIONAL SERVICES, OTHER	\$8,461	\$2,623	\$0	\$3,920	\$0
SERVICES AND CHARGES	\$8,461	\$2,623	\$0	\$3,920	\$0
TOTAL GENERAL-MUNICIPAL COURT SECURITY	\$8,461	\$2,623	\$20,000	\$15,920	\$160,000

230 - Municipal Court Technology Fund

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:						
Fines and Warrants	\$ 12,453	\$ 15,054	\$ 9,372	\$ 15,000	\$ 12,000	\$ 12,000
Interest	3,272	4,244	1,846	2,000	150	150
Total	\$ 15,725	\$ 19,298	\$ 11,218	\$ 17,000	\$ 12,150	\$ 12,150
Expenditures:						
Supplies	\$ 40,000	\$ 28,380	\$ -	\$ 40,000	\$ 40,000	\$ 28,000
Services and Charges	8,998	8,225	8,292	-	-	-
Total	\$ 48,998	\$ 36,604	\$ 8,292	\$ 40,000	\$ 40,000	\$ 28,000
Revenues Over (Under)						
Expenditures	\$ (33,273)	\$ (17,306)	\$ 2,927	\$ (23,000)	\$ (27,850)	\$ (15,850)
Beginning Fund Balance	\$ 231,670	\$ 198,397	\$ 181,091	\$ 184,018	\$ 184,018	\$ 156,168
Ending Fund Balance	\$ 198,397	\$ 181,091	\$ 184,018	\$ 161,018	\$ 156,168	\$ 140,318

Fund Description

In prior years, the General Fund accounted for the City's court technology fees. In order to more accurately account for these funds, in FY 2006-07, the City created the Municipal Court Technology Fund. These fees are generated from court fines. By law, these funds can only be spent on the City's municipal court.

CITY OF TOMBALL
Muni Court Technology Fund Detail - 230

	2018	2019	2020	2021	2021	2022
MUNICIPAL COURT TECH FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5312 COURT TECHNOLOGY FEE	12,453	15,054	9,372	15,000	12,000	12,000
5800 INTEREST INCOME	3,272	4,244	1,846	2,000	150	150
TOTAL MUNICIPAL COURT TECH FUND	\$ 15,725	\$ 19,298	\$ 11,218	\$ 17,000	\$ 12,150	\$ 12,150

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
MUNICIPAL COURT TECH FUND	MUNICIPAL COURT	230-122 - MUNICIPAL COURT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	\$28,380	\$0	\$40,000	\$40,000	\$28,000
SUPPLIES	\$28,380	\$0	\$40,000	\$40,000	\$28,000
6320 COMPUTER SOFTWARE	\$8,225	\$8,292	\$0	\$0	\$0
SERVICES AND CHARGES	\$8,225	\$8,292	\$0	\$0	\$0
TOTAL GENERAL-MUNICIPAL COURT TECH	\$36,604	\$8,292	\$40,000	\$40,000	\$28,000

240 - Hotel Occupancy Tax Fund

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2021	FY 2022
	Actual	Actual	Actual	Budget	Projection	Budget
Revenues:						
Occupancy Tax	\$ 637,485	\$ 727,423	\$ 480,982	\$ 575,000	\$ 300,000	\$ 450,000
Miscellaneous Income	10,225	5,153	-	2,000	-	1,000
Event Revenue	8,171	1,423	3,050	3,000	1,000	3,000
Interest	6,950	11,117	4,592	6,000	400	500
Transfers In	20,000	100,000	126,000	126,000	126,000	126,000
Total	\$ 682,831	\$ 845,115	\$ 614,624	\$ 712,000	\$ 427,400	\$ 580,500
Expenditures:						
Grants	\$ 245,565	\$ 245,032	\$ 208,403	\$ 236,000	\$ 236,000	\$ 256,000
Second Saturday Events	92,501	97,140	22,511	37,900	29,620	38,100
Tourism	290,018	325,644	353,536	442,178	455,856	472,072
Transfer to Employee Benefits Trust Fund	20,224	20,818	20,128	20,128	20,128	32,969
COLA/Salary Survey					2,833	12,659
Total	\$ 648,305	\$ 688,636	\$ 604,579	\$ 736,206	\$ 744,437	\$ 811,800
Revenues Over (Under)						
Expenditures	\$ 34,527	\$ 156,510	\$ 10,075	\$ (24,176)	\$ (317,007)	\$ (231,270)
Beginning Fund Balance	\$ 421,361	\$ 455,887	\$ 612,397	\$ 622,472	\$ 622,472	\$ 305,465
Ending Fund Balance	\$ 455,887	\$ 612,397	\$ 622,472	\$ 598,296	\$ 305,465	\$ 74,195

The Hotel Occupancy Tax Fund accounts for revenues received from hotel occupancy taxes. By state statute, cities with populations of less than 125,000 must spend at least 1% of hotel tax revenues on advertising, no more than 15% on the encouragement, promotion, improvement, and application of the arts and a maximum of 50% on historical preservation. Hotels submit quarterly to the City an occupancy tax based upon 7% of total room receipts. Compliance with the provisions of the state statutes is monitored by the City administration on a continuing basis.

25% of Operating Expenses - Target	103%	81%	41%	9%
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CITY OF TOMBALL
HOTEL OCCUPANCY TAX FUND - 240

	2018	2019	2020	2021	2021	2022
HOTEL OCCUPANCY FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5180 HOTEL OCCUPANCY TAX	637,485	727,423	480,982	575,000	300,000	450,000
5550 MISCELLANEOUS INCOME	10,225	5,153	-	2,000	-	1,000
5555 EVENT SPONSORSHIP REVENUE	8,171	1,423	3,050	3,000	1,000	3,000
5800 INTEREST INCOME	6,950	11,117	4,592	6,000	400	500
5910 TRANSFER FROM GENERAL FUND	20,000	100,000	126,000	126,000	126,000	126,000
TOTAL HOTEL OCCUPANCY FUND	682,831	845,115	614,624	712,000	427,400	580,500

FUND	CITY OF TOMBALL	DIVISION
HOTEL OCCUPANCY TAX	DEPARTMENT	240-240 HOT
	HOTEL OCCUPANCY TAX	
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6301 PROF.SERV.-AUDIT AND ACCTNG.	\$1,100	\$4,193	\$3,000	\$3,000	\$3,000
6342 DEPOT MUSEUM	\$3,432	\$710	\$4,000	\$4,000	\$5,000
6351 TOMBALL CHAMBER OF COMMERCE	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
6356 TOMBALL SISTER CITY ORG.	\$160,000	\$122,000	\$144,000	\$144,000	\$160,000
6359 GRANTS	\$45,500	\$46,500	\$50,000	\$50,000	\$53,000
SERVICES AND CHARGES	\$245,032	\$208,403	\$236,000	\$236,000	\$256,000
TOTAL HOTEL OCCUPANCY TAX	\$245,032	\$208,403	\$236,000	\$236,000	\$256,000

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	2ND SATURDAY EVENTS	240-241 2ND SATURDAY EVENTS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES- ADMINISTRATIVE	\$45,301	(\$164)	\$0	\$0	\$0
6009 WAGES-OTHER	\$2,513	\$0	\$0	\$0	\$0
6011 VACATION PAY	\$2,413	\$0	\$0	\$0	\$0
6012 SICK PAY	\$968	\$0	\$0	\$0	\$0
6019 MISCELLANEOUS PAY	\$255	\$0	\$0	\$0	\$0
6021 FICA-S.S. AND MEDICARE TAXES	\$4,043	(\$12)	\$0	\$0	\$0
6022 TMRS RETIREMENT-EMPLOYER	\$7,485	(\$22)	\$0	\$0	\$0
6025 WORKER COMPENSATION INS.	\$88	\$0	\$0	\$0	\$0
PERSONNEL SERVICES	\$63,066	(\$198)	\$0	\$0	\$0
6101 OFFICE SUPPLIES	\$1,729	\$0	\$0	\$0	\$0
6105 FOOD SUPPLIES	\$1,308	\$817	\$1,500	\$1,200	\$1,500
6119 OTHER SUPPLIES	\$4,577	\$1,947	\$6,500	\$6,500	\$8,500
6130 FURNITURE <\$20,000	\$0	\$0	\$300	\$0	\$0
SUPPLIES	\$7,613	\$2,763	\$8,300	\$7,700	\$10,000
6304 PROFESSIONAL SERVICES, OTHER	\$4,599	\$4,060	\$6,000	\$5,000	\$6,500
6312 COMMUNICATION SERVICES	\$773	(\$6)	\$0	\$0	\$0
6327 GARBAGE SERVICES	\$570	\$570	\$600	\$600	\$600
6329 OTHER SERVICES	\$8,769	\$7,765	\$8,500	\$8,500	\$8,500
6332 TRAVEL AND MEALS	\$290	\$0	\$0	\$0	\$0
6333 DUES AND SUBSCRIPTIONS	\$50	\$0	\$0	\$0	\$0
6334 AUTOMOBILE ALLOWANCE	\$2,412	(\$291)	\$0	\$0	\$0
6335 ADVERTISING COST	\$2,768	\$1,176	\$4,000	\$3,500	\$3,500
6336 EQUIPMENT RENTALS	\$1,168	\$1,448	\$3,000	\$3,000	\$5,000
6337 TRAINING	\$425	\$275	\$0	\$0	\$0
6358 OTHER TOURISM EXPENDITURE	\$4,637	\$4,951	\$7,500	\$1,320	\$4,000
SERVICES AND CHARGES	\$26,461	\$19,946	\$29,600	\$21,920	\$28,100
6692 TRANSFER TO EMP. BEN. TRUST	\$10,382	\$0	\$0	\$0	\$0
TRANSFERS	\$10,382	\$0	\$0	\$0	\$0
TOTAL 2ND SATURDAY EVENTS	\$107,522	\$22,511	\$37,900	\$29,620	\$38,100

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	MARKETING/INFORMATION	240-243 MARKETING
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES- ADMINISTRATIVE	\$83,968	\$137,630	\$132,418	\$140,502	\$132,426
6003 WAGES- FULL TIME	\$184	\$34,484	\$34,952	\$36,269	\$34,956
6004 WAGES- PART TIME	\$17,422	\$0	\$0	\$0	\$0
6005 WAGES-OVERTIME	\$5	\$1,466	\$1,530	\$1,530	\$1,500
6009 WAGES-OTHER	\$4,070	\$9,858	\$8,975	\$4,358	\$8,976
6011 VACATION PAY	\$6,182	\$6,503	\$10,448	\$8,559	\$10,449
6012 SICK PAY	\$1,448	\$1,549	\$7,479	\$5,181	\$7,480
6015 SICK TIME BUYBACK	\$0	\$2,329	\$2,375	\$1,561	\$1,561
6019 MISCELLANEOUS PAY	\$460	\$835	\$1,030	\$1,030	\$1,210
6021 FICA-S.S. AND MEDICARE TAXES	\$9,232	\$15,272	\$16,539	\$15,893	\$16,192
6022 TMRS-EMPLOYER	\$14,212	\$28,212	\$28,582	\$25,355	\$28,722
6025 WORKER COMPENSATION INS.	\$132	\$271	\$300	\$218	\$300
PERSONNEL SERVICES	\$137,315	\$238,410	\$244,628	\$240,456	\$243,772
6101 OFFICE AND COMPUTER SUPPLIES	\$4,520	\$1,441	\$4,000	\$3,500	\$4,700
6105 FOOD SUPPLIES	\$1,163	\$840	\$1,000	\$900	\$1,200
6106 MATERIALS AND PARTS	\$111	\$0	\$0	\$0	\$0
6107 CLOTHING AND UNIFORMS	\$1,283	\$537	\$1,500	\$1,200	\$1,700
6109 POSTAGE	\$517	\$105	\$1,000	\$900	\$1,500
6119 OTHER SUPPLIES	\$4,769	\$2,580	\$4,000	\$5,000	\$6,000
6130 FURNITURE <\$20,000	\$779	\$0	\$0	\$300	\$500
SUPPLIES	\$13,142	\$5,502	\$11,500	\$11,800	\$15,600
6304 PROFESSIONAL SERVICES, OTHER	\$34,042	\$22,936	\$40,000	\$65,000	\$50,000
6312 COMMUNICATION SERVICES	\$1,007	\$1,922	\$2,700	\$2,000	\$2,000
6327 GARBAGE SERVICES	\$1,595	\$855	\$3,500	\$3,500	\$3,500
6329 OTHER SERVICES	\$3,449	\$4,388	\$10,000	\$5,000	\$6,000
6332 TRAVEL AND MEALS	\$6,246	\$2,058	\$3,250	\$1,500	\$7,000
6333 DUES AND SUBSCRIPTIONS	\$9,884	\$5,013	\$10,000	\$10,000	\$10,000
6334 AUTOMOBILE ALLOWANCE	\$4,831	\$7,169	\$7,200	\$7,200	\$7,200
6335 ADVERTISING COST	\$71,330	\$46,660	\$60,000	\$60,000	\$60,000
6336 EQUIPMENT RENTALS	\$35,653	\$15,306	\$40,000	\$40,000	\$55,000
6337 TRAINING	\$605	\$984	\$2,400	\$2,400	\$5,000
6358 OTHER TOURISM EXPENDITURES	\$6,546	\$2,335	\$7,000	\$7,000	\$7,000
SERVICES AND CHARGES	\$175,187	\$109,624	\$186,050	\$203,600	\$212,700
6692 TRANSFER TO EMP. BEN. TRUST	\$10,436	\$20,128	\$20,128	\$20,128	\$32,969
TRANSFERS	\$10,436	\$20,128	\$20,128	\$20,128	\$32,969
TOTAL VISITORS/CONVENTION CNTR	\$336,080	\$373,664	\$462,306	\$475,984	\$505,041

250 - Red Light Camera Program Fund

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:						
Fines and Warrants	\$ 228,585	\$ 165,442	\$ 8,164	\$ 4,000	\$ -	\$ -
Interest	5,708	8,551	4,369	600	50	50
Total	\$ 234,293	\$ 173,994	\$ 12,534	\$ 4,600	\$ 50	\$ 50
Expenditures:						
Personnel Costs	\$ 20,708	\$ 14,067	\$ 7,257	\$ -	\$ -	\$ -
Supplies	16,837	-	-	-	-	-
Maintenance	18,548	-	-	-	-	-
Services and Charges	34,061	-	-	-	-	-
Capital	-	-	36,101	-	-	-
Transfer to Veh. Repl. Fund	20,000	20,000	-	-	-	-
Transfer to Capital Projects Fund	310,000	-	327,050	-	-	-
Total	\$ 420,154	\$ 34,067	\$ 370,408	\$ -	\$ -	\$ -
Revenues Over (Under)						
Expenditures	\$ (185,859)	\$ 139,927	\$ (357,873)	\$ 4,601	\$ 50	\$ 50
Beginning Fund Balance	\$ 403,354	\$ 217,495	\$ 357,422	\$ (452)	\$ (452)	\$ (402)
Ending Fund Balance	\$ 217,495	\$ 357,422	\$ (452)	\$ 4,149	\$ (402)	\$ (352)

Automated red light photo enforcement cameras were setup during FY 2008. Four intersections were selected for this initiative with a goal of reducing the number of injury accidents caused by "red light running". By law, the use of the revenues is limited to traffic safety programs, including pedestrian safety programs, public safety programs, intersection improvements, and traffic enforcement.

CITY OF TOMBALL RED LIGHT CAMERA - 250						
	2018	2019	2020	2021	2021	2022
RED LIGHT CAMERA FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5300 MUNICIPAL COURT FINES	228,535	165,442	8,164	4,000	-	-
5310 COURT COSTS/ADM.FEES	50	-	-	-	-	-
5800 INTEREST INCOME	5,708	8,551	4,369	600	50	50
TOTAL RED LIGHT CAMERA FUND	234,293	173,994	12,534	4,600	50	50

CITY OF TOMBALL					
FUND	DEPARTMENT			DIVISION	
RED LIGHT CAMERA PROGRAM	POLICE DEPARTMENT			250-121 - POLICE DEPT	
DETAILS					
LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6004 WAGES-PART TIME	\$11,876	\$5,645	\$0	\$0	\$0
6005 WAGES-OVERTIME	\$85	\$0	\$0	\$0	\$0
6021 FICA-S.S. AND MEDICARE TAXES	\$915	\$432	\$0	\$0	\$0
6025 WORKER COMPENSATION INS.	\$1,191	\$1,180	\$0	\$0	\$0
PERSONNEL SERVICES	\$14,067	\$7,257	\$0	\$0	\$0
6403 MACHINERY AND EQUIPMENT	\$0	\$36,101	\$0	\$0	\$0
CAPITAL OUTLAY	\$0	\$36,101	\$0	\$0	\$0
6998 TRANSFER TO FLEET REPLACEMENT	\$20,000	\$0	\$0	\$0	\$0
6999 TRANSFER TO CAPITAL PROJ. FUND	\$0	\$327,050	\$0	\$0	\$0
TRANSFERS	\$20,000	\$327,050	\$0	\$0	\$0
TOTAL - POLICE DEPT	\$34,067	\$370,408	\$0	\$0	\$0

260 - General Special Revenue Fund - Child Safety

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:							
Child Safety	\$ -	\$ -	\$ -	\$ 12,194	\$ 13,000	\$ 13,000	\$ 15,000
Interest	-	-	-	-	750	50	100
Other	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ 12,194	\$ 13,750	\$ 13,050	\$ 15,100
Expenditures:							
Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Services and Charges	-	-	-	1,265	10,000	10,000	10,000
Maintenance	-	-	-	-	-	-	-
Total	\$ -	\$ -	\$ -	\$ 1,265	\$ 10,000	\$ 10,000	\$ 10,000
Revenues Over (Under)							
Expenditures	\$ -	\$ -	\$ -	\$ 10,929	\$ 3,750	\$ 3,050	\$ 5,100
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ 67,066	\$ 77,995	\$ 77,995	\$ 81,045
Ending Fund Balance	\$ -	\$ -	\$ 67,066	\$ 77,995	\$ 81,745	\$ 81,045	\$ 86,145

Fund Description

These fees represent a portion of each citation written by the Tomball Police Department. The State of Texas allocates a percentage of each court fee to the Child Safety Program and is remitted back to the municipality to be used for educational material for children, coloring books, pencils, goody bags, etc and are distributed at various community events each year.

CITY OF TOMBALL						
SPECIAL REVENUE FUND - CHILD SAFETY - 260						
	2018	2019	2020	2021	2021	2022
GENERAL SPECIAL FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5790 CHILD SAFETY FUND	-	-	12,194	13,000	13,000	15,000
5800 INTEREST	-	-	-	750	50	100
TOTAL GENERAL SPECIAL FUND	-	-	12,194	13,750	13,050	15,100

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	CHILD SAFETY FUND	260-222 CHILD SAFETY FUND
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6350 CHILD SAFETY EDUCATION	\$0	\$1,265	\$10,000	\$10,000	\$10,000
SERVICES AND CHARGES	\$0	\$1,265	\$10,000	\$10,000	\$10,000
TOTAL CHILD SAFETY FUND	\$0	\$1,265	\$10,000	\$10,000	\$10,000

290 - Tomball Fun Runs Fund

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:							
Event Revenue	\$ 23,325	\$ 16,566	\$ 27,196	\$ 8,409	\$ 6,000	\$ -	\$ 6,000
Interest	5	135	122	61	200	20	\$ 20
Transfers In		-	-	35,000	-	-	\$ -
Total	\$ 23,330	\$ 16,701	\$ 27,318	\$ 43,470	\$ 6,200	\$ 20	\$ 6,019
Expenditures:							
Supplies	\$ 8,040	\$ 5,519	\$ 5,009	\$ 2,317	\$ 6,000	\$ -	\$ 6,000
Services and Charges	17,368	9,333	13,753	60,609	15,000	-	15,000
Total	\$ 25,408	\$ 14,853	\$ 18,761	\$ 62,926	\$ 21,000	\$ -	\$ 21,000
Revenues Over (Under)							
Expenditures	\$ (2,078)	\$ 1,848	\$ 8,556	\$ (19,456)	\$ (14,800)	\$ 20	\$ (14,981)
Beginning Fund Balance	\$ 17,239	\$ 15,161	\$ 17,010	\$ 25,566	\$ 6,110	\$ 6,110	\$ 6,130
Ending Fund Balance	\$ 15,161	\$ 17,010	\$ 25,566	\$ 6,110	\$ (8,690)	\$ 6,130	\$ (8,851)
							-42%

CITY OF TOMBALL FUN RUN FUND - 290						
	2018	2019	2020	2021	2021	2022
FUN RUN FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5555 EVENT SPONSORSHIP REVENUE	7,850	4,100	2,550	5,000	-	5,000
5556 EVENT REGISTRATION FEE	8,716	23,096	5,859	1,000	-	1,000
5800 INTEREST INCOME	135	122	61	200	20	20
5961 TRANSFERS IN	-	-	35,000	-	-	-
TOTAL FUN RUN FUND	16,701	27,318	43,470	6,200	20	6,020

FUND CITY OF TOMBALL DIVISION TOMBALL "FUN RUNS" DEPARTMENT 290-290 FUN RUNS FUN RUNS DETAILS					
LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6101 OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0
6119 OTHER SUPPLIES	\$5,009	\$2,317	\$6,000	\$0	\$6,000
SUPPLIES	\$5,009	\$2,317	\$6,000	\$0	\$6,000
6329 OTHER SERVICES	\$13,753	\$60,609	\$10,000	\$0	\$10,000
6335 ADVERTISING COST	\$0	\$0	\$5,000	\$0	\$5,000
SERVICES AND CHARGES	\$13,753	\$60,609	\$15,000	\$0	\$15,000
TOTAL FUN RUNS	\$18,761	\$62,926	\$21,000	\$0	\$21,000

300 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance 2021-2022 Proposed Budget

	FY2017 Actual	FY2018 Actual	FY2019 Actual	FY2020 Actual	FY2021 Budget	FY2021 Projection	FY2022 Budget
Revenues:							
Current taxes	\$ 3,953,733	\$ 4,229,313	\$ 4,266,244	\$ 4,610,839	\$ 4,750,000	\$ 3,670,000	\$ 3,700,000
Delinquent taxes	50,271	85,766	(107,614)	21,997	60,000	50,000	50,000
Penalty and interest	36,425	50,916	39,522	21,415	30,000	35,000	35,000
Interest	36,555	77,006	100,406	34,174	70,000	2,000	2,000
Bond Proceeds	-	-	-	9,833,352	-	-	-
Other	-	-	-	816	-	-	-
TEDC Contributions	530,913	533,612	536,113	755,684	757,885	1,127,885	1,129,885
Total Revenues	\$ 4,607,897	\$ 4,976,613	\$ 4,834,670	\$ 15,278,278	\$ 5,667,885	\$ 4,884,885	\$ 4,916,885
Expenditures:							
Principal	\$ 3,048,250	\$ 3,249,250	\$ 2,990,250	\$ 3,923,000	\$ 2,615,972	\$ 2,540,000	\$ 2,535,000
Interest	1,249,301	1,443,281	1,367,451	1,038,981	953,151	1,004,852	988,998
Loan Payment- Fire Truck	71,123	73,463	586,556	-	130,000	-	-
Refunded Bond Escrow Payment	-	-	-	9,663,255	-	-	-
Fees	11,780	13,380	11,583	271,581	14,000	14,000	14,000
Total Expenditures	\$ 4,380,454	\$ 4,779,374	\$ 4,955,840	\$ 14,896,817	\$ 3,713,123	\$ 3,558,852	\$ 3,537,998
Revenues Over/(Under) Expenditures	\$ 227,442	\$ 197,239	\$ (121,169)	\$ 381,461	\$ 1,954,762	\$ 1,326,033	\$ 1,378,888
Beginning Fund Balance	\$ 4,334,798	\$ 4,562,243	\$ 4,759,484	\$ 4,638,315	\$ 5,019,776	\$ 5,019,776	\$ 6,345,808
Ending Fund Balance	\$ 4,562,243	\$ 4,759,484	\$ 4,638,315	\$ 5,019,776	\$ 6,974,538	\$ 6,345,808	\$ 7,724,696

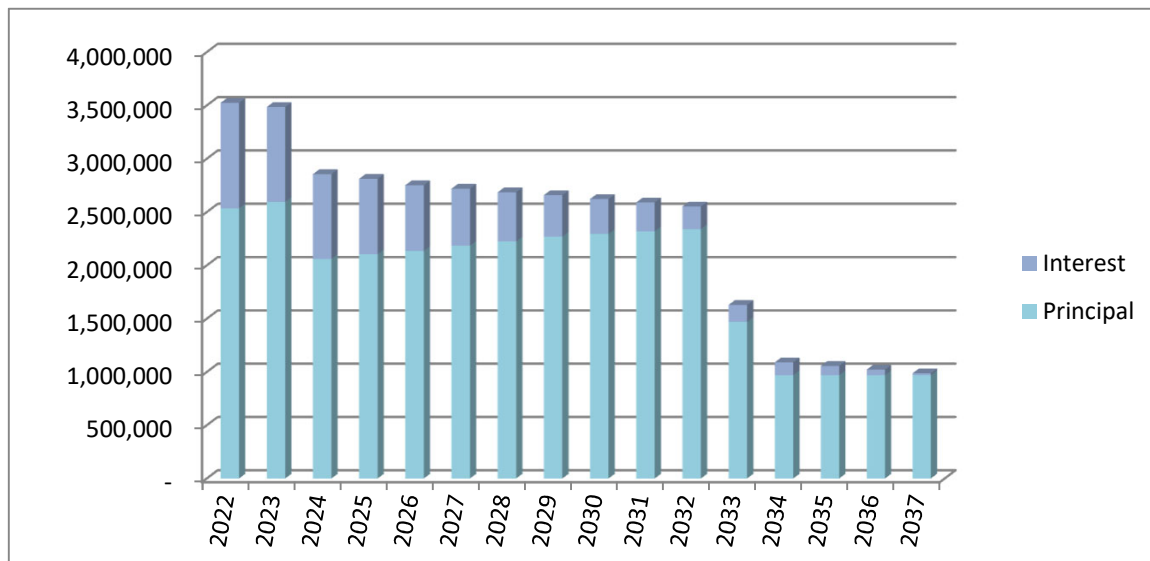
CITY OF TOMBALL						
DEBT SERVICE FUND - 300						
	2018	2019	2020	2021	2021	2022
DEBT SERVICE FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5110 CURRENT TAXES	4,229,313	4,266,244	4,610,839	4,750,000	3,670,000	3,700,000
5120 DELINQUENT TAXES	85,766	(107,614)	21,997	60,000	50,000	50,000
5130 PENALTY, INTEREST, ATTY FEES	59,473	36,599	21,415	30,000	35,000	35,000
5550 MISCELLANEOUS INCOME	-	-	816	-	-	-
5800 INTEREST INCOME	77,006	100,406	34,174	70,000	2,000	2,000
5801 UNREALIZED GAIN ON INVESTMENTS	(8,557)	2,923	-	-	-	-
5770 TEDC CONTRIBUTIONS	533,612	536,113	755,684	757,885	1,127,885	1,129,885
5900 BOND PROCEEDS	-	-	9,100,000	-	-	-
5901 PREMIUM ON BONDS	-	-	733,352	-	-	-
TOTAL DEBT SERVICE FUND	4,976,613	4,834,670	15,278,278	5,667,885	4,884,885	4,916,885

FUND	CITY OF TOMBALL	DIVISION
DEBT SERVICE FUND	DEPARTMENT DEBT SERVICE	300-300 DEBT SERVICE
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6901 INTEREST-BONDS	\$1,367,451	\$1,038,981	\$953,151	\$1,004,852	\$988,998
6906 BOND FEES AND COST	\$11,583	\$271,581	\$14,000	\$14,000	\$14,000
6907 MISCELLANEOUS BOND FEES	\$0	\$0	\$0	\$0	\$0
6911 PRINCIPAL-BONDS	\$2,990,250	\$3,923,000	\$2,615,972	\$2,540,000	\$2,535,000
6915 CAPITAL LEASE PAYMENTS	\$586,556	\$0	\$130,000	\$0	\$0
6955 REFUNDED BOND ESCROW AGENT	\$0	\$9,663,255	\$0	\$0	\$0
DEBT	\$4,955,840	\$14,896,817	\$3,713,123	\$3,558,852	\$3,537,998
TOTAL DEBT SERVICE	\$4,955,840	\$14,896,817	\$3,713,123	\$3,558,852	\$3,537,998

City of Tomball
Debt Service Fund
Consolidated Debt Payment Schedule
2021-2022 Proposed Budget

Fiscal Year	Principal	Interest	Total
2022	2,535,000	988,998	3,523,998
2023	2,595,000	890,323	3,485,323
2024	2,060,000	796,263	2,856,263
2025	2,105,000	707,238	2,812,238
2026	2,135,000	616,863	2,751,863
2027	2,185,000	534,738	2,719,738
2028	2,225,000	460,638	2,685,638
2029	2,270,000	389,163	2,659,163
2030	2,295,000	327,313	2,622,313
2031	2,320,000	270,856	2,590,856
2032	2,340,000	212,188	2,552,188
2033	1,470,000	160,200	1,630,200
2034	970,000	121,250	1,091,250
2035	970,000	87,300	1,057,300
2036	970,000	52,744	1,022,744
2037	970,000	17,581	987,581
Total	\$ 30,415,000	\$ 6,633,651	\$ 37,048,651



City of Tomball

General Obligation Refunding Bonds, Series 2013

\$6,370,000 - Tax Supported 90.59%, Utility System 9.41%*

Issue Date : January 1, 2013

Closing Date: January 17, 2013

Refunded Series 2002 Certificates of Obligation (Unrefunded portion of original issue)

and Series 2003 Certificates of Obligation

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2022	2/15/2022	560,000	1.550%	9,125	569,125	
	8/15/2022			4,785	4,785	573,910
2023	2/15/2023	580,000	1.650%	4,785	584,785	584,785
Total		\$ 1,140,000		\$ 18,695	\$ 1,158,695	\$ 1,158,695

*Tax supported 100% 2015 to 2023

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2016
\$20,240,000 - Tax Supported 100%
Issue Date : 12/15/2016
Sale Date: 12/20/16
Projects: Medical Complex Drive Segment 4B; Persimmon Street

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2022	2/15/2022	975,000.00	5.000%	296,956	1,271,956	
	8/15/2022			272,581	272,581	1,544,538
2023	2/15/2023	975,000.00	5.000%	272,581	1,247,581	
	8/15/2023			248,206	248,206	1,495,788
2024	2/15/2024	975,000.00	5.000%	248,206	1,223,206	
	8/15/2024			223,831	223,831	1,447,038
2025	2/15/2025	975,000.00	5.000%	223,831	1,198,831	
	8/15/2025			199,456	199,456	1,398,288
2026	2/15/2026	970,000.00	5.000%	199,456	1,169,456	
	8/15/2026			175,206	175,206	1,344,663
2027	2/15/2027	970,000.00	3.000%	175,206	1,145,206	
	8/15/2027			160,656	160,656	1,305,863
2028	2/15/2028	970,000.00	3.000%	160,656	1,130,656	
	8/15/2028			146,106	146,106	1,276,763
2029	2/15/2029	970,000.00	3.000%	146,106	1,116,106	
	8/15/2029			131,556	131,556	1,247,663
2030	2/15/2030	970,000.00	3.000%	131,556	1,101,556	
	8/15/2030			117,006	117,006	1,218,563
2031	2/15/2031	970,000.00	3.125%	117,006	1,087,006	
	8/15/2031			101,850	101,850	1,188,856
2032	2/15/2032	970,000.00	3.250%	101,850	1,071,850	
	8/15/2032			86,088	86,088	1,157,938
2033	2/15/2033	970,000.00	3.500%	86,088	1,056,088	
	8/15/2033			69,113	69,113	1,125,200
2034	2/15/2034	970,000.00	3.500%	69,113	1,039,113	
	8/15/2034			52,138	52,138	1,091,250
2035	2/15/2035	970,000.00	3.500%	52,138	1,022,138	
	8/15/2035			35,163	35,163	1,057,300
2036	2/15/2036	970,000.00	3.625%	35,163	1,005,163	
	8/15/2036			17,581	17,581	1,022,744
2037	2/15/2037	970,000.00	3.625%	17,581	987,581	987,581
Total		\$ 15,540,000		\$ 4,370,031	\$ 19,910,031	\$ 19,910,031

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2019
\$9,100,000 - Tax Supported 100%
Issue Date : 12/20/2019
Sale Date: 1: 12/20/2019
Refunded Series 2011 Certificates of Obligation (Unrefunded portion of original issue)
& Series 2011 General Obligation Refunding Bonds

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2022	2/15/2022	640,000.00	4.000%	140,025	780,025	
	8/15/2022			127,225	127,225	907,250
2023	2/15/2023	665,000.00	4.000%	127,225	792,225	
	8/15/2023			113,925	113,925	906,150
2024	2/15/2024	690,000.00	4.000%	113,925	803,925	
	8/15/2024			100,125	100,125	904,050
2025	2/15/2025	720,000.00	4.000%	100,125	820,125	
	8/15/2025			85,725	85,725	905,850
2026	2/15/2026	745,000.00	4.000%	85,725	830,725	
	8/15/2026			70,825	70,825	901,550
2027	2/15/2027	780,000.00	4.000%	70,825	850,825	
	8/15/2027			55,225	55,225	906,050
2028	2/15/2028	810,000.00	4.000%	55,225	865,225	
	8/15/2028			39,025	39,025	904,250
2029	2/15/2029	835,000.00	3.000%	39,025	874,025	
	8/15/2029			26,500	26,500	900,525
2030	2/15/2030	850,000.00	2.000%	26,500	876,500	
	8/15/2030			18,000	18,000	894,500
2031	2/15/2031	865,000.00	2.000%	18,000	883,000	
	8/15/2031			9,350	9,350	892,350
2032	2/15/2032	880,000.00	2.125%	9,350	889,350	
	8/15/2032			-	-	889,350
Total		\$ 8,480,000		\$ 1,431,875	\$ 9,911,875	\$ 9,911,875

City of Tomball
General Obligation Refunding Bonds, Series 2020
\$5,255,000 - Tax Supported 100%
Issue Date : 12/16/2020
Sale Date: 12/16/2020
Refunded Series 2013 Certificates of Obligation (Unrefunded portion of original issue)
& Series 2013 General Obligation Refunding Bonds

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2022	2/15/2022	360,000.00	4.000%	72,750	432,750	
	8/15/2022			65,550	65,550	498,300.00
2023	2/15/2023	375,000.00	4.000%	65,550	440,550	
	8/15/2023			58,050	58,050	498,600.00
2024	2/15/2024	395,000.00	3.000%	58,050	453,050	
	8/15/2024			52,125	52,125	505,175.00
2025	2/15/2025	410,000.00	3.000%	52,125	462,125	
	8/15/2025			45,975	45,975	508,100.00
2026	2/15/2026	420,000.00	3.000%	45,975	465,975	
	8/15/2026			39,675	39,675	505,650.00
2027	2/15/2027	435,000.00	3.000%	39,675	474,675	
	8/15/2027			33,150	33,150	507,825.00
2028	2/15/2028	445,000.00	3.000%	33,150	478,150	
	8/15/2028			26,475	26,475	504,625.00
2029	2/15/2029	465,000.00	3.000%	26,475	491,475	
	8/15/2029			19,500	19,500	510,975.00
2030	2/15/2030	475,000.00	2.000%	19,500	494,500	
	8/15/2030			14,750	14,750	509,250.00
2031	2/15/2031	485,000.00	2.000%	14,750	499,750	
	8/15/2031			9,900	9,900	509,650.00
2032	2/15/2032	490,000.00	2.000%	9,900	499,900	
	8/15/2032			5,000	5,000	504,900.00
2033	2/15/2033	500,000.00	2.000%	5,000	505,000	
	8/15/2033				-	505,000.00
Total		\$ 5,255,000		\$ 813,050	\$ 6,068,050	\$ 6,068,050.00

City of Tomball
Special Assessment Revenue Bonds, Series 2020
\$2,490,000
Issue Date : 10/20/2020
Sale Date: 10/20/2020
2020 PID Bonds

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2021	3/15/2021			38,921	38,921	
	9/15/2021			48,316	48,316	87,236.55
2022	3/15/2022			48,316	48,316	
	9/15/2022	45,000.00	3.375%	48,316	93,316	141,631.26
2023	3/15/2023			47,556	47,556	
	9/15/2023	45,000.00	3.375%	47,556	92,556	140,112.50
2024	3/15/2024			46,797	46,797	
	9/15/2024	50,000.00	3.375%	46,797	96,797	143,593.76
2025	3/15/2025			45,953	45,953	
	9/15/2025	50,000.00	3.375%	45,953	95,953	141,906.26
2026	3/15/2026			45,109	45,109	
	9/15/2026	55,000.00	3.375%	45,109	100,109	145,218.76
2027	3/15/2027			44,181	44,181	
	9/15/2027	55,000.00	3.375%	44,181	99,181	143,362.50
2028	3/15/2028			43,253	43,253	
	9/15/2028	55,000.00	3.375%	43,253	98,253	141,506.26
2029	3/15/2029			42,325	42,325	
	9/15/2029	60,000.00	3.375%	42,325	102,325	144,650.00
2030	3/15/2030			41,313	41,313	
	9/15/2030	60,000.00	3.375%	41,313	101,313	142,625.00
2031	3/15/2031			40,300	40,300	
	9/15/2031	65,000.00	4.000%	40,300	105,300	145,600.00
2032	3/15/2032			39,000	39,000	
	9/15/2032	65,000.00	4.000%	39,000	104,000	143,000.00
2033	3/15/2033			37,700	37,700	
	9/15/2033	70,000.00	4.000%	37,700	107,700	145,400.00
2034	3/15/2034			36,300	36,300	
	9/15/2034	75,000.00	4.000%	36,000	111,000	147,300.00
2035	3/15/2035			34,800	34,800	
	9/15/2035	75,000.00	4.000%	34,800	109,800	144,600.00
2036	3/15/2036			33,300	33,300	
	9/15/2036	80,000.00	4.000%	33,300	113,300	146,600.00
2037	3/15/2037			31,700	31,700	
	9/15/2037	85,000.00	4.000%	31,700	116,700	148,400.00
2038	3/15/2038			30,000	30,000	
	9/15/2038	85,000.00	4.000%	30,000	115,000	145,000.00
2039	3/15/2039			28,300	28,300	
	9/15/2039	90,000.00	4.000%	28,300	118,300	146,600.00
2040	3/15/2040			26,500	26,500	
	9/15/2040	95,000.00	4.000%	26,500	121,500	148,000.00
2041	3/15/2041			24,600	24,600	
	9/15/2041	100,000.00	4.000%	24,600	124,600	149,200.00

2042	3/15/2042			22,600	22,600	
	9/15/2042	105,000.00	4.000%	22,600	127,600	150,200.00
2043	3/15/2043			20,500	20,500	
	9/15/2043	110,000.00	4.000%	20,500	130,500	151,000.00
2044	3/15/2044			18,300	18,300	
	9/15/2044	115,000.00	4.000%	18,300	133,300	151,600.00
2045	3/15/2045			16,000	16,000	
	9/15/2045	120,000.00	4.000%	16,000	136,000	152,000.00
2046	3/15/2046			13,600	13,600	
	9/15/2046	125,000.00	4.000%	13,600	138,600	152,200.00
2047	3/15/2047			11,100	11,100	
	9/15/2047	130,000.00	4.000%	11,100	141,100	152,200.00
2048	3/15/2048			8,500	8,500	
	9/15/2048	135,000.00	4.000%	8,500	143,500	152,000.00
2049	3/15/2049			5,800	5,800	
	9/15/2049	140,000.00	4.000%	5,800	145,800	151,600.00
2050	3/15/2050			3,000	3,000	
	9/15/2050	150,000.00	4.000%	3,000	153,000	156,000.00

Total

\$	2,490,000	\$	1,860,343	\$	4,350,343	\$	4,350,343
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City of Tomball
400 Capital Projects Fund
2021-2022 Proposed Budget

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:						
Transfers from General Fund	\$ 1,490,000	\$ 1,249,500	\$ 600,000	\$ 546,012	\$ 546,012	\$ 430,000
Transfers from Enterprise Fund	\$ 655,000	\$ 2,081,442	\$ 164,000	\$ 170,000	\$ 220,000	\$ 595,000
Transfers from Other Sources	\$ 310,000	\$ 353,744	\$ 1,261,050	\$ 1,261,050	\$ -	\$ -
Certificates of Obligation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Revenue Sources	\$ 7,653	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 622,487	\$ 794,028	\$ 532,835	\$ 650,000	\$ 650,000	\$ -
Total	\$ 3,085,140	\$ 4,478,714	\$ 2,557,885	\$ 2,627,062	\$ 1,416,012	\$ 1,025,000
Expenditures:						
Capital Outlay - General Fund	\$ 3,554,263	\$ 2,330,086	\$ 13,293,616	\$ 10,159,198	\$ 11,032,105	\$ 4,073,556
Capital Outlay - Enterprise Fund	2,625,624	(42,171)	1,110,325	63,950	1,086,251	605,917
Capital Outlay - Sewer/Water Impa	947	-	692	-	21,276	-
Debt Service	-	-	-	-	-	-
Transfers	-	-	-	-	600,000	-
Total	\$ 6,180,833	\$ 2,287,915	\$ 14,404,633	\$ 10,223,148	\$ 12,739,632	\$ 4,679,473
Revenues Over (Under)						
Expenditures	\$ (3,095,693)	\$ 2,190,799	\$ (11,846,749)	\$ (7,596,086)	\$ (11,323,620)	\$ (3,654,473)
Beginning Fund Balance	\$ 35,950,389	\$ 32,854,696	\$ 35,045,495	\$ 23,198,746	\$ 23,198,746	\$ 11,875,126
Ending Fund Balance	\$ 32,854,696	\$ 35,045,495	\$ 23,198,746	\$ 15,602,660	\$ 11,875,126	\$ 8,220,653
					93%	176%

CITY OF TOMBALL CAPITAL PROJECTS FUND - 400						
	2018	2019	2020	2021	2021	2022
CAPITAL PROJECTS	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5740 GRANTS	-	258,320	-	-	-	1,240,000
5770 TEDC CONTRIBUTIONS	-	-	-	-	-	300,000
5800 INTEREST INCOME	622,487	794,028	532,835	650,000	650,000	-
5801 UNREALIZED GAIN ON INVESTMENTS	(2,747)	9,582	-	-	-	-
5820 DRAINAGE CAPITAL RECOVERY FEES	-	191,846	357,688	-	-	-
5830 DEVELOPER RECOVERY FEES	10,400	-	-	-	-	-
5900 DEBT PROCEEDS	-	-	-	-	-	-
5901 PREMIUM ON BONDS	-	-	-	-	-	-
5910 TRANSFER FROM GENERAL FUND	1,490,000	1,249,500	600,000	546,012	546,012	430,000
5911 TRANSFER FROM UTILITY FUND	655,000	2,081,442	164,000	170,000	220,000	595,000
5961 TRANSFERS IN	310,000	353,744	1,261,050	1,261,050	-	-
TOTAL CAPITAL PROJECTS	3,085,140	4,938,462	2,915,573	2,627,062	1,416,012	2,565,000

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT RED LIGHT	400-121 - RED LIGHT
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6409 SYSTEM EXPANSION	\$312,990	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$312,990	\$0	\$0	\$0	\$0	\$0
TOTAL GENERAL-RED LIGHT	\$312,990	\$0	\$0	\$0	\$0	\$0

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT GENERAL-PARKS	400-153 - PARKS
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6409 SYSTEM EXPANSION	\$923,525	\$407,061	\$571,135	\$0	\$58,244	\$2,110,000
CAPITAL OUTLAY	\$923,525	\$407,061	\$571,135	\$0	\$58,244	\$2,110,000
TOTAL GENERAL-PARKS	\$923,525	\$407,061	\$571,135	\$0	\$58,244	\$2,110,000

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT GENERAL-STREETS	400-154 GENERAL-STREETS
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6409 SYSTEM EXPANSION	\$2,317,748	\$1,923,025	\$12,722,480	\$10,159,198	\$10,973,861	\$1,963,556
CAPITAL OUTLAY	\$2,317,748	\$1,923,025	\$12,722,480	\$10,159,198	\$10,973,861	\$1,963,556
TOTAL GENERAL-STREETS	\$2,317,748	\$1,923,025	\$12,722,480	\$10,159,198	\$10,973,861	\$1,963,556

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT UTILITY-WATER	400-613 UTILITY-WATER
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6304 PROF.SERV.-OTHER	\$1,300	\$0	\$0	\$0	\$0	\$0
SERVICES AND CHARGES	\$1,300	\$0	\$0	\$0	\$0	\$0
6409 SYSTEM EXPANSION	\$207,422	(\$42,171)	\$492,779	\$0	\$0	\$275,000
CAPITAL OUTLAY	\$207,422	(\$42,171)	\$492,779	\$0	\$0	\$275,000
6991 TRANSFER TO UTILITY OPERATIONS	\$0	\$0	\$0	\$0	\$600,000	\$0
TRANSFERS	\$0	\$0	\$0	\$0	\$600,000	\$0
TOTAL UTILITY-WATER	\$208,722	(\$42,171)	\$492,779	\$0	\$600,000	\$275,000

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT UTILITY-SEWER	400-614 UTILITY-SEWER
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6409 SYSTEM EXPANSION	\$2,418,202	\$0	\$617,547	\$63,950	\$1,050,895	\$63,241
CAPITAL OUTLAY	\$2,418,202	\$0	\$617,547	\$63,950	\$1,050,895	\$63,241
TOTAL UTILITY-SEWER	\$2,418,202	\$0	\$617,547	\$63,950	\$1,050,895	\$63,241

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT UTILITY-GAS	400-615 UTILITY-GAS
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6304 PROF.SERV.-OTHER	\$0	(\$382)	\$0	\$0	\$0	\$0
SERVICES AND CHARGES	\$0	(\$382)	\$0	\$0	\$0	\$0
6409 SYSTEM EXPANSION	\$947	\$444	\$37,968	\$0	\$35,356	\$267,676
CAPITAL OUTLAY	\$947	\$444	\$37,968	\$0	\$35,356	\$267,676
TOTAL UTILITY-GAS	\$947	\$62	\$37,968	\$0	\$35,356	\$267,676

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT WATER CAPITAL RECOVERY	400-731 WATER RECOVERY
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6304 PROF.SERV.-OTHER	\$0	\$23,229	\$4,913	\$0	\$9,302	\$0
SERVICES AND CHARGES	\$0	\$23,229	\$4,913	\$0	\$9,302	\$0
6409 SYSTEM EXPANSION	\$0	\$0	\$346	\$0	\$10,638	\$0
CAPITAL OUTLAY	\$0	\$0	\$346	\$0	\$10,638	\$0
TOTAL WATER CAPITAL RECOVERY	\$0	\$23,229	\$5,259	\$0	\$19,940	\$0

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT SEWER CAPITAL RECOVERY	400-741 SEWER RECOVERY
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6304 PROF.SERV.-OTHER	\$0	\$20,576	\$4,913	\$0	\$9,302	\$0
SERVICES AND CHARGES	\$0	\$20,576	\$4,913	\$0	\$9,302	\$0
6409 SYSTEM EXPANSION	\$947	\$0	\$346	\$0	\$10,638	\$0
CAPITAL OUTLAY	\$947	\$0	\$346	\$0	\$10,638	\$0
TOTAL SEWER CAPITAL RECOVERY	\$947	\$20,576	\$5,259	\$0	\$19,940	\$0

City of Tomball
460-Capital Projects Fund - Business Park
2021-2022 Proposed Budget

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:							
Transfers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Certificates of Obligation	-	-	-	-	-	-	-
Premium on Bonds	-	-	-	-	-	-	-
Interest	13,264	16,588	13,216	10,856	15,000	2,000	15,000
Total	\$ 13,264	\$ 16,588	\$ 13,216	\$ 10,856	\$ 15,000	\$ 2,000	\$ 15,000
Expenditures:							
Capital Outlay	\$ 125,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Fees and Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 125,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues Over (Under) Expenditures	\$ (112,378)	\$ 16,588	\$ 13,216	\$ 10,856	\$ 15,000	\$ 2,000	\$ 15,000
Beginning Fund Balance	\$ 1,035,415	\$ 923,037	\$ 939,625	\$ 952,841	\$ 963,697	\$ 963,697	\$ 965,697
Ending Fund Balance	\$ 923,037	\$ 939,625	\$ 952,841	\$ 963,697	\$ 978,697	\$ 965,697	\$ 980,697

CITY OF TOMBALL						
BUSINESS PARK PROJECTS FUND - 460						
	2018	2019	2020	2021	2021	2022
BUSINESS PARK PROJECTS	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5800 INTEREST INCOME	16,588	13,216	10,856	15,000	2,000	15,000
TOTAL BUSINESS PARK PROJECTS	16,588	13,216	10,856	15,000	2,000	15,000

FUND	CITY OF TOMBALL	DIVISION
BUSINESS PARK	DEPARTMENT TEDC BUSINESS PARK	460-460 TEDC BUSINESS PARK
DETAILS		

LINE ITEMS	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 PROJECTION	2022 BUDGET
6409 SYSTEM EXPANSION	\$33,435	\$0	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$33,435	\$0	\$0	\$0	\$0	\$0
TOTAL TEDC BUSINESS PARK	\$33,435	\$0	\$0	\$0	\$0	\$0

Enterprise Fund - 600
Statement of Revenues, Expenditures, and Changes in Fund Balance
2021-2022 Proposed Budget

	FY2018 Actuals	FY2019 Actuals	FY2020 Actual	FY2021 Budget	FY2021 Projection	FY2022 Budget
Operating Revenues:						
Water sales	\$ 5,347,170	\$ 5,421,905	\$ 6,120,916	\$ 5,500,000	\$ 6,500,000	\$ 6,000,000
Sewer sales	2,405,689	2,258,881	2,199,912	2,475,000	2,500,000	2,500,000
Gas sales	3,139,726	3,178,622	3,235,047	3,100,000	3,500,000	3,000,000
Tap fees	290,770	204,035	558,161	240,000	1,225,000	1,125,000
Reconnect fees	18,403	12,757	4,000	10,000	4,000	10,000
Interest	103,484	175,224	57,406	150,000	5,000	5,000
Contributions	558,148	558,148	370,000	370,000	370,000	370,000
Other	198,990	204,870	145,137	157,350	264,566	162,100
Transfers In	-	-	-	-	600,000	-
Total Operating Revenues	\$ 12,062,380	\$ 12,014,440	\$ 12,690,578	\$ 12,002,350	\$ 14,968,566	\$ 13,172,100
Expenses:						
Enterprise Administration	\$ 3,356,260	\$ 5,186,881	\$ 3,658,073	\$ 3,735,913	\$ 3,875,612	\$ 4,035,331
Utility Billing	343,111	322,713	389,626	401,482	586,962	628,291
Water	3,668,770	3,891,522	4,219,355	4,456,600	4,500,340	4,753,822
Wastewater	2,041,535	3,246,672	1,450,404	1,632,845	1,756,836	1,858,584
Gas	1,589,411	1,861,313	1,521,395	1,861,572	4,536,896	2,279,695
COLA/Salary Survey					22,015	107,940
Total Operating Expenses	\$ 10,999,087	\$ 14,509,101	\$ 11,238,853	\$ 12,088,412	\$ 15,278,661	\$ 13,663,663
Net Revenue Available for Debt	\$ 1,063,293	\$ (2,494,661)	\$ 1,451,725	\$ (86,062)	\$ (310,095)	\$ (491,563)
Debt Service	79,658	60,131	80,143	238,262	500	-
Total Debt Service	\$ 79,658	\$ 60,131	\$ 80,143	\$ 238,262	\$ 500	\$ -
Net Income (Excluding Depr.)	\$ 983,635	\$ (2,554,792)	\$ 1,371,582	\$ (324,324)	\$ (310,595)	\$ (491,563)
Beginning Fund Balance	\$ 10,284,792	\$ 11,268,427	\$ 8,713,635	\$ 10,085,218	\$ 10,085,218	\$ 9,774,623
Ending Fund Balance	\$ 11,268,427	\$ 8,713,635	\$ 10,085,218	\$ 9,760,894	\$ 9,774,623	\$ 9,283,060
Operating Costs per Day						
Fund Balance as % of Operating Costs	102%	60%	90%	81%	64%	68%

CITY OF TOMBALL ENTERPRISE FUND - 600						
	2018	2019	2020	2021	2021	2022
ENTERPRISE FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5500 SALE OF CITY PROPERTY	4,417	38,462	2,500	10,000	107,216	5,000
5550 MISCELLANEOUS INCOME	13,837	9,491	221	2,500	1,000	750
5560 RETURNED CHECK FINES	504	555	180	350	350	350
5600 WATER SALES	5,347,170	5,421,905	6,120,916	5,500,000	6,500,000	6,000,000
5610 WATER TAPS	106,435	59,420	264,946	90,000	450,000	350,000
5620 WATER RECONNECT FEES	18,403	12,757	4,000	10,000	4,000	10,000
5630 AMP PLAN BALANCE	(595)	(1,225)	34	(500)	1,000	1,000
5640 SEWER SALES	2,405,689	2,258,881	2,199,912	2,475,000	2,500,000	2,500,000
5650 SEWER TAPS	76,930	51,370	14,380	50,000	25,000	25,000
5670 GAS SALES	3,139,726	3,178,622	3,235,047	3,100,000	3,500,000	3,000,000
5680 GAS TAPS	107,405	93,245	278,835	100,000	750,000	750,000
5690 PENALTIES	132,085	109,798	91,011	100,000	100,000	100,000
5695 ADMINISTRATIVE CHARGES	48,607	46,944	51,191	45,000	55,000	55,000
5730 MISCELLANEOUS	-	-	-	-	-	-
5770 TEDC CONTRIBUTIONS	558,148	558,148	370,000	370,000	370,000	370,000
5780 OTHER REIMBURSEMENTS	-	46,255	-	-	-	-
5792 UB BILL ADJ REVENUE	-	-	-	-	(321,475)	-
5800 INTEREST INCOME	103,484	175,224	57,406	150,000	5,000	5,000
5961 TRANSFER IN	-	-	-	-	-	-
5801 UNREALIZED GAIN ON INVESTMENTS	135	845	-	-	-	-
5912 TRANSFER FROM CAPITAL PROJECTS	-	-	-	-	600,000	-
TOTAL ENTERPRISE FUND	12,062,380	12,060,697	12,690,578	12,002,350	14,647,091	13,172,100

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATIVE	600-611 - ADMINISTRATIVE
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$204,440	\$172,128	\$171,223	\$173,548	\$156,972
6003 WAGES-FULL TIME	\$48,905	\$90,072	\$94,310	\$97,997	\$94,322
6005 WAGES-OVERTIME	\$2,392	\$1,849	\$4,080	\$4,080	\$4,000
6009 WAGES-OTHER	\$15,298	\$14,261	\$14,298	\$6,032	\$13,535
6011 VACATION PAY	\$7,827	\$11,289	\$18,050	\$17,846	\$17,152
6012 SICK PAY	\$9,593	\$9,618	\$11,915	\$22,871	\$11,279
6013 EMERGENCY PAY	\$0	\$1,248	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$3,035	\$1,698	\$2,841	\$3,799
6019 MISCELLANEOUS PAY	\$2,900	\$2,260	\$2,505	\$1,725	\$1,965
6021 FICA-MED/SS	\$22,747	\$22,995	\$25,160	\$24,807	\$23,964
6022 TMRS-EMPLOYER	\$134,294	\$44,031	\$44,630	\$46,177	\$42,508
6025 WORKER COMPENSATION INS.	\$2,890	\$2,789	\$2,500	\$2,291	\$2,500
6030 EMPLOYEE TUITION REIMBURSEMENT	\$1,592	\$3,429	\$4,000	\$0	\$4,000
6031 TMRS - PENSION	\$0	\$12,134	\$0	\$0	\$0
6032 - TMRS DEATH BENEFIT	\$0	(\$2,185)	\$0	\$0	\$0
6033 - OPEB - RETIREMENT HEALTH	\$0	\$3,919	\$0	\$0	\$0
PERSONNEL SERVICES	\$452,878	\$392,873	\$394,369	\$400,215	\$375,996
6101 OFFICE AND COMPUTER SUPPLIES	\$1,225	\$2,322	\$1,600	\$2,000	\$2,000
6102 EDUCATIONAL SUPPLIES	\$216	\$314	\$200	\$200	\$200
6103 COMPUTER SUPPLIES	\$0	\$16,441	\$0	\$0	\$0
6105 FOOD SUPPLIES	\$2,872	\$1,592	\$1,500	\$3,500	\$3,000
6107 CLOTHING AND UNIFORMS	\$1,043	\$1,261	\$1,350	\$1,350	\$1,150
6108 FUEL, OIL AND LUBRICANTS	\$2,270	\$2,136	\$2,500	\$2,500	\$2,500
6109 POSTAGE	\$0	\$13	\$50	\$0	\$50
6119 OTHER SUPPLIES	\$663	\$1,035	\$350	\$150	\$350
SUPPLIES	\$8,289	\$25,115	\$7,550	\$9,700	\$9,250
6201 OFFICE EQUIPMENT MAINTENANCE	\$0	\$0	\$7,500	\$7,500	\$0
6205 VEHICLE EQUIPMENT MAINTENANCE	\$162	\$434	\$2,000	\$1,000	\$1,000
6206 BUILDING MAINTENANCE	\$0	\$0	\$0	\$22,761	\$30,000
REPAIRS AND MAINTENANCE	\$162	\$434	\$9,500	\$31,261	\$31,000
6302 PROFESSIONAL SERVICES,ENGINEER	\$14,350	\$0	\$0	\$0	\$0
6304 PROFESSIONAL SERVICES,OTHER	\$11,718	\$6,177	\$13,000	\$5,290	\$0
6312 COMMUNICATION SERVICES	\$40,877	\$53,871	\$40,000	\$75,000	\$40,000
6332 TRAVEL AND MEALS	\$2,241	\$62	\$1,000	\$0	\$3,000
6333 DUES AND SUBSCRIPTIONS	\$165	\$394	\$600	\$300	\$300
6334 AUTOMOBILE ALLOWANCES	\$7,251	\$7,149	\$7,200	\$7,200	\$7,200
6337 TRAINING	\$3,144	\$75	\$3,750	\$25,000	\$42,500
6362 PERMITS AND LICENSES	\$0	\$0	\$500	\$125	\$125
SERVICES AND CHARGES	\$79,745	\$67,728	\$66,050	\$112,915	\$93,125
6410 DEPRECIATION EXPENSE	\$1,475,750	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$1,475,750	\$0	\$0	\$0	\$0

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT ADMINISTRATIVE	600-611 - ADMINISTRATIVE
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6691 TRANSFERS OUT	\$2,530,209	\$2,603,335	\$2,603,335	\$2,668,418	\$2,668,418
6692 TRANSFER TO EMP. BEN. TRUST	\$542,349	\$542,349	\$542,349	\$542,349	\$746,788
6998 TRANSFER TO FLEET REPLACEMENT	\$97,500	\$26,240	\$112,760	\$110,754	\$110,754
TRANSFERS	\$3,170,058	\$3,171,924	\$3,258,444	\$3,321,521	\$3,525,960
TOTAL UTILITY-ADMINISTRATIVE	\$5,186,881	\$3,658,073	\$3,735,913	\$3,875,612	\$4,035,331

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY BILLING	600-612 UTILITY BILLING
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6001 SALARIES-ADMINISTRATIVE	\$44,186	\$42,925	\$45,419	\$46,326	\$47,704
6003 WAGES-FULL TIME	\$130,390	\$179,988	\$178,383	\$178,063	\$220,147
6004 WAGES-PART TIME	\$0	\$0	\$0	\$5,720	\$0
6005 WAGES-OVERTIME	\$1,415	\$2,240	\$4,080	\$4,080	\$4,000
6009 WAGES-OTHER	\$9,223	\$11,235	\$12,438	\$5,663	\$12,734
6011 VACATION PAY	\$18,122	(\$1,008)	\$14,639	\$17,028	\$15,685
6012 SICK PAY	\$4,566	\$2,977	\$9,986	\$13,903	\$10,233
6013 EMERGENCY PAY	\$0	\$599	\$0	\$444	\$0
6015 SICK TIME BUYBACK	\$0	\$1,425	\$2,040	\$1,347	\$1,945
6019 MISCELLANEOUS PAY	\$1,730	\$2,100	\$2,460	\$2,460	\$2,760
6021 FICA-S.S. AND MEDICARE TAXES	\$15,338	\$18,859	\$20,757	\$20,933	\$24,254
6022 TMRS-EMPLOYER	\$28,530	\$34,744	\$36,820	\$36,789	\$43,006
6025 WORKER COMPENSATION INS.	\$2,301	\$2,175	\$2,400	\$1,806	\$2,473
6031 TMRS - PENSION	\$0	\$9,950	\$0	\$0	\$0
6032 TMRS - DEATH BENEFIT	\$0	(\$1,796)	\$0	\$0	\$0
6033 OPEB - RETIREMENT HEALTH	\$0	\$3,223	\$0	\$0	\$0
PERSONNEL SERVICES	\$255,800	\$309,637	\$329,422	\$334,562	\$384,941
6101 OFFICE AND COMPUTER SUPPLIES	\$4,390	\$1,846	\$2,560	\$3,500	\$2,500
6105 FOOD SUPPLIES	\$12	\$32	\$100	\$100	\$100
6106 MATERIALS AND PARTS	\$368	\$8,411	\$800	\$2,000	\$800
6107 CLOTHING AND UNIFORMS	\$1,381	\$2,447	\$2,000	\$2,000	\$2,000
6108 FUEL, OIL AND LUBRICANTS	\$1,199	\$1,311	\$1,500	\$1,500	\$1,500
6109 POSTAGE	\$20,342	\$22,159	\$18,000	\$24,000	\$24,000
6119 OTHER SUPPLIES	\$288	\$4	\$250	\$250	\$250
SUPPLIES	\$27,980	\$36,210	\$25,210	\$33,350	\$31,150
6203 RADIO EQUIPMENT MAINTENANCE	\$780	\$0	\$2,000	\$500	\$1,000
6205 VEHICLE MAINTENANCE	\$101	\$57	\$1,000	\$500	\$1,000
REPAIRS AND MAINTENANCE	\$881	\$57	\$3,000	\$1,000	\$2,000
6304 PROFESSIONAL SERVICES,OTHER	\$19,271	\$21,263	\$17,000	\$20,000	\$20,000
6312 COMMUNICATION SERVICES	\$1,887	\$2,778	\$2,500	\$3,200	\$3,200
6329 OTHER SERVICES	\$15,593	\$18,255	\$17,000	\$34,600	\$20,000
6332 TRAVEL AND MEALS	\$65	\$997	\$1,800	\$500	\$2,000
6333 DUES AND SUBSCRIPTIONS	\$110	\$20	\$500	\$250	\$500
6337 TRAINING	\$904	\$319	\$2,550	\$500	\$3,500
6362 PERMITS AND LICENSES	\$222	\$90	\$2,500	\$1,000	\$1,000
6397 CREDIT CARD PROCESSING FEES	\$0	\$0	\$0	\$158,000	\$160,000
SERVICES AND CHARGES	\$38,051	\$43,721	\$43,850	\$218,050	\$210,200
TOTAL UTILITY BILLING	\$322,713	\$389,626	\$401,482	\$586,962	\$628,291

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-WATER	600-613 - WATER
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$274,529	\$278,511	\$292,589	\$277,287	\$290,234
6004 WAGES-PART TIME	\$6,971	\$10,680	\$5,100	\$10,000	\$5,000
6005 WAGES-OVERTIME	\$14,593	\$14,595	\$13,515	\$13,515	\$13,250
6006 WAGES-ON CALL	\$26,000	\$10,509	\$25,500	\$11,500	\$20,000
6009 WAGES-OTHER	\$14,533	\$16,382	\$17,249	\$7,952	\$17,179
6011 VACATION PAY	(\$2,318)	\$12,284	\$16,235	\$15,864	\$17,326
6012 SICK PAY	\$13,490	\$5,140	\$13,018	\$10,064	\$12,966
6015 SICK TIME BUYBACK	\$0	\$563	\$2,218	\$2,205	\$1,416
6019 MISCELLANEOUS PAY	\$2,650	\$1,630	\$2,015	\$2,345	\$2,275
6021 FICA-MED/SS	\$26,611	\$25,160	\$29,788	\$26,283	\$29,239
6022 TMRS-EMPLOYER	\$49,589	\$47,114	\$52,148	\$46,446	\$51,187
6025 WORKER COMPENSATION INS.	\$8,354	\$7,808	\$8,200	\$6,214	\$8,200
6030 EMPLOYEE TUITION REIMBURSEMENT	\$0	\$454	\$8,000	\$4,000	\$0
6031 TMRS - PENSION	\$0	\$13,540	\$0	\$0	\$0
6032 TMRS - DEATH BENEFIT	\$0	(\$2,440)	\$0	\$0	\$0
6033 OPEB - RETIREMENT HEALTH	\$0	\$4,377	\$0	\$0	\$0
PERSONNEL SERVICES	\$435,001	\$446,307	\$485,575	\$433,675	\$468,272
6101 OFFICE SUPPLIES	\$389	\$0	\$0	\$0	\$0
6106 MATERIALS AND PARTS	\$121,801	\$116,050	\$130,000	\$175,000	\$221,200
6107 CLOTHING AND UNIFORMS	\$5,314	\$5,325	\$6,300	\$6,850	\$7,450
6108 FUEL, OIL AND LUBRICANTS	\$13,585	\$9,985	\$15,000	\$10,000	\$10,000
6110 CHEMICAL SUPPLIES	\$57,890	\$64,224	\$60,000	\$65,000	\$60,000
6119 OTHER SUPPLIES	\$20,428	\$13,659	\$7,000	\$7,000	\$7,000
SUPPLIES	\$219,406	\$209,243	\$218,300	\$263,850	\$305,650
6204 OTHER EQUIPMENT MAINTENANCE	\$8,064	\$7,632	\$8,000	\$8,000	\$8,000
6205 VEHICLE MAINTENANCE	\$3,007	\$3,170	\$3,000	\$3,000	\$3,000
6207 SYSTEM MAINTENANCE	\$135,778	\$205,668	\$75,000	\$83,000	\$85,000
REPAIRS AND MAINTENANCE	\$146,849	\$216,471	\$86,000	\$94,000	\$96,000
6302 PROFESSIONAL SERVICES, ENGINEERING	\$0	\$0	\$0	\$2,500	\$5,000
6303 PROFESSIONAL SERVICES,LEGAL	\$0	\$0	\$0	\$0	\$0
6304 PROFESSIONAL SERVICES,OTHER	\$8,912	\$21,741	\$15,000	\$10,000	\$10,000
6305 N.HARRIS CTY.REG.WATER AUTH.	\$2,713,427	\$3,098,278	\$3,300,000	\$3,300,000	\$3,300,000
6312 COMMUNICATION SERVICES	\$4,388	\$3,977	\$4,000	\$3,000	\$3,000
6313 UTILITIES-ELECTRIC	\$161,249	\$158,286	\$175,000	\$235,720	\$175,000
6329 OTHER SERVICES	\$9,000	\$0	\$8,000	\$10,000	\$10,000
6332 TRAVEL AND MEALS	\$10	\$0	\$0	\$0	\$0
6333 DUES AND SUBSCRIPTIONS	\$0	\$498	\$1,000	\$500	\$1,000
6335 ADVERTISING COST	\$343	\$500	\$600	\$1,890	\$400
6336 EQUIPMENT RENTALS	\$601	\$0	\$1,000	\$950	\$1,000
6337 TRAINING	\$8,224	\$4,083	\$4,125	\$0	\$0

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT UTILITY-WATER	600-613 - WATER
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6361 STUDIES AND ANALYSIS	\$14,702	\$16,159	\$82,500	\$66,950	\$35,000
6362 PERMITS AND LICENSES	\$10,987	\$10,333	\$15,000	\$15,000	\$15,000
SERVICES AND CHARGES	\$2,931,844	\$3,313,855	\$3,606,225	\$3,646,510	\$3,555,400
6403 MACHINERY AND EQUIPMENT	\$0	\$8,480	\$5,500	\$7,305	\$3,500
6405 VEHICLE EQUIPMENT	\$170	\$0	\$0	\$0	\$0
6409 SYSTEM EXPANSION	\$52,453	\$0	\$55,000	\$55,000	\$50,000
CAPITAL OUTLAY	\$52,623	\$8,480	\$60,500	\$62,305	\$53,500
6999 TRANSFER TO CAPITAL PROJ. FUND	\$105,798	\$25,000	\$0	\$0	\$275,000
TRANSFERS	\$105,798	\$25,000	\$0	\$0	\$275,000
TOTAL UTILITY-WATER	\$3,891,522	\$4,219,355	\$4,456,600	\$4,500,340	\$4,753,822

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-SEWER	600-614 - SEWER
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$371,910	\$391,525	\$393,358	\$410,755	\$409,865
6004 WAGES-PART TIME	\$8,502	\$10,854	\$5,100	\$10,000	\$5,000
6005 WAGES-OVERTIME	\$6,074	\$6,425	\$15,708	\$15,708	\$15,400
6006 WAGES-ON CALL	\$33,813	\$33,142	\$25,500	\$33,000	\$25,000
6009 WAGES-OTHER	\$21,830	\$23,143	\$23,494	\$11,090	\$22,673
6011 VACATION PAY	\$48,111	\$21,933	\$29,653	\$24,935	\$27,174
6012 SICK PAY	\$5,116	\$5,808	\$17,732	\$18,725	\$17,112
6013 EMERGENCY PAY	\$8	\$1,364	\$0	\$1,642	\$0
6015 SICK TIME BUYBACK	\$0	\$3,267	\$5,275	\$3,043	\$4,804
6019 MISCELLANEOUS PAY	\$4,245	\$4,740	\$5,340	\$4,125	\$4,235
6021 FICA-MED/SS	\$34,068	\$36,600	\$40,008	\$39,983	\$40,753
6022 TMRS-EMPLOYER	\$63,427	\$68,877	\$70,277	\$71,645	\$71,617
6025 WORKER COMPENSATION INS.	\$6,611	\$6,878	\$7,150	\$6,694	\$7,150
6031 TMRS - PENSION	\$0	\$19,849	\$0	\$0	\$0
6032 TMRS - DEATH BENEFIT	\$0	(\$3,568)	\$0	\$0	\$0
6033 OPEB - RETIREMENT HEALTH	\$0	\$6,402	\$0	\$0	\$0
PERSONNEL SERVICES	\$603,715	\$637,240	\$638,595	\$651,345	\$650,783
6101 OFFICE AND COMPUTER SUPPLIES	\$766	\$0	\$0	\$0	\$0
6105 FOOD SUPPLIES	\$36	\$0	\$0	\$0	\$0
6106 MATERIALS AND PARTS	\$34,195	\$12,053	\$30,000	\$25,000	\$30,000
6107 CLOTHING AND UNIFORMS	\$4,796	\$5,498	\$6,500	\$7,900	\$8,600
6108 FUEL, OIL AND LUBRICANTS	\$14,236	\$11,578	\$15,000	\$12,000	\$15,000
6109 POSTAGE	\$0	\$0	\$100	\$100	\$100
6110 CHEMICAL SUPPLIES	\$75,581	\$91,184	\$85,000	\$90,000	\$90,000
6119 OTHER SUPPLIES	\$13,113	\$13,315	\$19,000	\$10,000	\$25,000
SUPPLIES	\$142,722	\$133,629	\$155,600	\$145,000	\$168,700
6203 RADIO EQUIPMENT MAINTENANCE	\$0	\$0	\$300	\$0	\$0
6204 OTHER EQUIPMENT MAINTENANCE	\$13,332	\$9,399	\$20,000	\$18,375	\$15,000
6205 VEHICLE MAINTENANCE	\$6,441	\$10,575	\$6,000	\$5,000	\$5,000
6206 BUILDING MAINTENANCE	\$45,022	\$4,103	\$5,000	\$3,650	\$0
6207 SYSTEM MAINTENANCE	\$779,824	\$164,412	\$250,000	\$330,000	\$284,100
REPAIRS AND MAINTENANCE	\$844,619	\$188,489	\$281,300	\$357,025	\$304,100
6302 PROFESSIONAL SERVICES,ENGINEER	\$4,970	\$0	\$0	\$7,500	\$7,500
6304 PROFESSIONAL SERVICES,OTHER	\$11,832	\$15,065	\$20,000	\$20,000	\$20,000
6312 COMMUNICATION SERVICES	\$2,523	\$4,314	\$3,500	\$4,400	\$4,400
6313 UTILITIES-ELECTRIC	\$153,893	\$146,321	\$165,000	\$232,151	\$165,000
6329 OTHER SERVICES	\$143,003	\$132,907	\$125,000	\$125,000	\$125,000
6333 DUES AND SUBSCRIPTIONS	\$0	\$90	\$100	\$100	\$100
6336 EQUIPMENT RENTALS	\$4,240	\$0	\$4,500	\$4,500	\$4,500
6337 TRAINING	\$5,336	\$6,963	\$3,750	\$0	\$0

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT UTILITY-SEWER	600-614 - SEWER
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6361 STUDIES AND ANALYSIS	\$53,364	\$58,830	\$60,000	\$60,000	\$60,000
6362 PERMITS AND LICENSES	\$35,092	\$30,510	\$45,000	\$45,000	\$45,000
SERVICES AND CHARGES	\$414,251	\$395,000	\$426,850	\$498,651	\$431,500
6403 MACHINERY AND EQUIPMENT	\$12,720	\$46,045	\$5,500	\$4,815	\$3,500
6409 SYSTEM EXPANSION	\$25,000	\$0	\$25,000	\$0	\$50,000
CAPITAL OUTLAY	\$37,720	\$46,045	\$30,500	\$4,815	\$53,500
6999 TRANSFER TO CAPITAL PROJ. FUND	\$1,203,644	\$50,000	\$100,000	\$100,000	\$250,000
TRANSFERS	\$1,203,644	\$50,000	\$100,000	\$100,000	\$250,000
TOTAL SEWER	\$3,246,672	\$1,450,404	\$1,632,845	\$1,756,836	\$1,858,584

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT UTILITY-GAS	600-615 - GAS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6003 WAGES-FULL TIME	\$211,482	\$229,101	\$247,533	\$259,883	\$280,491
6004 WAGES-PART TIME	\$7,155	\$6,568	\$5,100	\$10,752	\$5,000
6005 WAGES-OVERTIME	\$11,272	\$8,161	\$12,240	\$12,360	\$12,000
6006 WAGES-ON CALL	\$11,919	\$26,669	\$10,200	\$20,000	\$15,000
6009 WAGES-OTHER	\$13,081	\$11,934	\$14,775	\$7,603	\$14,625
6011 VACATION PAY	\$30,298	\$10,596	\$18,601	\$12,905	\$17,473
6012 SICK PAY	\$19,973	\$2,992	\$11,151	\$6,965	\$11,038
6013 EMERGENCY PAY	\$599	\$583	\$0	\$0	\$0
6015 SICK TIME BUYBACK	\$0	\$3,320	\$3,386	\$2,574	\$3,116
6019 MISCELLANEOUS PAY	\$3,815	\$2,975	\$3,330	\$3,085	\$3,530
6021 FICA-MED/SS	\$21,741	\$22,350	\$25,087	\$25,246	\$27,831
6022 TMRS-EMPLOYER	\$40,216	\$41,534	\$43,808	\$44,386	\$48,675
6025 WORKER COMPENSATION INS.	\$3,034	\$3,166	\$3,410	\$2,799	\$4,066
6031 TMRS - PENSION	\$0	\$11,935	\$0	\$0	\$0
6032 TMRS - DEATH BENEFIT	\$0	(\$2,149)	\$0	\$0	\$0
6033 OPEB - RETIREMENT HEALTH	\$0	\$3,855	\$0	\$0	\$0
PERSONNEL SERVICES	\$374,584	\$383,589	\$398,621	\$408,558	\$442,845
6101 OFFICE SUPPLIES	\$622	\$10	\$0	\$0	\$0
6106 MATERIALS AND PARTS	\$149,528	\$118,738	\$165,000	\$250,000	\$250,000
6107 CLOTHING AND UNIFORMS	\$4,599	\$4,631	\$4,950	\$5,900	\$6,350
6108 FUEL, OIL AND LUBRICANTS	\$11,929	\$11,918	\$12,000	\$12,000	\$12,000
6109 POSTAGE	\$535	\$400	\$500	\$500	\$500
6110 CHEMICAL SUPPLIES	\$4,571	\$0	\$5,000	\$0	\$5,000
6119 OTHER SUPPLIES	\$25,666	\$13,046	\$15,000	\$17,500	\$17,500
6129 GAS PURCHASES	\$1,130,013	\$785,534	\$1,000,000	\$3,550,000	\$1,100,000
SUPPLIES	\$1,327,464.31	\$934,277	\$1,202,450	\$3,835,900	\$1,391,350
6203 RADIO EQUIPMENT MAINTENANCE	\$0	\$170	\$200	\$0	\$0
6204 OTHER EQUIPMENT MAINTENANCE	\$43,197	\$3,850	\$4,000	\$6,000	\$5,000
6205 VEHICLE MAINTENANCE	\$3,677	\$2,911	\$3,000	\$5,000	\$3,000
6207 SYSTEM MAINTENANCE	\$64,168	\$17,218	\$60,000	\$21,200	\$150,000
6219 OTHER MAINTENANCE	\$0	\$0	\$0	\$0	\$6,500
REPAIRS AND MAINTENANCE	\$111,042	\$24,148	\$67,200	\$32,200	\$164,500
6302 PROFESSIONAL SERVICES, ENGINEERING	\$0	\$0	\$0	\$34,750	\$5,000
6304 PROFESSIONAL SERVICES, OTHER	\$11,515	\$41,554	\$15,000	\$15,000	\$125,000
6312 COMMUNICATION SERVICES	\$2,485	\$4,953	\$3,000	\$4,500	\$4,500
6313 UTILITIES-ELECTRIC	\$1,663	\$1,179	\$1,800	\$1,683	\$1,500
6322 INSPECTION SERVICES	\$0	\$402	\$4,000	\$0	\$0
6329 OTHER SERVICES	\$6,668	\$4,300	\$5,000	\$5,000	\$5,000
6333 DUES AND SUBSCRIPTIONS	\$4,415	\$5,328	\$1,500	\$1,500	\$1,500
6335 ADVERTISING COST	\$8,056	\$6,310	\$7,000	\$14,000	\$7,000
6336 EQUIPMENT RENTALS	\$212	\$0	\$1,500	\$0	\$1,500
6337 TRAINING	\$5,960	\$10,835	\$21,000	\$0	\$0

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT UTILITY-GAS	600-615 - GAS
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6361 STUDIES AND ANALYSIS	\$4,300	\$92	\$3,000	\$1,000	\$3,000
6362 PERMITS AND LICENSES	\$2,950	\$2,966	\$3,000	\$3,500	\$3,500
SERVICES AND CHARGES	\$48,223	\$77,919	\$65,801	\$80,933	\$157,500
6403 MACHINERY AND EQUIPMENT	\$0	\$12,461	\$7,500	\$9,305	\$3,500
6409 SYSTEM EXPANSION	(\$1)	\$0	\$50,000	\$50,000	\$50,000
CAPITAL OUTLAY	(\$1)	\$12,461	\$57,500	\$59,305	\$53,500
6999 TRANSFER TO CAPITAL PROJ. FUND	\$0	\$89,000	\$70,000	\$120,000	\$70,000
TRANSFERS	\$0	\$89,000	\$70,000	\$120,000	\$70,000
TOTAL UTILITY-GAS	\$1,861,313	\$1,521,395	\$1,861,572	\$4,536,896	\$2,279,695

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT DEBT	600-616 DEBT
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6901 INTEREST - BONDS	\$59,663	\$0	\$92,012	\$0	\$0
6906 BOND FEES AND COST	\$468	\$80,143	\$0	\$500	\$0
6911 PRINCIPAL - BONDS	\$0	\$0	\$146,250	\$0	\$0
DEBT	\$60,131	\$80,143	\$238,262	\$500	\$0
TOTAL DEBT	\$60,131	\$80,143	\$238,262	\$500	\$0

Fleet Replacement Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
2021-2022 Proposed Budget

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:							
Transfers - General Fund	\$ 141,812	\$ 274,500	\$ 100,000	\$ 115,505	\$ -	\$ 415,549	\$ 434,538
Transfers - Enterprise Fund	40,000	115,000	97,500	26,240	112,760	110,754	110,754
Transfers - Special Revenue	20,000	20,000	20,000	-	-	-	-
Other	10,083	19,875	-	-	-	-	-
Interest	13,390	26,916	24,347	8,911	15,000	1,100	1,100
Total	\$ 225,285	\$ 456,291	\$ 241,847	\$ 150,656	\$ 127,760	\$ 527,403	\$ 546,392
Expenditures:							
Capital Outlay - General Fund	\$ 328,291	\$ 301,746	\$ 354,142	\$ 458,217	\$ 638,450	\$ 842,457	\$ 457,360
Capital Outlay - Enterprise Fund	88,491	113,783	72,563	238,433	154,000	194,795	209,000
Total	\$ 416,782	\$ 415,528	\$ 426,706	\$ 696,650	\$ 792,450	\$ 1,037,252	\$ 666,360
Revenues Over (Under)							
Expenditures	\$ (191,497)	\$ 40,763	\$ (184,859)	\$ (545,994)	\$ (664,690)	\$ (509,849)	\$ (119,968)
Beginning Fund Balance	\$ 2,879,089	\$ 2,687,592	\$ 2,728,355	\$ 2,543,496	\$ 1,997,502	\$ 1,997,502	\$ 1,487,653
Ending Fund Balance	\$ 2,687,592	\$ 2,728,355	\$ 2,543,496	\$ 1,997,502	\$ 1,332,812	\$ 1,487,653	\$ 1,367,685

CITY OF TOMBALL FLEET REPLACEMENT FUND						
	2018	2019	2020	2021	2021	2022
FLEET REPLACEMENT FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5500 SALE OF CITY PROPERTY	19,875	-	-	-		
5800 INTEREST INCOME	26,916	24,347	8,911	15,000	1,100	1,100
5910 TRANSFER FROM GENERAL FUND	274,500	100,000	115,505	-	415,549	434,538
5911 TRANSFER FROM UTILITY FUND	115,000	97,500	26,240	112,760	110,754	110,754
5961 TRANSFER IN	20,000	20,000	-	-	-	-
TOTAL FLEET REPLACEMENT FUND	456,291	241,847	150,656	127,760	527,403	546,392

CITY OF TOMBALL					
FUND	DEPARTMENT		DIVISION		
FLEET REPLACEMENT	GEN FUND FLEET REPLACEMEN		650-651 GEN FUND FLEET REPLACEMEN		
DETAILS					
LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6403 MACHINERY AND EQUIPMENT	\$29,716	\$0	\$0	\$0	\$0
6405 VEHICLE EQUIPMENT	(\$29,995)	\$416,277	\$638,450	\$799,752	\$419,400
6410 DEPRECIATION EXPENSE	\$354,421	\$0	\$0	\$0	\$0
6901 INTEREST-NOTES	\$0	\$41,940	\$0	\$42,705	\$37,960
CAPITAL OUTLAY	\$354,142	\$458,217	\$638,450	\$842,457	\$457,360
TOTAL GEN FUND FLEET REPLACEMEN	\$354,142	\$458,217	\$638,450	\$842,457	\$457,360

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
FLEET REPLACEMENT	UTILITY FUND FLEET REPLAC	650-652 UTILITY FUND FLEET REPLAC
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6403 MACHINERY AND EQUIPMENT	(\$8,377)	\$71,976	\$154,000	\$154,000	\$0
6405 VEHICLE EQUIPMENT	\$8,656	\$166,457	\$0	\$40,795	\$209,000
6410 DEPRECIATION EXPENSE	\$72,284	\$0	\$0	\$0	\$0
CAPITAL OUTLAY	\$72,563	\$238,433	\$154,000	\$194,795	\$209,000
TOTAL UTILITY FUND FLEET REPLAC	\$72,563	\$238,433	\$154,000	\$194,795	\$209,000

City of Tomball
2019 Lease Purchase- Pierce Velocity Fire Truck
Issue Date : September 27, 2018

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2022	11/1/2021	130,000	3.650%	37,960	167,960	167,960
2023	11/1/2022	130,000	3.650%	33,215	163,215	163,215
2024	11/1/2023	130,000	3.650%	28,470	158,470	158,470
2025	11/1/2024	130,000	3.650%	23,725	153,725	153,725
2026	11/1/2025	130,000	3.650%	18,980	148,980	148,980
2027	11/1/2026	130,000	3.650%	14,235	144,235	144,235
2028	11/1/2027	130,000	3.650%	9,490	139,490	139,490
2029	11/1/2028	130,000	3.650%	4,745	134,745	134,745
Total		<u>\$ 1,040,000</u>		<u>\$ 170,820</u>	<u>\$ 1,210,820</u>	<u>\$ 1,210,820</u>

ACTIVE - FLEET REPLACEMENT

Department	Fleet ID	Fleet Type	Make	Model	Year	Mileage/Hrs	Requesting Make	Requesting Model	Requesting Price Est.	Additional Notes
Police Dept	Shop 03	SUV	Ford	Interceptor	2015	55,000	Chevy	Tahoe	\$ 48,800	upfit included. Admin vehicle - Bryan Hill; moving to SRO to replace escape SHOP 34-65000 miles; no mechanical issues
Police Dept	Shop 12	SUV	Ford	Interceptor	2017	34,500	Ford	Interceptor	\$ 48,800	upfit included. Admin vehicle - Danny Arriaga; moving to FD ; no mechanical issues
Police Dept	N/A	N/A	N/A	N/A	N/A	N/A	Chevy	Tahoe	\$ 48,800	Supplemental. New Captain Vehicle
Police Dept	N/A	N/A	N/A	N/A	N/A	N/A	Ford	Interceptor	\$ 69,966	Supplemental. New K-9 Position would need a new vehicle. Upfit included.
Fire Dept	11-018	Truck	Chevy	Tahoe	2011	100,237	Chevy	Silverado 1500	\$ 60,000	Request last year was postponed until this budget.Upfit included. Sell to another FD; engine issues; Rusted door,door seals leak (back).
PW - Parks	G-33	Truck	Ford	F250	2008	41,509	Chevy	Silverado 2500	\$ 37,000	Upfit included. Auction Old Vehicle - crew cabs - Pedro - Not adequate towing for what the vehicle is needed for, no mechanical problems
PW - Facilities	G-35	Truck	Chevy	Silverado 2500	2011	67,430	Chevy	Silverado 2500 HD Crew Cab w/ Fleet Bed	\$ 43,000	Upfit included. Auction Old Vehicle - crew cabs; transmission is slipping and axel wrapped. Possible replace with Locator Van rather than buy new
PW - Admin	G-36	Truck	Chevy	Silverado 1500	2013	96,000	Chevy	Silverado 1500	\$ 38,000	Upfit included. Auction Old Vehicle. High Miles and slip transmission

General Fund									\$ 394,366	
PW-Sewer	U-30	Truck	Ford	F150	2008	97,500	Chevy	Silverado 3500	\$ 47,000	Upfit included. Auction Old Vehicle. Limited towing.
PW-Sewer	U-32	Crane Truck	Ford	F550	2008		Chevy	Silverado 5500 Desal. 19500 towing capacity	\$ 70,000	remove the crane equipment but replace the truck and bed; replace the chassie. Bad engine.
PW-Gas	U-34	Truck	Chevy	Silverado 1500	2012	72,140	Chevy	Silverado 1500 Crew Cab	\$ 37,000	Upfit included. Auction Old Vehicle - No towing capacity. Over heating. No room for passengers
PW-Sewer	UE-22	Mini Excavator	Komatsu	PC27MR	2015	39,000	Komatsu	mini-excavator w/ slightly larger HP (35HP)	\$ 55,000	Upfit included. Auction Old Vehicle
Enterprise Fund									\$ 209,000	

Total Active Fleet Replacement									\$ 603,366	
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CUT - FLEET REPLACEMENT

Police Dept	SHOP 01	SUV	Chevy	Tahoe	2015	65,000	Chevy	Tahoe	\$ 48,800	upfit included. Admin vehicle - Shop 1 Chief Bert; moving to SRO to replace escape; auction escape SHOP 37-70000 miles; no mechanical issues
Police Dept	Shop 04	SUV	Chevy	Tahoe	2017	51,000	Ford	Interceptor	\$ 48,800	upfit included. Admin vehicle - Brian Hill; moving to SRO to replace escape SHOP 38-72400 miles; no mechanical issues
Police Dept	Shop 20	Pickup	Chevy	Silverado 1500	2010	81,225	Chevy	Colorado	\$ 33,200	Upfit included. Auction Old Vehicle, requesting change because of miles and age; no mechanical problems
Police Dept	18-100	SUV	Ford	Interceptor	2018	36,000	Ford	Interceptor	\$ 48,800	Supplemental; upfit included. Admin vehicle - Brandon Patin; moving to SRO to replace SHOP 18-100

Total Cut Fleet Replacement									\$ 130,800	
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730 - Water Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:						
Water Capital Recovery Fee	\$ 415,109	\$ 362,149	\$ 726,471	\$ 400,000	\$ 2,000,000	\$ 2,000,000
Interest	28,787	49,759	20,500	20,000	2,000	5,000
Total	\$ 443,896	\$ 411,908	\$ 746,971	\$ 420,000	\$ 2,002,000	\$ 2,005,000
Expenditures:						
Services and Charges	\$ -	\$ -	\$ -	\$ -	\$ 32,000	\$ 233,000
Transfers Out	-	106,656	455,000	-	-	-
Total	\$ -	\$ 106,656	\$ 455,000	\$ -	\$ 32,000	\$ 233,000
Revenues Over (Under)						
Expenditures	\$ 443,897	\$ 305,253	\$ 291,972	\$ 420,000	\$ 1,970,000	\$ 1,772,000
Beginning Fund Balance	\$ 1,656,630	\$ 1,656,630	\$ 1,961,883	\$ 2,253,855	\$ 2,253,855	\$ 4,223,855
Ending Fund Balance	\$ 2,100,527	\$ 1,961,883	\$ 2,253,855	\$ 2,673,855	\$ 4,223,855	\$ 5,995,855

CITY OF TOMBALL
WATER CAPITAL RECOVERY FUND - 730

	2018	2019	2020	2021	2021	2022
WATER CAPITAL RECOVERY FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5800 INTEREST INCOME	28,787	49,759	20,500	20,000	2,000	5,000
5810 WATER CAPITAL RECOVERY FEE	415,107	362,149	726,471	400,000	2,000,000	2,000,000
TOTAL WATER CAPITAL RECOVERY FUND	443,894	411,908	746,971	420,000	2,002,000	2,005,000

CITY OF TOMBALL					
FUND	DEPARTMENT		DIVISION		
WATER CAPITAL RECOVERY	WATER CAPITAL RECOVERY		730-731 WATER CAPITAL RECOVERY		
DETAILS					
LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6304 PROF.SERV.-OTHER	\$0	\$0	\$0	\$32,000	\$233,000
SERVICES AND CHARGES	\$0	\$0	\$0	\$32,000	\$233,000
6691 TRANSFERS OUT	\$106,656	\$455,000	\$0	\$0	\$0
TRANSFERS	\$0	\$455,000	\$0	\$0	\$0
TOTAL WATER CAPITAL RECOVERY	\$0	\$455,000	\$0	\$32,000	\$233,000

740 - Sewer Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance 2021-2022 Proposed Budget

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:							
Sewer Capital Recovery Fee	\$ 208,850	\$ 417,256	\$ 360,885	\$ 658,214	\$ 360,000	\$ 1,750,000	\$ 1,750,000
Interest	12,139	23,827	40,811	16,930	25,000	2,500	2,500
Total	\$ 220,989	\$ 441,083	\$ 401,696	\$ 675,144	\$ 385,000	\$ 1,752,500	\$ 1,752,500
Expenditures:							
Transfers	\$ 1,000,000	\$ -	\$ 322,088	\$ 479,000	\$ -	\$ -	\$ -
Total	\$ 1,000,000	\$ -	\$ 322,088	\$ 479,000	\$ -	\$ -	\$ -
Revenues Over (Under)							
Expenditures	\$ (779,010)	\$ 441,084	\$ 79,609	\$ 196,145	\$ 385,001	\$ 1,752,501	\$ 1,752,501
Beginning Fund Balance	\$ 2,097,549	\$ 1,318,539	\$ 1,759,623	\$ 1,839,232	\$ 2,035,377	\$ 2,035,377	\$ 3,787,878
Ending Fund Balance	\$ 1,318,539	\$ 1,759,623	\$ 1,839,232	\$ 2,035,377	\$ 2,420,378	\$ 3,787,878	\$ 5,540,379

CITY OF TOMBALL
SEWER CAPITAL RECOVERY FUND - 740

	2018	2019	2020	2021	2021	2022
SEWER CAPITAL RECOVERY FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5800 INTEREST	23,827	40,811	16,930	25,000	2,500	2,500
5840 SEWER CAPITAL RECOVERY FEE	417,256	360,885	658,214	360,000	1,750,000	1,750,000
TOTAL SEWER CAPITAL RECOVERY FUND	441,083	401,696	675,144	385,000	1,752,500	1,752,500

CITY OF TOMBALL		
FUND	DEPARTMENT	DIVISION
SEWER CAPITAL RECOVERY	SEWER CAPITAL RECOVERY	740-741 SEWER CAPITAL RECOVERY
DETAILS		

LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6691 TRANSFERS OUT	\$322,088	\$479,000	\$0	\$0	\$0
TRANSFERS	\$322,088	\$479,000	\$0	\$0	\$0
TOTAL SEWER CAPITAL RECOVERY	\$322,088	\$479,000	\$0	\$0	\$0

City of Tomball
910 Employee Benefit Trust Fund
2021-2022 Proposed Budget

	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 Budget
Revenues:							
Transfers	\$ 2,598,249	\$ 2,736,910	\$ 2,862,477	\$ 2,862,477	\$ 2,889,477	\$ 2,889,477	\$ 3,380,338
ESD#15 Reimbursement	26,692	92,232	173,573	173,573	164,000	164,000	-
Interest	7,948	19,597	19,531	19,531	26,000	2,500	2,500
Total	\$ 2,632,889	\$ 2,848,739	\$ 3,055,581	\$ 3,055,581	\$ 3,079,477	\$ 3,055,977	\$ 3,382,838
Expenditures:							
Health Insurance Costs	\$ 2,458,772	\$ 2,545,128	\$ 2,803,574	\$ 2,548,243	\$ 2,725,111	\$ 2,717,736	\$ 3,198,540
Services and Charges	41,975	36,881	43,461	43,470	64,131	55,976	58,788
Total	\$ 2,500,747	\$ 2,582,009	\$ 2,847,035	\$ 2,591,712	\$ 2,789,242	\$ 2,773,712	\$ 3,257,328
Revenues Over (Under)							
Expenditures	\$ 132,142	\$ 266,730	\$ 208,546	\$ 463,869	\$ 290,235	\$ 282,265	\$ 125,510
Beginning Fund Balance	\$ 1,165,768	\$ 1,297,913	\$ 1,564,644	\$ 1,773,190	\$ 2,237,059	\$ 2,237,059	\$ 2,519,324
Ending Fund Balance	\$ 1,297,913	\$ 1,564,644	\$ 1,773,190	\$ 2,237,059	\$ 2,527,294	\$ 2,519,324	\$ 2,644,834

**CITY OF TOMBALL
EMPLOYEE TRUST FUND - 910**

	2018	2019	2020	2021	2021	2022
EMPLOYEE TRUST FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5474 ESD#15 STATION 5 PAYROLL REIMBURSE.	92,232	131,806	173,573	164,000	164,000	-
5800 INTEREST	19,597	26,780	19,531	26,000	2,500	2,500
5961 TRANSFER IN	2,736,910	2,863,167	2,862,477	2,889,477	2,889,477	3,380,338
TOTAL EMPLOYEE TRUST FUND	2,848,739	3,021,753	3,055,581	3,079,477	3,055,977	3,382,838

CITY OF TOMBALL					
FUND	DEPARTMENT		DIVISION		
EMPLOYEE BENEFITS TRUST	HEALTH INSURANCE		910-920 HEALTH INSURANCE		
DETAILS					
LINE ITEMS	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 ESTIMATED	2022 BUDGET
6024 HEALTH INSURANCE	\$2,803,574	\$2,548,243	\$2,725,111	\$2,717,736	\$3,198,540
PERSONNEL SERVICES	\$2,803,574	\$2,548,243	\$2,725,111	\$2,717,736	\$3,198,540
6304 PROF. SERVICES- OTHER	\$42,874	\$42,397	\$46,131	\$55,976	\$58,788
6329 OTHER SERVICES	\$587	\$1,072	\$18,000	\$0	\$0
SERVICES AND CHARGES	\$43,461	\$43,470	\$64,131	\$55,976	\$58,788
TOTAL HEALTH INSURANCE	\$2,847,035	\$2,591,712	\$2,789,242	\$2,773,712	\$3,257,328

ACTIVE SUPPLEMENTALS

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
100-117-6101	Dispatch Computers	Equipment	8,000
100-117-6320	Replace Exchange	Software	22,000
100-117-6320	APS VP2	Software	30,000
Information Systems Total			\$ 60,000
100-121-6001	(1) School Resource Officer	Personnel	90,294
100-121-6404	(20) Kenwood Radios	Equipment	48,000
100-121-6106	(14) Tasers	Equipment	33,700
100-121-6119	K9 Unit	Equipment	20,000
100-121-6106	Drone	Equipment	21,500
Police Department Total			\$ 213,494
100-142-6141	SCBA Compressor & Fill Station	Equipment	40,500
100-142-6003	(3) FT Battalion Chiefs	Personnel	345,329
100-142-6003	PT to FT Deputy Fire Marshal	Personnel	58,693
Fire Department Total			\$ 444,522
100-152-6106	Code Reader	Equipment	6,500
100-152-6106	High Capacity Balancer & Rotator	Equipment	17,500
Garage Department Total			\$ 24,000
100-153-6999	M&R for Matheson Park	Capital Projects	100,000
Parks Total			\$ 100,000
100-154-6999	Drainage M&R	Capital Projects	50,000
100-154-6403	Half Wing Flex Wing	Equipment	18,000
100-154-6403	Limb Shear	Equipment	14,000
100-154-6403	Zero Turn Mower	Equipment	13,000
100-154-6999	Alley Improvement Project	Capital Projects	200,000
100-154-6999	Sidewalks	Capital Projects	80,000
Streets Total			\$ 375,000
100-157-6206	Roof Replacement for PW Admin Building (70%)	Facilities Maintenance	70,000
100-157-6206	Air Duct Cleaning	Facilities Maintenance	50,000
100-157-6206	PD Air Conditioner Replacement	Facilities Maintenance	10,000
100-157-6206	PW Service Center Bunk Room	Facilities Maintenance	15,000
100-157-6206	PD Dispatch Generator Replacement	Facilities Maintenance	60,000
Facilities Maintenance Total			\$ 205,000
GENERAL FUND TOTAL			\$ 1,422,016

COURT SECURITY

ORGUNIT	TITLE	TYPE	AMOUNT
220-122-6119	Tasers (4)	Equipment	10,000
220-122-6206	Lobby Security Enhancement	Facilities Maint	150,000
COURT SECURITY TOTAL			\$ 160,000

COURT TECHNOLOGY

ORGUNIT	TITLE	TYPE	AMOUNT
230-122-6101	Cross Shredder	Office Supplies/Equip	6,000
230-122-6101	Kenwood Radios (5)	Equipment	12,000
COURT TECHNOLOGY TOTAL			\$ 18,000

ACTIVE SUPPLEMENTALS			
ENTERPRISE FUND			
ORGUNIT	TITLE	TYPE	AMOUNT
600-611-6206	Roof Replacement for PW Admin Building (30%)	Facilities Maintenance	30,000
Utilities Admin Total			\$ 30,000
600-612-6003	Customer Service Representative	Personnel	56,113
Utility Billing Total			\$ 56,113
600-613-6999	SCADA Implementation	Capital Projects	25,000
600-613-6999	Sensus Meter Conversion	Capital Projects	250,000
600-613-6106	Storz Connections	Equipment	46,200
600-613-6403	Tilt Trailer (split 613-614-615)	Equipment	3,500
Water Department Total			\$ 324,700
600-614-6119	Camera for Sanitary Sewer Line	Equipment	10,000
600-614-6999	Alley Improvement Project	Capital Projects	150,000
600-614-6207	Chlorinator Canopy Roof	Facilities Maintenance	14,100
600-614-6207	Lift Station Fencing	Facilities Maintenance	20,000
600-614-6207	Improvements to the SWWTP	Facilities Maintenance	20,000
600-614-6999	SCADA Implementation	Capital Projects	50,000
600-614-6999	SWWTP Preliminary Design & Permit Amendment	Capital Projects	50,000
600-614-6403	Tilt Trailer (split 613-614-615)	Equipment	3,500
Sewer Total			\$ 317,600
600-615-6304	Gas Master Plan (Modeling)	Professional Services	110,000
600-615-6999	Gas Meter Conversion to Sensus	Capital Projects	70,000
600-615-6207	Odorant Removal	Professional Services	60,000
600-615-6403	Tilt Trailer (split 613-614-615)	Equipment	3,500
600-615-6003	Utilities Service Person	Personnel	69,710
Gas Total			\$ 313,210
ENTERPRISE FUND TOTAL			\$ 1,041,623

FLEET REPLACEMENT			
ORGUNIT	TITLE	TYPE	AMOUNT
650-651-6405	K-9 Vehicle	Vehicle	70,000
650-651-6405	Additional Admin Vehicle for PD	Vehicle	48,800
General Fund Fleet Replacement Total			\$ 118,800
Enterprise Fund Fleet Replacement Total			\$ -
FLEET REPLACEMENT TOTAL			\$ 118,800

WATER CAPITAL RECOVERY			
ORGUNIT	TITLE	TYPE	AMOUNT
730-731-6304	Persimmon Water Line Replacement		225,000
Water Capital Recovery Total			\$ 225,000
WATER CAPITAL RECOVERY TOTAL			\$ 225,000

SUPPLEMENTAL TOTAL			\$ 2,985,439
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CUT SUPPLEMENTALS

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
100-114-6371	New Election Equipment	Equipment	55,000
CSO Department Total			\$ 55,000
100-116-6001	PID Manager/Accountant	Personnel	
Finance Department Total			\$ -
100-117-6320	Incode 10 Court Upgrade	Software	24,000
100-117-6101	Security Cameras	Equipment	9,600
IT Department Total			\$ 33,600
100-121-6206	Impound Lot Upgrade	Facilities Maintenance	65,000
100-121-6106	Faro 3D Scanner	Equipment	59,000
Police Department Total			\$ 124,000
100-142-6406	Preliminary Eng-Arch for Fire Station 3	Professional Services	250,000
100-142-6206	Remodel Station 1 Conference & Office Areas	Facilities Maintenance	85,000
100-142-6003	FT Training Officer - Captain Level	Personnel	108,958
100-119-6998	Replace Engine 3 - half of funding	Vehicle	400,000
Fire Department Total			\$ 843,958
100-153-6999	Broussard Community Park	Capital Projects	50,000
100-153-6999	Theis Attaway Nature Center	Capital Projects	100,000
100-153-6207	Wayne Stovall Sports Complex Lighting	Facilities Maintenance	40,000
Parks Total			\$ 190,000
100-154-6403	Tractor	Equipment	80,000
Streets Total			\$ 80,000
100-157-6206	Paint City Hall - Entire	Facilities Maintenance	30,000
Facilities Maintenance Total			\$ 30,000
GENERAL FUND TOTAL			\$ 1,198,958

ENTERPRISE FUND

ORGUNIT	TITLE	TYPE	AMOUNT
600-614-6206	Interior Remodel - NWWTP	Facilities Maintenance	90,000
600-614-6999	FM 2920 Lift Station Improvements	Capital Projects	175,000
Sewer Total			\$ 265,000
ENTERPRISE FUND TOTAL			\$ 265,000
CUT SUPPLEMENTAL TOTAL			\$ 1,463,958



Harris County Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 920975
Houston TX 77292-0975
Information Center: (713) 957-7800



Office of Chief Appraiser

Honorable Gretchen Fagan
Mayor
City of Tomball
401 Market Street
Tomball, TX 77375-4697

April 30, 2021

Re: 2021 Certified Estimates

Board of Directors

Mike Sullivan, Chairman
Glenn E. Peters, Secretary
Martina Lemond Dixon, Assistant Secretary
Ann Harris Bennett, Director
Tax Assessor-Collector, Ex-Officio Director
Glenn E. Peters, Assistant Secretary
Al Odom, Director
Jim Robinson, Director
Elizabeth Santos, Director

Chief Appraiser

Roland Altinger
Deputy Chief Appraiser
Jason Cunningham
Taxpayer Liaison Officer
Teresa S. Terry

Dear Mayor Fagan:

As required by Texas Tax Code Sec. 26.01(e), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2021. While this estimate is based on information currently available to us, some of the data needed for accuracy is not yet available. For example, in the area of business and industrial personal property, the extended date for property owners to file their annual renditions is May 17, and some will delay their filing until the good cause deadline of June 1. Due to COVID-19, there may be additional factors that influence values after the estimates have been established.

While we have taken our best estimate of potential hearing loss into account, protests for 2021 are in the process of being received and reductions made in the ARB protest hearing process during the next several months could cause a further reduction in value. Also, if fewer protests are filed, your value could possibly be higher.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2021 taxable value for the taxing unit identified above is:

\$2,283,847,330

The enclosed summary report gives a breakdown of this estimate by property category.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Roland Altinger
Chief Appraiser

City Of Tomball
2021 Certified Estimate of Taxable Value



Major Property Category	2020 Taxable Value	Percent Change	Projected 2021 Taxable Value
Residential & Rural Improved	568,244,776	16.92%	664,413,954
Apartments	151,999,195	4.02%	158,103,455
Commercial	837,016,616	2.92%	861,422,732
Vacant Land	153,118,112	1.04%	154,716,204
Industrial	87,616,407	-10.84%	78,122,766
Utility	32,285,025	1.66%	32,822,054
Commercial Personal	213,513,435	0.76%	215,126,743
Industrial Personal	118,688,936	-3.37%	114,689,119
All Other Property	4,626,640	-4.24%	4,430,304

Projected 2021 Taxable Value	2,167,109,142	5.39%	2,283,847,330
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Projected 2021 Taxable Value Range

Accuracy +/- 5%	2,169,654,964	To	2,398,039,697
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083 CITY OF TOMBALL
TAX YEAR: 2020

HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 08

LAST UPDATED: 04/09/2021
DELV DATE: 04/23/2021

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	2,776	1,166.9128	649,632,128	637,307,835	0	76,925,338	560,382,497
A2 Real, Residential, Mobile Homes	13	10.0219	1,247,434	1,093,830	0	90,000	1,003,830
B1 Real, Residential, Multi-Family	51	106.2873	144,928,855	144,928,855	0	0	144,928,855
B2 Real, Residential, Two-Family	45	5.7301	7,308,791	7,242,713	0	228,008	7,014,705
B3 Real, Residential, Three-Family	1	0.2410	199,805	145,635	0	90,000	55,635
B4 Real, Residential, Four- or More-Family	0	0.0000	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	668	449.6446	26,976,855	26,710,295	0	215,458	26,494,837
C2 Real, Vacant Commercial	320	906.4446	108,847,599	108,847,599	0	272,721	108,574,878
C3 Real, Vacant	313	41.1596	5,753,406	5,753,406	0	12,108	5,741,298
D1 Real, Qualified Agricultural Land	141	1,550.2066	70,753,708	0	2,173,552	1	2,173,551
D2 Real, Unqualified Agricultural Land	20	108.5240	6,035,801	6,001,599	0	0	6,001,599
E1 Real, Farm & Ranch Improved	11	9.6353	2,506,066	2,506,066	0	90,000	2,416,066
F1 Real, Commercial	597	1,013.0498	841,269,896	841,264,946	0	4,995,475	836,269,471
F2 Real, Industrial	13	129.7519	88,174,447	88,174,447	0	558,040	87,616,407
G1 Oil and Mineral Gas Reserves	330	0.0000	3,787,213	3,787,213	0	16,520	3,770,693
G2 Real Property Other Mineral Reserves	0	0.0000	0	0	0	0	0
H1 Tangible, Vehicles	0	0.0000	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0.0000	0	0	0	0	0
I1 Real, Banks	0	0.0000	0	0	0	0	0
J1 Real & Tangible Personal, Utility water	0	0.0000	0	0	0	0	0

083 CITY OF TOMBALL
TAX YEAR: 2020

HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 08

LAST UPDATED: 04/09/2021
DELV DATE: 04/23/2021

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
J2 Gas Companies	0	0.0000	0	0	0	0	0
J3 Electric Companies	25	54.1961	20,346,020	20,346,020	0	0	20,346,020
J4 Telephone Companies	6	2.5000	3,340,505	3,340,505	0	0	3,340,505
J5 Railroads	8	85.4304	5,342,000	5,342,000	0	0	5,342,000
J6 Pipelines	19	0.0000	312,520	312,520	0	0	312,520
J7 Major Cable Television Systems	2	0.0000	2,943,980	2,943,980	0	0	2,943,980
L1 Tangible, Commercial	1,356	0.0000	178,184,998	178,184,998	0	1,360,163	176,824,835
L2 Tangible, Industrial	77	0.0000	118,932,385	118,932,385	0	397,484	118,534,901
M1 Tangible, Nonbusiness Watercraft	0	0.0000	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0.0000	0	0	0	0	0
M3 Tangible, Mobile Homes	54	0.0000	564,744	564,744	0	19,527	545,217
M4 Tangible, Miscellaneous	0	0.0000	0	0	0	0	0
N1 Intangibles	0	0.0000	0	0	0	0	0
O1 Inventory	226	9.4581	4,114,360	4,114,360	0	0	4,114,360
O2 Inventory	22	2.8534	4,138,507	4,138,507	0	90,000	4,048,507
S1 Dealer Inventory	19	0.0000	31,222,402	31,222,402	0	0	31,222,402
U0 Unknown	0	0.0000	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0.0000	0	0	0	0	0
XB Income Producing Personal Property (<\$500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0.0000	0	0	0	0	0

083 CITY OF TOMBALL
TAX YEAR: 2020

HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 08

LAST UPDATED: 04/09/2021
DELV DATE: 04/23/2021

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
XD Improving Property for Housing w/ Volunteer Labor	4	0.0000	141,072	141,072	0	119,208	21,864
XE Community Housing Development Organizations	0	0.0000	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0.0000	0	0	0	0	0
XG Primarily Performing Charitable Functions	1	0.4018	153,190	153,190	0	153,190	0
XH Developing Model Colonia Subdivisions	0	0.0000	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0.0000	0	0	0	0	0
XJ Private Schools	4	49.4379	7,387,836	7,387,836	0	7,387,836	0
XL Economic Development Services to Local Community	0	0.0000	0	0	0	0	0
XM Marine Cargo Containers	0	0.0000	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0.0000	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0.0000	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0.0000	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0.0000	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0.0000	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0.0000	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0.0000	0	0	0	0	0
XU Miscellaneous Exemptions	0	0.0000	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	778	1,676.4018	268,075,601	268,075,601	0	267,786,735	288,866
JURISDICTION TOTALS:	7,900	7,378.2890	\$2,602,622,124	\$2,518,964,559	\$2,173,552	\$360,807,812	\$2,160,330,299

2020 Tax Rate Calculation Worksheet

Date: 08/11/2020 02:18 PM

Taxing Units Other Than School Districts or Water Districts

City of Tomball

713-274-8000

Taxing Unit Name

Phone (area code and number)

1001 Preston, Houston, TX, 77002

www.hctax.net

Taxing Unit Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller For 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do use this form but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

STEP 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Rate Activity	Amount/Rate
1.	2019 total taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).[1]	\$1,871,367,103
2.	2019 tax ceilings. Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	\$0
3.	Preliminary 2019 adjusted taxable value. Subtract Line 2 from Line 1.	\$1,871,367,103
4.	2019 total adopted tax rate.	\$.341455
5.	2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.	
	A. Original 2019 ARB values:	\$358,234,375
	B. 2019 values resulting from final court decisions:	\$270,890,439
	C. 2019 value loss. Subtract B from A.[3]	\$

Line	No-New-Revenue Rate Activity	Amount/Rate
6.	2019 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2019 ARB certified value:	133,393,096
	B. 2019 disputed value:	40,038,526
	C. 2019 undisputed value Subtract B from A.[4]	93,354,570
7.	2019 Chapter 42-related adjusted values. Add Line 5 and 6	180,698,506
8.	2019 taxable value, adjusted for court-ordered reductions. Add Lines 3 and 7	\$2,052,065,609
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory.[5]	\$0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$9,181
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	\$3,105,912
	C. Value loss. Add A and B.[6]	\$3,115,093
11.	2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1),timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. 2019 market value:	\$0
	B. 2020 productivity or special appraised value:	\$0
	C. Value loss. Subtract B from A.[7]	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$3,115,093
13.	Adjusted 2019 taxable value. Subtract Line 12 from Line 8	\$2,048,950,516
14.	Adjusted 2019 total levy. Multiply Line 4 by Line 13 and divide by \$100	\$6,996,243
15.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.[8]	\$58,673
16.	Taxes in tax increment financing (TIF) for tax year 2019 Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.[9]	\$0
17.	Adjusted 2019 levy with refunds and TIF adjustment. Add Lines 14, and 15, subtract Line 16.[10]	\$7,054,916
18.	Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]	
	A. Certified values:	\$0
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office.	\$0
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property	\$0
	D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new	\$0

Line	No-New-Revenue Rate Activity	Amount/Rate
	property value that will be included in Line 23 below.[12]	
	E. Total 2020 value Add A and B, then subtract C and D	\$0
19.	Total value of properties under protest or not included on certified appraisal roll.[13]	
	A. 2020 taxable value of properties under protest The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.[14]	\$753,041,724
	B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll.[15]	\$1,391,047,714
	C. Total value under protest or not certified. Add A and B.	\$2,144,089,438
20.	2020 tax ceilings. Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.[16]	\$0
21.	2020 total taxable value. Add Lines 18E and 19C. Subtract Line 20C.[17]	\$2,144,089,438
22.	Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed.[18]	\$2,417,942
23.	Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020.[19]	\$53,570,511
24.	Total adjustments to the 2020 taxable value. Add Lines 22 and 23.	\$55,988,453
25.	Adjusted 2020 taxable value. Subtract Line 24 from Line 21.	\$2,088,100,985
26.	2020 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.[20]	\$.337862 /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.[21]	

[1]Tex. Tax Code Section

[2]Tex. Tax Code Section

[3]Tex. Tax Code Section

[4]Tex. Tax Code Section

[5]Tex. Tax Code Section

[6]Tex. Tax Code Section

[7]Tex. Tax Code Section

[8]Tex. Tax Code Section

[9]Tex. Tax Code Section

[10]Tex. Tax Code Section

[11]Tex. Tax Code Section

[12]Tex. Tax Code Section

[13]Tex. Tax Code Section

[14]Tex. Tax Code Section

[15]Tex. Tax Code Section

[16]Tex. Tax Code Section

[17]Tex. Tax Code Section

[18]Tex. Tax Code Section

[19]Tex. Tax Code Section

[20]Tex. Tax Code Section

[21]Tex. Tax Code Section

STEP 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. Maintenance and Operations (M&O) Tax Rate: The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.

2. Debt Rate: The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter Approval Tax Rate Activity	Amount/Rate
28.	2019 M&O tax rate. Enter the 2019 M&O tax rate.	\$.111455
29.	2019 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	2,052,065,609
30.	Total 2019 M&O levy. Multiply Line 28 by Line 29 and divide by 100.	2,287,129
31.	Adjusted 2019 levy for calculating NNR M&O rate.	
	A. 2019 sales tax specifically to reduce property taxes. For cities, counties and hospital districts, enter the amount of additional sales tax collected and spent on M&O expenses in 2019, if any. Other taxing units, enter 0. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.	3,983,558
	B. M&O taxes refunded for years preceding tax year 2019. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.	19,152
	C. 2019 taxes in TIF: Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.	0
	D. 2019 transferred function: If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in E below. The taxing unit receiving the function will add this amount in E below. Other taxing units enter 0.	0
	E. 2019 M&O levy adjustments. Add A and B, then subtract C. For taxing unit with D, subtract if discontinuing function and add if receiving function	4,002,710
	F. Add Line 30 to 31E.	6,289,839
32.	Adjusted 2020 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	2,088,100,985
33.	2020 NNR M&O rate (unadjusted) Divide Line 31F by Line 32 and multiply by \$100.	0.301222
34.	Rate adjustment for state criminal justice mandate. [23]	
	A. 2020 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	0
	B. 2019 state criminal justice mandate Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies	0

Line	Voter Approval Tax Rate Activity	Amount/Rate
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
35.	Rate adjustment for indigent health care expenditures [24]	
	A. 2020 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose	0
	B. 2019 indigent health care expenditures Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state assistance received for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Enter the rate calculated in C. If not applicable, enter 0.	0.000000
36.	Rate adjustment for county indigent defense compensation. [25]	
	A. 2020 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose	0
	B. 2019 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2018 and ending on June 30, 2019, less any state grants received by the county for the same purpose	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	0.000000
	E. Enter the lessor of C and D. If not applicable, enter 0.	0.000000
37.	Rate adjustment for county hospital expenditures.	
	A. 2020 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020	0
	B. 2019 eligible county hospital expenditures Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2018 and ending on June 30, 2019	0
	C. Subtract B from A and divide by Line 32 and multiply by \$100	0.000000
	D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100	0.000000
	E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	0.000000
38.	Adjusted 2020 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E.	0.301222
39.	2020 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit If the taxing unit qualifies as a special taxing unit, multiply Line 38 by 1.08 -or- Other Taxing Unit If the taxing unit does not qualify as a special taxing unit, multiply Line 38 by 1.035. -or- Taxing unit affected by disaster declaration If the taxing unit is located in an area declared as disaster area, the governing body may direct the person calculating the voter-approval rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval rate in this manner until the earlier of 1) the second year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, and 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 38 by 1.08. [27]	0.311764

Line	Voter Approval Tax Rate Activity	Amount/Rate
40.	Total 2020 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses.	
	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount	3,779,291
	B. Subtract unencumbered fund amount used to reduce total debt.	0
	C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none)	0
	D. Subtract amount paid from other resources	0
	E. Adjusted debt Subtract B, C and D from A	3,779,291
41.	Certified 2019 excess debt collections Enter the amount certified by the collector.	182,176
42.	Adjusted 2020 debt Subtract Line 41 from Line 40E	3,597,115
43.	2020 anticipated collection rate.	
	A. Enter the 2020 anticipated collection rate certified by the collector	96.65
	B. Enter the 2019 actual collection rate	100.29
	C. Enter the 2018 actual collection rate	96.65
	D. Enter the 2017 actual collection rate	101.87
	E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.	96.65
44.	2020 debt adjusted for collections. Divide Line 42 by Line 43E.	3,721,795
45.	2020 total taxable value. Enter the amount on Line 21 of the No-New-Revenue Tax Rate Worksheet.	2,144,089,438
46.	2020 debt rate Divide Line 44 by Line 45 and multiply by \$100.	0.173583
47.	2020 voter-approval tax rate. Add Line 39 and 46.	0.485347
48.	COUNTIES ONLY. Add together the voter-approval tax rate for each type of tax the county levies. The total is the 2020 county voter-approval tax rate.	
STEP 3 NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales tAx to Reduce Property Taxes		

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
49.	Taxable sales. For taxing units that adopted the sales tax in November 2019 or May 2020, enter the Comptroller's estimate of taxable sales for the previous four quarters [32]. Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2019, skip this line.	0
50.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[33] Taxing units that adopted the sales tax in November 2019 or in May 2020. Multiply the amount on Line 49 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95 [34] -or- Taxing units that adopted the sales tax before November 2019. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	3,983,558

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	2,144,089,438
52.	Sales tax adjustment rate. Divide Line 50 by Line 51 and multiply by \$100.	0.185793
53.	2020 NNR tax rate, unadjusted for sales tax [35]. Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$.337862
54.	2020 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2019 or in May 2020. Subtract Line 52 from Line 53. Skip to Line 55 if you adopted the additional sales tax before November 2019.	\$.337862
55.	2020 voter-approval tax rate, unadjusted for sales tax. [36] Enter the rate from Line 47 or Line 48 as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i>	0.485347
56.	2020 voter-approval tax rate, adjusted for sales tax. Subtract Line 52 from Line 55.	0.299554

[37]Tex. Tax Code Section [38]Tex. Tax Code Section

STEP 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O Funds to pay for a facility, device or method for the control of air, water or land pollution.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Activity	Amount/Rate
57.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ [37]. The taxing unit shall provide its tax assessor-collector with a copy of the letter.[38]	\$0
58.	2020 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,144,089,438
59.	Additional rate for pollution control. Divide Line 57 by Line 58 and multiply by \$100.	0.000000
60.	2020 voter-approval tax rate, adjusted for pollution control. Add Line 59 to one of the following lines (as applicable): Line 47, Line 48 (counties) or Line 56 (taxing units with the additional sales tax).	0.299554

[37]Tex. Tax Code Section

[38]Tex. Tax Code Section

STEP 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years [39]. In a year where a special taxing unit adopts a rate above the voter-approval tax rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

For each tax year before 2020, the difference between the adopted tax rate and voter-approval rate is considered zero, therefore the unused increment rate for 2020 is zero.[40]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [41]

Line	Activity	Amount/Rate
61.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
62.	2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
63.	2017 unused increment rate. Subtract the 2017 actual tax rate and the 2017 unused increment rate from the 2017 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	0.000000
64.	2020 unused increment rate. Add Lines 61, 62 and 63.	0.000000
65.	2020 voter-approval tax rate, adjusted for unused increment rate. Add Line 64 to one of the following lines (as applicable): Line 47, Line 48 (counties), Line 56 (taxing units with the additional sales tax) or Line 60 (taxing units with pollution control).	

STEP 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.[42]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [43]

Line	Activity	Amount/Rate
66.	Adjusted 2020 NNR M&O tax rate. Enter the rate from Line 38 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.301222
67.	2020 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i>	2,144,089,438
68.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 67 and multiply by \$100.	0.023319
69.	2020 debt rate Enter the rate from Line 46 of the <i>Voter-Approval Tax Rate Worksheet</i>	0.173583
70.	De minimis rate Add Lines 66, 68 and 69.	0.498124

STEP 7: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate	0.337862
Voter-Approval Tax Rate	0.299554
De minimis rate	0.498124

STEP 8: Taxing Unit Representative Name and Signature

print here

Printed Name of Taxing Unit Representative

sign here

Taxing Unit Representative

Date

CITY OF TOMBALL, TEXAS
ANALYSIS OF TOTAL SALES TAXES
2020-2021

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Monthly Percent FY 2020 Up from FY 2019
Dec.	\$ 662,666.62	\$ 751,513.03	\$ 979,531.25	\$ 1,010,317.60	\$ 1,251,770.06	\$ 1,072,293.36	\$ 1,109,734.79	\$ 1,182,481.38	\$ 1,304,386.11	\$ 1,439,105.44	\$ 1,307,067.53	-9.17%
Jan.	698,383.99	925,841.10	885,496.83	1,130,961.20	1,075,681.55	1,092,819.45	1,138,649.00	1,361,906.55	1,277,621.91	1,340,484.47	1,299,695.26	-3.04%
Feb.	1,035,770.65	1,128,279.61	1,444,842.73	1,537,771.88	1,537,345.36	1,638,057.08	1,544,638.32	1,733,430.21	1,859,271.68	1,771,435.48	1,760,816.05	-0.60%
Mar.	663,317.39	762,765.07	827,645.71	996,001.11	1,070,767.77	1,036,293.27	1,079,615.87	1,298,188.38	1,135,684.72	1,087,039.07	1,208,070.00	11.13%
Apr.	612,068.21	902,208.82	839,520.22	1,095,289.01	968,769.75	984,498.93	1,076,542.93	1,322,762.34	1,218,905.63	1,188,537.12	1,115,853.40	-6.12%
May	888,748.37	1,006,065.93	1,134,270.39	1,266,817.30	1,410,809.10	1,437,450.63	1,396,094.44	1,927,388.32	1,504,407.86	1,365,221.95	1,789,472.34	31.08%
June	711,768.58	798,793.25	1,000,769.54	1,183,166.20	1,113,794.52	1,094,488.82	1,135,659.04	1,307,883.26	1,493,063.46	1,126,364.20	1,500,641.42	33.23%
July	730,724.42	839,981.26	1,022,413.25	1,133,255.72	1,101,397.75	1,066,744.62	1,177,989.67	1,234,888.18	1,327,675.60	1,329,575.26		-100.00%
Aug.	901,499.23	1,014,654.91	1,376,063.58	1,218,986.27	1,460,518.33	1,210,925.17	1,308,436.39	1,326,745.91	1,412,483.76	1,433,754.62		-100.00%
Sept.	689,531.82	825,773.92	984,233.32	1,052,696.60	1,098,345.47	1,033,257.00	1,053,215.46	1,175,464.88	1,406,738.75	1,375,463.57		-100.00%
Oct.	782,963.98	916,942.52	1,077,591.92	1,174,666.57	1,062,878.63	1,080,872.33	1,037,069.48	1,119,129.61	1,269,282.46	1,261,782.89		-100.00%
Nov.	866,801.31	974,793.60	942,736.36	1,165,215.10	1,224,484.67	1,283,311.56	1,257,827.14	1,506,426.86	1,399,863.57	1,499,004.91		-100.00%
Total	\$ 9,244,244.57	\$ 10,847,613.02	\$ 12,515,115.10	\$ 13,965,144.56	\$ 14,376,562.96	\$ 14,031,012.22	\$ 14,315,472.53	\$ 16,496,695.88	\$ 16,609,385.51	\$ 16,217,768.98		
Less: TEDC	2,311,061.14	2,711,903.26	3,128,778.78	3,491,286.14	3,594,140.74	3,507,753.06	3,578,868.13	4,124,173.97	4,152,346.38	4,054,442.25		
City Portion	6,933,183.43	8,135,709.77	9,386,336.33	10,473,858.42	10,782,422.22	10,523,259.17	10,736,604.40	12,372,521.91	12,457,039.13	12,163,326.74		

Jun-20 -24.56%

Re-Do Green Section Below When Cert. Roll Comes in for NNR/VAR Calc.

TNT	Total Payment	Less: TEDC	City Portion
	\$ 9,318,187.73	\$ 2,329,546.93	6,988,640.80
	\$ 9,981,616.00	\$ 2,495,404.00	7,486,212.00
	7.12%	7.12%	7.12%
	City	TEDC	
	\$ 9,318,187.73	\$ 9,318,187.73	
	\$ 6,988,640.80	\$ 2,329,546.93	
	\$ 12,163,326.74	\$ 4,168,198.730	
	\$ 0.57	\$ 0.56	
	\$ 9,981,616.00	\$ 16,217,768.98	
	\$ 7,486,212.00	\$ 4,054,442.25	
	\$ 13,029,320.75	\$ 7,254,509.79	

Allocation Historical Summary

Results

City of Tomball
Authority Code: 2101106

Select a year ▼

2021	
January	1,299,695.26
February	1,760,816.05
March	1,208,070.00
April	1,115,853.40
May	1,789,472.34
June	1,500,641.42
July	.
August	.
September	.
October	.
November	.
December	.
TOTAL	8,674,548.47

Allocation Historical Summary

Results

City of Tomball
Authority Code: 2101106

Select a year ▼

2020	
January	1,340,484.47
February	1,771,435.48
March	1,087,039.07
April	1,188,537.12
May	1,365,221.95
June	1,126,364.20
July	1,329,575.26
August	1,433,754.62
September	1,375,463.57
October	1,261,782.89
November	1,499,004.91
December	1,307,067.53
TOTAL	16,085,731.07

June 4, 2021

City # 01284

City of Tomball
401 West Market St. Ste C
Tomball, TX 77375-4697

Attention: Finance Director

Subject: 2022 City Contribution Rate

Based on your TMRS plan provisions in effect as of April 1, 2021, your city's 2022 monthly contribution rates are shown below. These rates were determined by the December 31, 2020 actuarial valuation.

Normal Cost	9.22%
Prior Service	<u>3.76%</u>
Total Retirement Rate	12.98%
Supplemental Death Benefit	<u>0.22%</u>
Total Combined Contribution	13.20%

Detailed information on your city's TMRS plan is contained in the attached report. The Total Retirement Rate shown above represents the Actuarially Determined Employer Contribution (ADEC) for 2022.

If you have questions about your city's Contribution Rate or would like to evaluate potential changes in your TMRS plan, please contact me at 512-225-3760 or lhady@tmrs.com.

Sincerely,



Leslee S. Hardy, ASA, EA, FCA, MAAA
Director of Actuarial Services

Staffing

	2016	2017	2018	2019	2020	2021	Proposed 2022
General Fund (GF)							
City Hall Administration							
City Manager's Office	2	2	2	2	2	2	2
Mayor and Council	-	-	-	-	-	-	-
City Secretary's Office	4.5	4.5	4	4	4	4	4
Human Resources	3	3	3	3	3	3	3
Finance	5	5.5	5.5	6	6	6	6
Information Systems	3	3	3	3	3	3	3
Legal	-	-	-	-	-	-	-
Police	59.5	62	62	62	62	65	66
Municipal Court	4.5	4.5	5	5.5	5.5	5.5	5.5
Community Center	3	3	3	3	3	3	3
Fire Department	25	27.5	30.5	32.3	32.3	35.3	38.8
Fire Marshal's Office	2.5	-	-	-	-	-	-
Emergency Management	-	-	-	-	-	-	-
Community Development							
Building Permits and inspections	6	6	6	6	6	5	5
Engineering and Planning	5	5	5	5	5	5	5
Public Works Administration	1	1	1	1	1	1	1
Facilities Maintenance	2	2	2	2	2	2	2
Garage	2	2	2	2	2	2	2
Parks	5.2	5.2	6.2	6.7	6.7	6.7	6.7
Streets	8.2	8.2	9.2	9.2	9.2	9.2	9.2
Total General Fund	141.4	144.4	149.4	152.7	152.7	157.7	162.2
Enterprise Fund							
Utilities administration	4	4	4	4	4	4	4
Utility Billing	4	4	5	5	5	6	7
Water	8.2	8.2	8.2	8.2	8.2	8.2	8.2
Wastewater	10.2	10.2	10.2	10.2	10.2	10.2	10.2
Gas	6.2	6.2	6.2	6.2	6.2	6.2	7.2
Total Enterprise Fund	32.6	32.6	33.6	33.6	33.6	34.6	36.6
Special Revenue Funds	3	3.5	3.5	3.5	4	3	3
Total Paid staff	177	180.5	186.5	189.8	190.3	195.3	201.8

21-22

Add 3 Battalion Chiefs, 1 Customer Service Representative, 1 Utilities Service Person & move a Deputy Fire Marshal from PT to FT

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve the Proposed Tax Rate of \$0.333339/\$100 for 2021 and Set the Public Hearing Date on the Proposed Tax Rate for 2021 for September 20, 2021

Background:

We have received our tax rate calculations from the Harris County Tax Collector's Office and they are as follows:

No-New-Revenue Tax Rate: **\$0.319369/\$100** - This rate represents no increase over last year. It does not factor in the 3.5% increase allowable by SB2: it simply represents the rate that will generate the same property tax revenue as the previous year. In other words, if we received \$100 dollars last year, we will receive \$100 dollars this year, regardless of any changes in property valuations.

Voter-Approval Tax Rate: **\$0.331841/\$100** - This calculation includes the 3.5% increase allowable by SB2, and the initial calculation determined the rate to be \$0.515258/\$100. However, further rate calculation requirements result in an adjustment to the final rate due to the fact that we collect additional sales tax in order to reduce property taxes.

The Legislature recognized this calculation methodology would unnecessarily restrict revenue growth, and the application of the lowered voter-approval rate created an unfair result for small cities; to address this problem, the Legislature created the De Minimis Rate, which applies only to cities with a population of less than 30,000.

De Minimis Rate: **\$0.333339/\$100** - This calculation was added by SB2 as a means of protecting smaller growing cities that would be unduly affected by SB2, and the new calculation methodology associated with it. This rate represents the highest tax rate the City of Tomball may adopt without triggering an automatic tax rate election.

Based on current legislation, City Council may adopt a tax rate of up to \$0.333339/\$100, without triggering a mandatory tax election. Therefore, the "De Minimis Tax Rate" of **\$0.333339/\$100** is being proposed. This will result in a minor reduction from our current rate of \$0.337862/\$100.

Notice of public hearing on the tax rate will be published in the September 15, 2021 issue of the official newspaper, following Council's action. Only one public hearing is required; the first reading of the tax ordinance will immediately follow the public hearing. Final adoption of the tax levy must be completed within 7 days of the public hearing; the second reading/final adoption of the tax levy will be held at a Special Council meeting on September 27, 2021 at 5:30 p.m.

Origination: City Secretary

Recommendation:

Approve the proposed tax rate of **\$0.333339/\$100** and set the public hearing date of September 20, 2021.

Party(ies) responsible for placing this item on agenda:

Doris Speer, City Secretary

2021 Tax Rate Calculation Worksheet

Date: 08/17/2021 03:48 PM

Taxing Units Other Than School Districts or Water Districts

City of Tomball

713-274-8000

Taxing Unit Name

Phone (area code and number)

1001 Preston, Suite 100, Houston, Texas 77002

www.hctax.net

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the No-New-Revenue (NNR) tax rate and Voter-Approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School Districts without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

No-New-Revenue Tax Rate Worksheet	Amount/Rate
1. 2020 total taxable value. Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$1,782,381,451
2. 2020 tax ceilings. Counties, cities and junior college districts. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3. Preliminary 2020 adjusted taxable value. Subtract Line 2 from Line 1.	\$1,782,381,451
4. 2020 total adopted tax rate.	\$0.337862/\$100
5. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value. A. Original 2020 ARB values:	\$267

B. 2020 values resulting from final court decisions:	\$238,429,953
C. 2020 value loss. Subtract B from A. ³	\$29,274,371
6. 2020 taxable value subject to an appeal under Chapter 42, as of July 25.	
A. 2020 ARB certified value:	\$356,276,157
B. 2020 disputed value:	\$98,531,031
C. 2020 undisputed value. Subtract B from A. ⁴	\$257,745,126
7. 2020 Chapter 42 related adjusted values Add Line 5C and Line 6C.	\$287,019,497
8. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$2,069,400,948
9. 2020 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2020. Enter the 2020 value of property in deannexed territory. ⁵	\$0
10. 2020 taxable value lost because property first qualified for an exemption in 2021. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value.	
A. Absolute exemptions. Use 2020 market value:	\$2,785,143
B. Partial exemptions. 2021 exemption amount or 2021 percentage exemption times 2020 value:	\$4,461,090
C. Value loss. Add A and B. ⁵	\$7,246,233
11. 2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.	
A. 2020 market value:	\$0
B. 2021 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A. ⁷	\$0
12. Total adjustments for lost value. Add lines 9, 10C and 11C.	\$7,246,233
13. 2020 captured value of property in a TIF. Enter the total value of 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2020 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$0
14. 2020 total value. Subtract Line 12 and Line 13 from Line 8.	\$2,062,154,715
15. Adjusted 2020 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$6,967,237
16. Taxes refunded for years preceding tax year 2020. Enter the amount of taxes refunded	

by the taxing unit for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. ⁸	
17. Adjusted 2020 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$7,038,534
18. Total 2021 taxable value on the 2021 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: B. Counties: Include railroad rolling stock values certified by the Comptroller's office: C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: D. Tax increment financing: Deduct the 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2021 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. ¹² E. Total 2021 value. Add A and B, then subtract C and D.	 \$1,897,708,608 \$0 \$0 \$0 \$1,897,708,608
19. Total value of properties under protest or not included on certified appraisal roll. ¹³ A. 2021 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ B. 2021 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ C. Total value under protest or not certified: Add A and B.	 \$307,389,422 \$95,838,473 \$403,227,895
20. 2021 tax ceilings. Counties, cities and junior colleges enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2020 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$0
21. 2021 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$2,300,936,503

22. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020. Include both real and personal property. Enter the 2021 value of property in territory annexed. ¹⁸	\$7,589,815
23. Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2020, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2021. ¹⁹	\$89,465,895
24. Total adjustments to the 2021 taxable value. Add Lines 22 and 23.	\$97,055,710
25. Adjusted 2021 taxable value. Subtract Line 24 from Line 21.	\$2,203,880,793
26. 2021 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$0.319369/\$100
27. COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2021 county NNR tax rate. ²¹	

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(14)

³Tex. Tax Code Section 26.012(13)

⁴Tex. Tax Code Section 26.012(13)

⁵Tex. Tax Code Section 26.012(15)

⁶Tex. Tax Code Section 26.012(15)

⁷Tex. Tax Code Section 26.012(15)

⁸Tex. Tax Code Section 26.03(c)

⁹Tex. Tax Code Section 26.012(13)

¹⁰Tex. Tax Code Section 26.012(13)

¹¹Tex. Tax Code Section 26.012,26.04(c-2)

¹²Tex. Tax Code Section 26.03(c)

¹³Tex. Tax Code Section 26.01(c) and (d)

¹⁴Tex. Tax Code Section 26.01(c)

¹⁵Tex. Tax Code Section 26.01(d)

¹⁶Tex. Tax Code Section 26.012(6)(b)

¹⁷Tex. Tax Code Section 26.012(6)

¹⁸Tex. Tax Code Section 26.012(17)

¹⁹Tex. Tax Code Section 26.012(17)

²⁰Tex. Tax Code Section 26.04(c)

²¹Tex. Tax Code Section 26.04(d)

²²*Reserved for expansion*

²³Tex. Tax Code Section 26.044

²⁴Tex. Tax Code Section 26.0441

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The Voter-Approval tax rate for a county is the sum of the Voter-Approval tax rates calculated for each type of tax the county levies. In most cases the Voter-Approval tax rate exceeds the No-New-Revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Voter-Approval Tax Rate Worksheet	Amount/Rate
28. 2020 M&O tax rate. Enter the 2020 M&O tax rate.	\$0.164279/\$100
29. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,069,400,948
30. Total 2020 M&O levy. Multiply Line 28 by Line 29 and divide by \$100.	\$3,399,591
31. Adjusted 2020 levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding tax year 2020 Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. B. 2020 taxes in TIF Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2021 captured appraised value in Line 18D, enter 0. C. 2020 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. D. 2020 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. E. Add Line 30 to 31D.	\$34,667 \$0 \$0 \$34,667 \$3,434,258
32. Adjusted 2021 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,203,880,793
33. 2021 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$0.155827/\$100
34. Rate adjustment for state criminal justice mandate.²³ A. 2021 state criminal justice mandate: Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	\$0

B. 2020 state criminal justice mandate: Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	\$0
C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0.000000/\$100
D. Enter the rate calculated in C. If not applicable, enter 0.	\$0.000000/\$100
35. Rate adjustment for indigent health care expenditures.²⁴ A. 2021 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose.	\$0
B. 2020 indigent health care expenditures: Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state assistance received for the same purpose.	\$0
C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0.000000/\$100
D. Enter the rate calculated in C. If not applicable, enter 0.	\$0.000000/\$100
36. Rate adjustment for county indigent defense compensation.²⁵ A. 2021 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose.	\$0
B. 2020 indigent defense compensation expenditures: Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2019 and ending on June 30, 2020, less any state grants received by the county for the same purpose.	\$0
C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0.000000/\$100
D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100.	\$0.000000/\$100
E. Enter the lessor of C and D. If not applicable, enter 0.	\$0.000000/\$100
37. Rate adjustment for county hospital expenditures.²⁶ A. 2021 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021.	\$0
B. 2020 eligible county hospital expenditures: Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2019 and ending on June 30, 2020.	\$0

C. Subtract B from A and divide by Line 32 and multiply by \$100.	\$0.000000/\$100
D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100.	\$0.000000/\$100
E. Enter the lessor of C and D, if applicable. If not applicable, enter 0.	\$0.000000/\$100
38. Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information. A. Amount appropriated for public safety in 2020. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year B. Expenditures for public safety in 2020. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year. C. Subtract B from A and divide by Line 32 and multiply by \$100. D. Enter the rate calculated in C. If not applicable, enter 0.	\$0 \$0 \$0.000000/\$100 \$0.000000/\$100
39. Adjusted 2021 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$0.155827/\$100
40. Adjustment for 2020 sales tax specifically to reduce property values. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2020 should complete this line. These entities will deduct the sales tax gain rate for 2021 in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2020, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent. B. Divide Line 40A by Line 32 and multiply by \$100. C. Add Line 40B to Line 39.	\$4,220,299 \$0.191493/\$100 \$0.347320/\$100
41. 2021 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$0.359476/\$100
D41. Disaster Line 41 (D41): 2021 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval	\$0.000000/\$100

tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1. the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2. the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08.²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	
42. Total 2021 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.²⁸ Enter debt amount. B. Subtract unencumbered fund amount used to reduce total debt. C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) D. Subtract amount paid from other resources. E. Adjusted debt. Subtract B, C, and D from A.	\$3,537,998 \$0 \$0 \$0 \$3,537,998
43. Certified 2020 excess debt collections. Enter the amount certified by the collector. ²⁸	\$73,612
44. Adjusted 2021 debt. Subtract Line 43 from Line 42E.	\$3,464,386
45. 2021 anticipated collection rate. A. Enter the 2021 anticipated collection rate certified by the collector:²⁹ B. Enter the 2020 actual collection rate C. Enter the 2019 actual collection rate D. Enter the 2018 actual collection rate E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³¹	96.65% 100.29% 96.65% 99.06% 96.65%
46. 2021 debt adjusted for collections. Divide Line 44 by Line 45E	\$3,584,465
47. 2021 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,300,936,503
48. 2021 debt tax rate. Divide Line 46 by Line 47 and multiply by \$100.	\$0.1551

49. 2021 voter-approval tax rate. Add Lines 41 and 48.	\$0.515258/\$100
D49. Disaster Line 49 (D49): 2021 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$0.000000/\$100
50. COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2021 county voter-approval tax rate.	

²³Tex. Tax Code Section 26.044

²⁴Tex. Tax Code Section 26.0441

²⁵Tex. Tax Code Section 26.0442

²⁶Tex. Tax Code Section 26.0443

²⁷Tex. Tax Code Section 26.042(a)

²⁸Tex. Tax Code Section 26.012(7)

²⁹Tex. Tax Code Section 26.012(10) and 26.04(b)

³⁰Tex. Tax Code Section 26.04(b)

³¹Tex. Tax Code Section 26.04(h),(h-1) and (h-2)

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Additional Sales and Use Tax Worksheet	Amount/Rate
51. Taxable Sales. For taxing units that adopted the sales tax in November 2020 or May 2021, enter the Comptroller's estimate of taxable sales for the previous four quarters. ²⁰ Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2020, enter 0.	\$0
52. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2020 or in May 2021. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2020. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$4,220,299
53. 2021 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,300,936,503
54. Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$0.183417/\$100
55. 2021 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$0.319369/\$100
56. 2021 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2020 or in May 2021. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2020.	\$0.319369/\$100
57. 2021 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster), or Line 50 (counties), as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.515258/\$100
58. 2021 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$0.331841/\$100

³¹Reserved for expansion

³²Tex. Tax Code Section 26.041(d)

³³Tex. Tax Code Section 26.041(i)

³⁴Tex. Tax Code Section 26.041(d)

³⁵Tex. Tax Code Section 26.04(c)

³⁶Tex. Tax Code Section 26.04(c)

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Voter-Approval Protection for Pollution Control Worksheet	Amount/Rate
59. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$0
60. 2021 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,300,936,503
61. Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$0.000000/\$100
62. 2021 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$0.331841/\$100

³⁷Tex. Tax Code Section 26.045(d)

³⁸Tex. Tax Code Section 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020; and⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Unused Increment Rate Worksheet	Amount/Rate
63. 2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0.000000
64. 2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero	\$0
65. 2018 unused increment rate. Subtract the 2018 actual tax rate and the 2018 unused increment rate from the 2018 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2020, enter zero.	\$0.000000
66. 2021 unused increment rate. Add Lines 63, 64 and 65.	\$0.000000/\$100
67. 2021 voter-approval tax rate, adjusted for unused increment rate. ²³ Add Line 66 to one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$0.331841/\$100

³⁹Tex. Tax Code Section 26.013(a)

⁴⁰Tex. Tax Code Section 26.013(c)

⁴¹Tex. Tax Code Section 26.0501(a) and (c)

⁴²Tex. Tax Code Section Local Gov't Code Section 120.007(d), effective Jan. 1, 2022

⁴³Tex. Tax Code Section 26.063(a)(1)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

De Minimis Rate Worksheet	Amount/Rate
68. Adjusted 2021 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$0.155827/\$100
69. 2021 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$2,300,936,503
70. Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$0.021730
71. 2021 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$0.155782/\$100
72. De minimis rate. ²³ Add Lines 68, 70 and 71.	\$0.333339/\$100

⁴⁴Tex. Tax Code Section 26.012(8-a)

⁴⁵Tex. Tax Code Section 26.063(a)(1)

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year⁴⁷.

NOTE: This section will not apply to any taxing units in 2021. It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a declared disaster in 2020, as provided for in the recently repealed Tax Code Sections 26.04(c-1) and 26.041(c-1).

In future tax years, this section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Emergency Revenue Rate Worksheet	Amount/Rate
73. 2020 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
74. Adjusted 2020 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2020 and the taxing unit calculated its 2020 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2020 worksheet due to a disaster, enter the 2020 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2020 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2020, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2020 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2020 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2020 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	N/A
75. Increase in 2020 tax rate due to disaster. Subtract Line 74 from Line 73.	N/A
76. Adjusted 2020 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
77. Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	

78. Adjusted 2021 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	N/A
79. Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	N/A
80. 2021 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49(disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	N/A

⁴⁶Tex. Tax Code Section 26.042(b)

⁴⁷Tex. Tax Code Section 26.042(f)

⁴⁸Tex. Tax Code Section 26.042(c)

⁴⁹Tex. Tax Code Section 26.042(b)

⁵⁰Tex. Tax Code Section 26.04(c-2) and (d-2)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue tax rate

As applicable, enter the 2021 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). \$0.319369/\$100

Indicate the line number used: 26

Voter-Approval tax rate

As applicable, enter the 2021 voter-approval tax rate from: Line 49, Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue). \$0.331841/\$100

Indicate the line number used: 58

De minimis rate

If applicable, enter the de minimis rate from Line 72. \$0.333339/\$100

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code.⁵⁰

print here Harris County Tax Assessor-Collector

Printed Name of Taxing Unit Representative

sign here _____

Taxing Unit Representative

Date

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.333339 per \$100 valuation has been proposed by the governing body of City of Tomball.

PROPOSED TAX RATE	\$0.333339 per \$100
NO-NEW-REVENUE TAX RATE	\$0.319369 per \$100
VOTER-APPROVAL TAX RATE	\$0.331841 per \$100
DE MINIMIS RATE	\$0.333339 per \$100

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for City of Tomball from the same properties in both the 2020 tax year and the 2021 tax year.

The voter-approval rate is the highest tax rate that City of Tomball may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for City of Tomball exceeds the voter-approval rate for City of Tomball.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for City of Tomball, the rate that will raise \$500,000, and the current debt rate for City of Tomball.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Tomball is proposing to increase property taxes for the 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON SEPTEMBER 20, 2021 AT 6:00 P.M. AT CITY HALL, 401 MARKET STREET, TOMBALL, TX 77375.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate and does not exceed the rate that allows voters to petition for an election under Section 26.075, Tax Code. If the City of Tomball adopts the proposed tax rate, the City of Tomball is not required to hold an election so that voters may accept or reject the proposed tax rate and the qualified voters of the City of Tomball may not petition the City of Tomball to require an election to be held to determine whether to reduce the proposed tax rate.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

- FOR the proposal:
- AGAINST the proposal:
- PRESENT and not voting:
- ABSENT:

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Tomball last year to the taxes proposed to be imposed on the average residence homestead by City of Tomball this year:

	2020	2021	Change
Total tax rate (per \$100 of value)	\$0.337862	\$0.333339	decrease of \$-0.004523, or -1.34%
Average homestead taxable value	\$210,883	\$229,308	increase of \$18,425, or 8.74%
Tax on average homestead	\$712.49	\$764.37	increase of \$51.88, or 7.28%
Total tax levy on all properties	\$7,063,016	\$7,669,919	increase of \$606,903, or 8.59%

For assistance with tax calculations, please contact the tax assessor for City of Tomball at 713-274-8000 or tax.office@hctx.net, or visit www.hctx.net for more information.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Announce that Voting on the 2021 Tax Rate will be held at a Regular City Council Meeting on September 20, 2021 at 6:00 p.m. and at a Special City Council Meeting on September 27, 2021 at 5:30 p.m.

Background:

Council is required to announce the dates that Council will vote on the Ordinance setting the 2021 tax levy.

Staff is requesting that Council announce that the dates for voting on the 2021 tax levy will be at the Regular Council meeting on September 20, 2021 at 6:00 p.m. and at a Special Council meeting on September 27, 2021 at 5:30 p.m.

A special meeting is required to meet the legislative requirement that final adoption of the 2021 tax levy is completed within seven (7) days of the public hearing and within 60 days as required under Tax Code, Sec. 26.

Origination: City Secretary

Recommendation:

Announce September 20, 2021 and September 27, 2021 as the dates for Council consideration and vote to adopt the 2021 Tax Rate.

Party(ies) responsible for placing this item on agenda: Doris Speer, City Secretary

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Adopt, on First Reading, Ordinance No. 2021-31, an Ordinance of the City of Tomball, Texas, finding and determining that public convenience and necessity no longer require the continued existence of an unimproved right-of-way between Magnolia Street and Pine Street, all situated in Block 35 of revised Map of Tomball, Harris County, Texas, and as recorded in Volume 4, page 25 of the Harris County Map Records; vacating, abandoning, and closing said unimproved right-of-way; authorizing the Mayor to execute and the City Secretary to attest, respectively, a Quitclaim Deed conveying said unimproved right-of-way to Scott Gordan Moore, Jr.; providing for severability; and containing other provisions relating to the subject.

Background:

The adjoining landowners reached out to the City of Tomball to request abandonment of a portion of the 15' unimproved right-of-way that abuts their property to the north. As part of the landowner's request, letters of no objection of the abandonment were provided by CenterPoint, Comcast, AT&T and the property owners that abut the same right-of-way. An existing City of Tomball wastewater main exists within the unimproved right-of-way and an exclusive 15' wide easement will be dedicated to the City of Tomball prior to the abandonment, if approved.

Origination: Michelle Holland & Scott Gordan Moore, Jr.

Recommendation:

Approval

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	Kim Chandler	9/1/2021	Approved by	
	Community Development Coordinator	Date	City Manager	Date

ORDINANCE NO. 2021-31

ORDINANCE NO. 2021-31, AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF AN UNIMPROVED RIGHT-OF-WAY BETWEEN MAGNOLIA STREET AND PINE STREET, ALL SITUATED IN BLOCK 35 OF REVISED MAP OF TOMBALL, HARRIS COUNTY, TEXAS, AND AS RECORDED IN VOLUME 4, PAGE 25 OF THE HARRIS COUNTY MAP RECORDS; VACATING, ABANDONING, AND CLOSING SAID UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, A QUITCLAIM DEED CONVEYING SAID UNIMPROVED RIGHT-OF-WAY TO SCOTT GORDAN MOORE, JR.; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas finds that public convenience and necessity no longer require the continued existence of the roadway and street right-of-way described below and that it should be vacated, abandoned, and closed for the reason that the same is no longer needed by the City; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Tomball, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of that portion of the roadway right-of-way described in Section 3 hereof.

Section 3. The roadway and street right-of-way, more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, located within the City of Tomball, Harris County, Texas, is hereby vacated, abandoned, and closed.

Section 4. The Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the hereinabove described abandoned roadway and street right-of-way to Scott Gordan Moore, Jr. in consideration for the payment to the City of fair market value therefor.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 7TH DAY OF
SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF
SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

Exhibit "A"

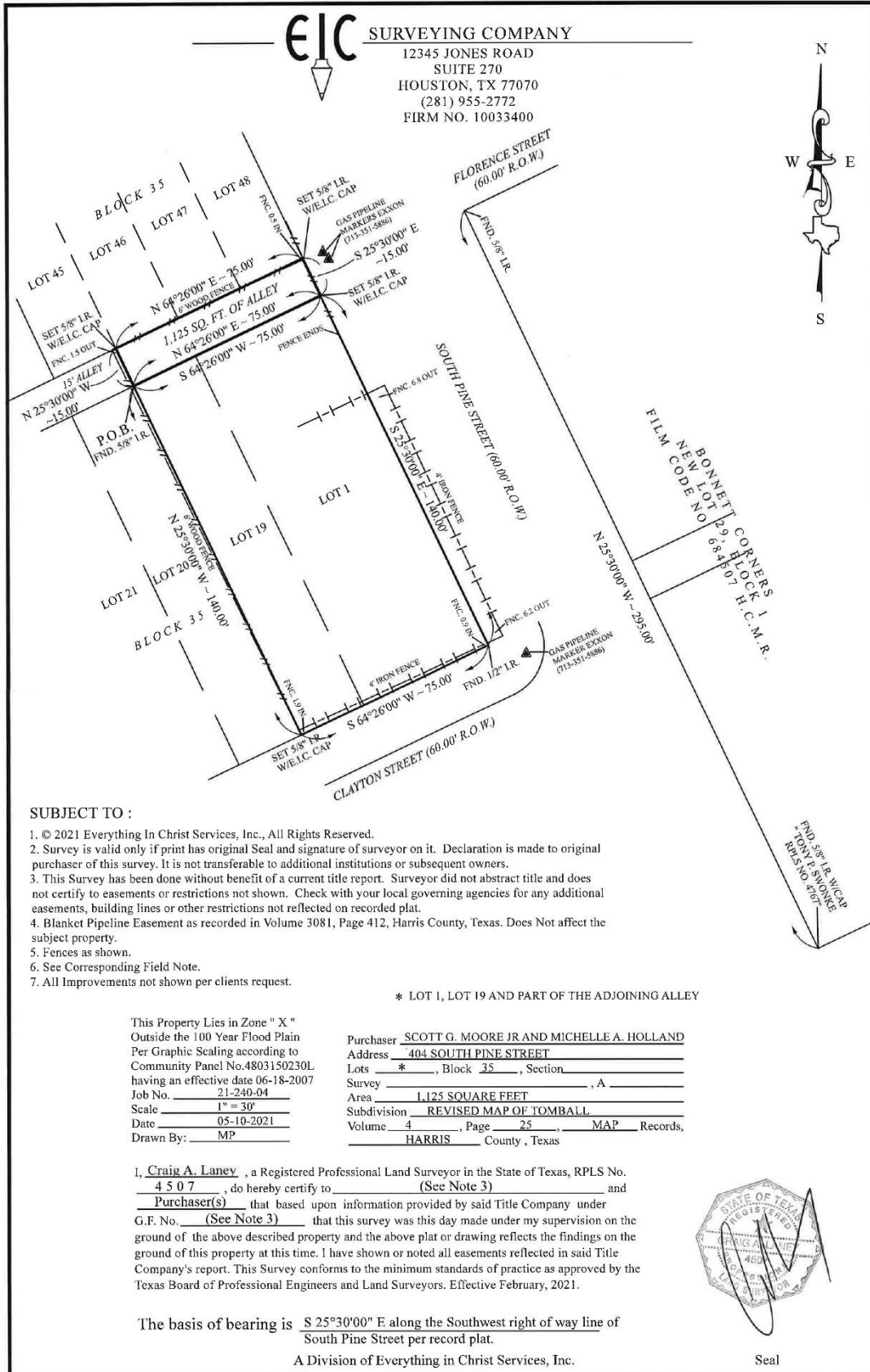


Exhibit "A"



12345 Jones Road, Suite 270
Houston, TX 77070
281-955-2772 • Fax 281-955-6678
www.eicsurveying.com • eic@eicsurveying.com

Firm No. 100334-00

All that certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,125 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) in the Southeast line of said 15' alley marking the Northerly corner of Lot 20 in said Block 35, the Westerly corner of Lot 19 in said Block 35 and the Southerly corner of the herein described 1,125 square foot tract of land;

THENCE N 25°30'00" W, a distance of 15.00 feet to a 5/8" iron rod with EIC cap (set) in the Northwest line of said 15' alley marking the Easterly corner of Lot 45 in said Block 35, the Southerly corner of Lot 46 in said Block 35 and the Westerly corner of the herein described 1,125 square foot tract of land;

THENCE N 64°26'00" E, a distance of 75.00 feet along the Northwest line of said 15' alley and the Southeast line of said Lot 46 to a 5/8" iron rod with EIC cap (set) marking the intersection of the Northwest line of said 15' alley with the Southwest right-of-way line of South Pine Street, (60.00 feet in width), same point marking the Easterly corner of Lot 48 in said Block 35 and the Northerly corner of the herein described 1,125 square foot tract of land;

THENCE S 25°30'00" E, a distance of 15.00 feet along the Southwest right-of-way line of said South Pine Street to a 5/8" iron rod with EIC cap (set) marking the intersection of the Southeast line of said 15' alley with the Southwest right-of-way line of said South Pine Street, same point marking the Northerly corner of Lot 1 in said Block 35 and the Easterly corner of the herein described 1,125 square foot tract of land;

THENCE S 64°26'00" W, a distance of 75.00 feet along the Southeast line of said 15' alley and the Northwest line of said Lot 1 to the POINT OF BEGINNING and containing 1,125 square feet of land.

Surveyed on the ground May 10, 2021.

Job No. 21-240-04. (see corresponding plat)

The basis of bearing is S 25°30'00" E along the Southwest right-of-way line of South Pine Street per record plat.



Land Boundary / Topographic Surveying
A Division of Everything in Christ Services, Inc.

Exhibit "B"

QUITCLAIM DEED

Date: _____

Grantor: **City of Tomball, Texas**

Grantor's Address (including County): 401 Market Street, Tomball, TX 77375
Harris County, Texas

Grantee: **Scott Gordan Moore, Jr.**

Grantee's Address (including County): 404 South Pine Street
Harris County, Texas.

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property Description:

All that certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,125 square foot tract of land being more particularly described by metes and bounds in **Exhibit "A"**, attached herewith and made a part hereof.

For the consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors and assigns forever. Neither Grantor nor Grantor's successors or assigns shall have, claim, or demand any right or title to the property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this the _____ day of _____ 2021.

GRANTOR:

City of Tomball, Texas

Gretchen Fagan, Mayor

Attest:

Doris Speer, City Secretary
(SEAL)

Exhibit "B"

Quitclaim Deed
City of Tomball to Scott Gordan Moore, Jr.
Page 2 of 4

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this ____ day of _____ 2021, by Gretchen Fagan, Mayor of City of Tomball, Texas, on behalf of said entity.

Notary Public In and For the State of Texas

My Commission Expires: _____

After Recording, Please Return To:

City of Tomball, Texas
Attn: City Secretary
401 Market Street
Tomball, Texas 77375

Exhibit "C"

Exhibit "A"



All that certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,125 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) in the Southeast line of said 15' alley marking the Northerly corner of Lot 20 in said Block 35, the Westerly corner of Lot 19 in said Block 35 and the Southerly corner of the herein described 1,125 square foot tract of land;

THENCE N 25°30'00" W, a distance of 15.00 feet to a 5/8" iron rod with EIC cap (set) in the Northwest line of said 15' alley marking the Easterly corner of Lot 45 in said Block 35, the Southerly corner of Lot 46 in said Block 35 and the Westerly corner of the herein described 1,125 square foot tract of land;

THENCE N 64°26'00" E, a distance of 75.00 feet along the Northwest line of said 15' alley and the Southeast line of said Lot 46 to a 5/8" iron rod with EIC cap (set) marking the intersection of the Northwest line of said 15' alley with the Southwest right-of-way line of South Pine Street, (60.00 feet in width), same point marking the Easterly corner of Lot 48 in said Block 35 and the Northerly corner of the herein described 1,125 square foot tract of land;

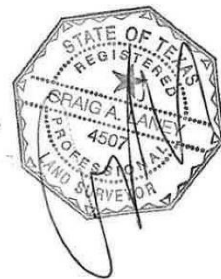
THENCE S 25°30'00" E, a distance of 15.00 feet along the Southwest right-of-way line of said South Pine Street to a 5/8" iron rod with EIC cap (set) marking the intersection of the Southeast line of said 15' alley with the Southwest right-of-way line of said South Pine Street, same point marking the Northerly corner of Lot 1 in said Block 35 and the Easterly corner of the herein described 1,125 square foot tract of land;

THENCE S 64°26'00" W, a distance of 75.00 feet along the Southeast line of said 15' alley and the Northwest line of said Lot 1 to the POINT OF BEGINNING and containing 1,125 square feet of land.

Surveyed on the ground May 10, 2021.

Job No. 21-240-04. (see corresponding plat)

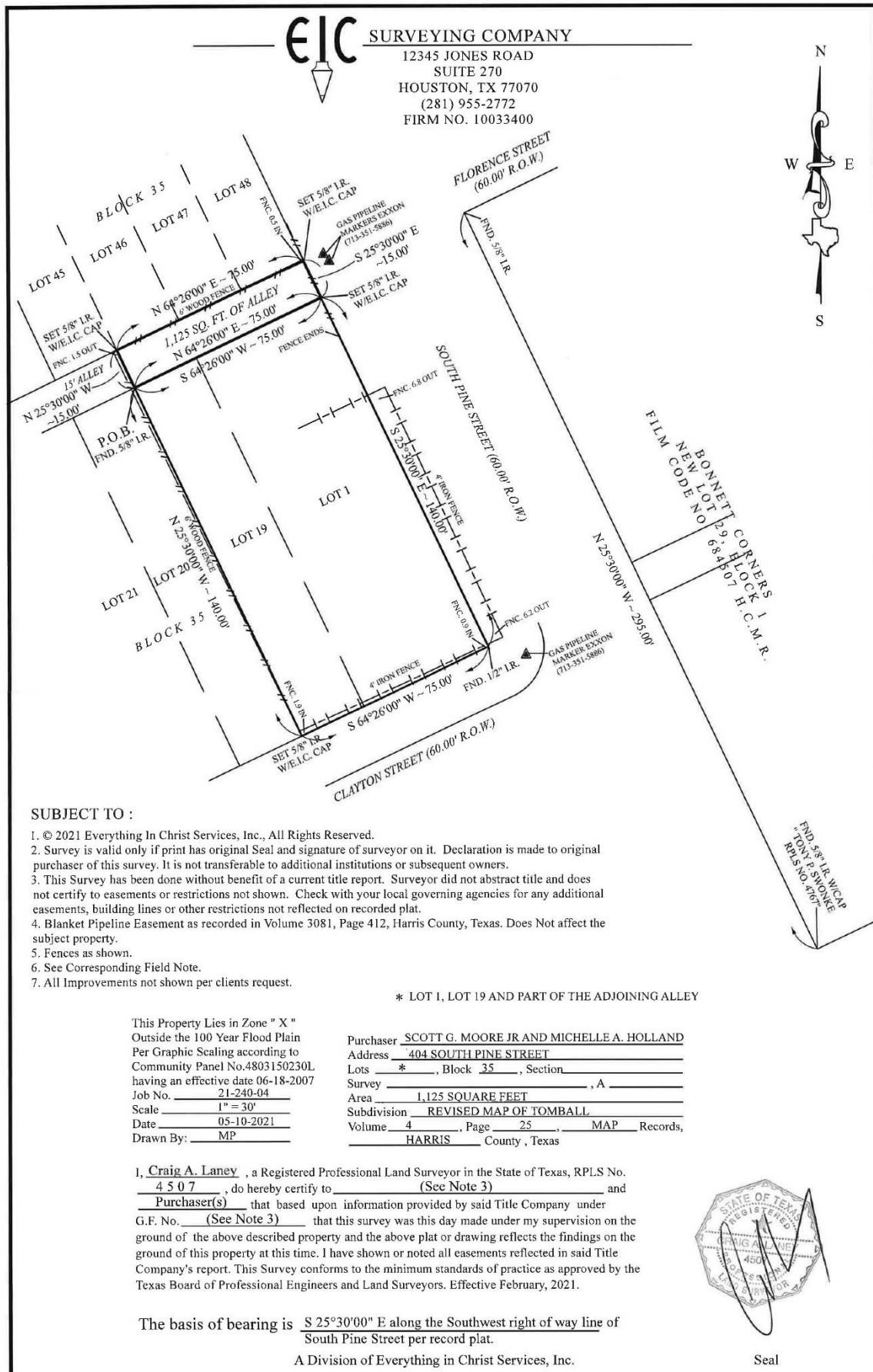
The basis of bearing is S 25°30'00" E along the Southwest right-of-way line of South Pine Street per record plat.



Land Boundary / Topographic Surveying
A Division of Everything in Christ Services, Inc.

Exhibit "C"

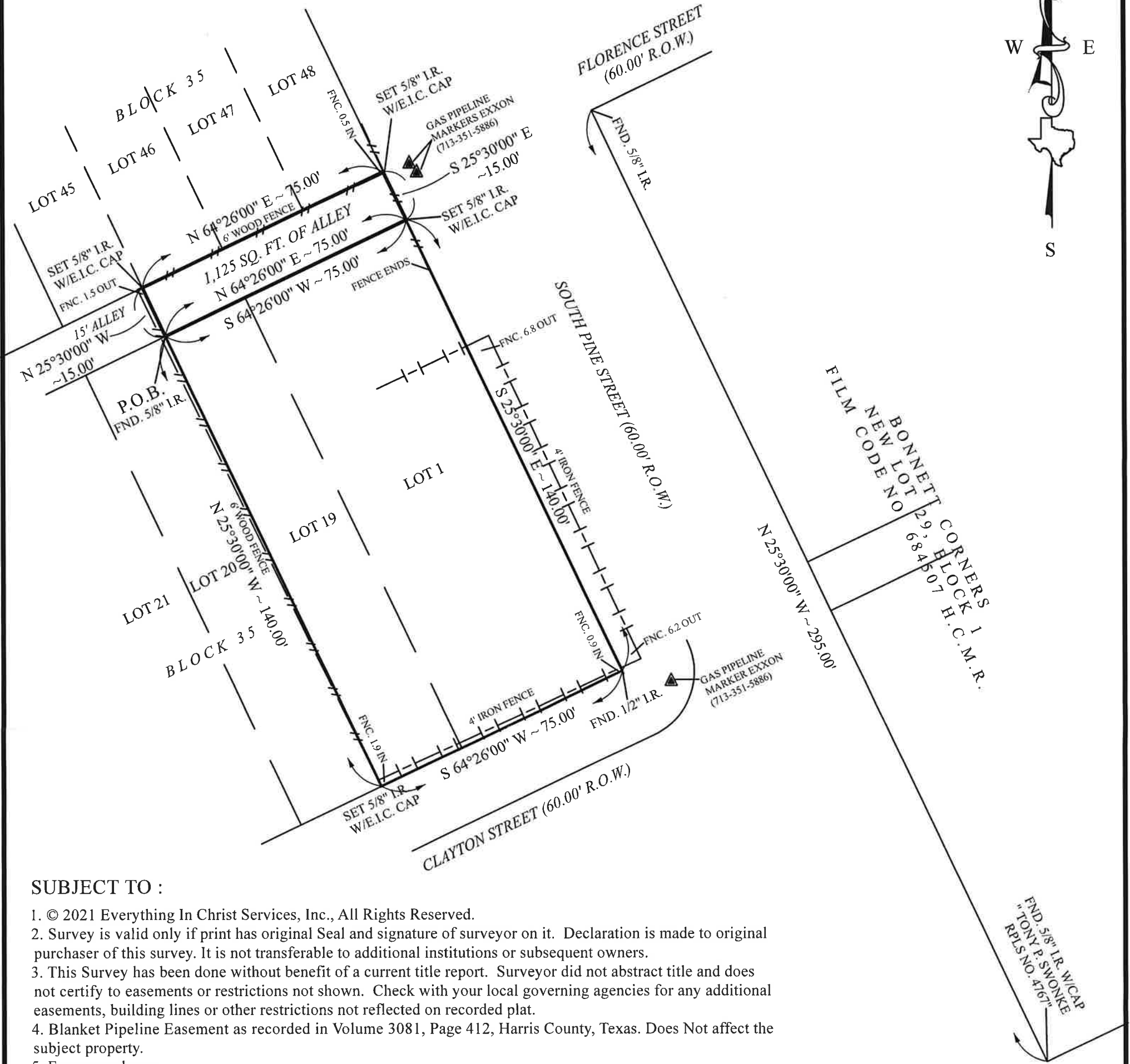
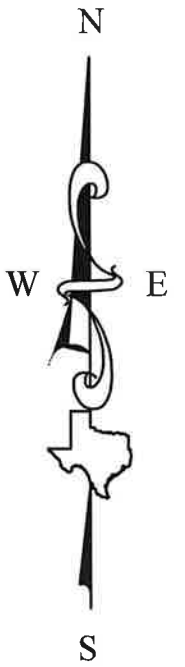
Exhibit "A"





SURVEYING COMPANY

12345 JONES ROAD
SUITE 270
HOUSTON, TX 77070
(281) 955-2772
FIRM NO. 10033400



SUBJECT TO :

1. © 2021 Everything In Christ Services, Inc., All Rights Reserved.
2. Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. This Survey has been done without benefit of a current title report. Surveyor did not abstract title and does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.
4. Blanket Pipeline Easement as recorded in Volume 3081, Page 412, Harris County, Texas. Does Not affect the subject property.
5. Fences as shown.
6. See Corresponding Field Note.
7. All Improvements not shown per clients request.

* LOT 1, LOT 19 AND PART OF THE ADJOINING ALLEY

This Property Lies in Zone " X "
Outside the 100 Year Flood Plain
Per Graphic Scaling according to
Community Panel No.4803150230L
having an effective date 06-18-2007
Job No. 21-240-04
Scale 1" = 30'
Date 05-10-2021
Drawn By: MP

Purchaser SCOTT G. MOORE JR AND MICHELLE A. HOLLAND
Address 404 SOUTH PINE STREET
Lots *, Block 35, Section _____
Survey _____, A _____
Area 1,125 SQUARE FEET
Subdivision REVISED MAP OF TOMBALL
Volume 4, Page 25, MAP Records,
HARRIS County, Texas

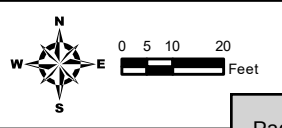
I, Craig A. Laney, a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507, do hereby certify to _____ (See Note 3) and Purchaser(s) that based upon information provided by said Title Company under G.F. No. _____ (See Note 3) that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Engineers and Land Surveyors. Effective February, 2021.

The basis of bearing is S 25°30'00" E along the Southwest right of way line of South Pine Street per record plat.

A Division of Everything in Christ Services, Inc.



Seal



All that certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,125 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) in the Southeast line of said 15' alley marking the Northerly corner of Lot 20 in said Block 35, the Westerly corner of Lot 19 in said Block 35 and the Southerly corner of the herein described 1,125 square foot tract of land;

THENCE N 25°30'00" W, a distance of 15.00 feet to a 5/8" iron rod with EIC cap (set) in the Northwest line of said 15' alley marking the Easterly corner of Lot 45 in said Block 35, the Southerly corner of Lot 46 in said Block 35 and the Westerly corner of the herein described 1,125 square foot tract of land;

THENCE N 64°26'00" E, a distance of 75.00 feet along the Northwest line of said 15' alley and the Southeast line of said Lot 46 to a 5/8" iron rod with EIC cap (set) marking the intersection of the Northwest line of said 15' alley with the Southwest right-of-way line of South Pine Street, (60.00 feet in width), same point marking the Easterly corner of Lot 48 in said Block 35 and the Northerly corner of the herein described 1,125 square foot tract of land;

THENCE S 25°30'00" E, a distance of 15.00 feet along the Southwest right-of-way line of said South Pine Street to a 5/8" iron rod with EIC cap (set) marking the intersection of the Southeast line of said 15' alley with the Southwest right-of-way line of said South Pine Street, same point marking the Northerly corner of Lot 1 in said Block 35 and the Easterly corner of the herein described 1,125 square foot tract of land;

THENCE S 64°26'00" W, a distance of 75.00 feet along the Southeast line of said 15' alley and the Northwest line of said Lot 1 to the POINT OF BEGINNING and containing 1,125 square feet of land.

Surveyed on the ground May 10, 2021.

Job No. 21-240-04. (see corresponding plat)

The basis of bearing is S 25°30'00" E along the Southwest right-of-way line of South Pine Street per record plat.



Land Boundary / Topographic Surveying
A Division of Everything in Christ Services, Inc.

All that certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,125 square foot tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) in the Southeast line of said 15' alley marking the Northerly corner of Lot 20 in said Block 35, the Westerly corner of Lot 19 in said Block 35 and the Southerly corner of the herein described 1,125 square foot tract of land;

THENCE N 25°30'00" W, a distance of 15.00 feet to a 5/8" iron rod with EIC cap (set) in the Northwest line of said 15' alley marking the Easterly corner of Lot 45 in said Block 35, the Southerly corner of Lot 46 in said Block 35 and the Westerly corner of the herein described 1,125 square foot tract of land;

THENCE N 64°26'00" E, a distance of 75.00 feet along the Northwest line of said 15' alley and the Southeast line of said Lot 46 to a 5/8" iron rod with EIC cap (set) marking the intersection of the Northwest line of said 15' alley with the Southwest right-of-way line of South Pine Street, (60.00 feet in width), same point marking the Easterly corner of Lot 48 in said Block 35 and the Northerly corner of the herein described 1,125 square foot tract of land;

THENCE S 25°30'00" E, a distance of 15.00 feet along the Southwest right-of-way line of said South Pine Street to a 5/8" iron rod with EIC cap (set) marking the intersection of the Southeast line of said 15' alley with the Southwest right-of-way line of said South Pine Street, same point marking the Northerly corner of Lot 1 in said Block 35 and the Easterly corner of the herein described 1,125 square foot tract of land;

THENCE S 64°26'00" W, a distance of 75.00 feet along the Southeast line of said 15' alley and the Northwest line of said Lot 1 to the POINT OF BEGINNING and containing 1,125 square feet of land.

Surveyed on the ground May 10, 2021.

Job No. 21-240-04. (see corresponding plat)

The basis of bearing is S 25°30'00" E along the Southwest right-of-way line of South Pine Street per record plat.



Land Boundary / Topographic Surveying
A Division of Everything in Christ Services, Inc.



CenterPoint Energy
P.O. Box 1700
Houston, TX 77251-1700

March 31, 2021

Scott G. Moore Jr.
404 S. Pine St.
Tomball, Texas 77375

Re: Street & Alley Closure
R/W File # SA 161352Z-1

Dear Mr. Scott G. Moore Jr.:

The City of Tomball has been asked to close and abandon a portion of 15-foot-wide alley

CenterPoint Energy Houston Electric, LLC, CenterPoint Energy Resources Corporation, d/b/a CenterPoint Energy Texas Gas Operations and CenterPoint Energy Intrastate Pipelines, Inc., herein collectively called "CenterPoint Energy", has investigated the request and determined that it has no facilities located within the area to be abandoned. Therefore, CenterPoint Energy will interpose no objection to the request as filed as shown on Exhibit "A" hereto attached and made a part hereof.

This letter of concurrence shall become null and void in the event two (2) years has transpired from the above date and this street/alley closure has not been completed. CenterPoint Energy respectfully requests that the City of Tomball forward a copy of the final abandonment ordinance to CenterPoint Energy in order to complete our files and to update our map records.

Yours truly,

CenterPoint Energy

A handwritten signature in blue ink that reads "Lawanda J. Grant".

Lawanda J. Grant, SR/WA
Senior Right of Way Agent
Surveying & Right of Way
713-207-6539

Enclosures



April 1, 2021

Scott Moore, Jr.
404 S. Pine
Tomball, TX 77375

Re: "No Objection" to Abandonment of ROW – 404 S. Pine St., Tomball, TX

Mr. Moore,

Southwestern Bell Telephone Company offers "No Objection" to the abandonment of the 15' Foot Alley ROW adjacent to the northwest property line of 404 S. Pine, Tomball, Texas, located in Lots 1 & 19, Block 35 of the William Hurd Survey, Abstract A-371 according to the map or plat thereof recorded in Volume 2, Page 36 and Volume 4, Page 25 of the Map Records of Harris County, Texas, and described in your acceptance letter dated March 24, 2021.

If you have any questions, please contact me by email at sm8285@att.com.

Sincerely,

Sonya Merrill

Sonya Merrill
Manager-Engineering
Right-of-Way

404 S. Pine
TB-010-21-M



March 22, 2021

Scott Moore Jr
713.299.1552
scott@tejaschocolate.com

Re: 404 S Pine St, Tomball, TX 77375

To Whom It May Concern,

Comcast of Houston LLC, a Delaware Limited Liability Company, herein referred to as "Comcast Cable", has been asked to provide a letter of "No Objection" for the above referenced survey dated March 2021.

At this time, Comcast Cable has no objection associated with the general layout and utility easements as exhibited on said plat.

In cases where utility easements are overlapping with drainage or other specific or pre-existing easements, Comcast Cable will require exclusive easements.

Upon completion of Comcast Cable's facility design, if so required, dedicated utility easements may be determined inadequate by Comcast Cable. In these cases, the developer, his successors or assigns, will be required to provide Comcast with exclusive easements.

This letter does not give consent to any encroachments, abandonments of pre-existing easements, roads, alleys, or street right-of-ways. Abandonment of any of the above requires a formal review, consent and closure process.

Please feel free to contact me at 713-637-5289 with any questions that you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "GMSchulz".

Geraldine Medina-Schulz
Planning & Design - Construction, Coordinator



CITY OF TOMBALL

RIGHT-OF-WAY ABANDONMENT REQUEST APPLICATION

Please provide the following information & return your submittal to the City Manager's Office,
401 Market St., Tomball, Texas 77375.

Minimum Submittal Requirements

- ☒ \$300 application fee;
- ☒ Detailed description of entire limits or extent of the ROW and the limits to be abandoned, if different;
- ☒ Five (5) copies of the Boundary Survey and metes & bounds description of the ROW to be abandoned;
- ☒ Electronic File (PDF) of Boundary Survey and metes & bounds description of the ROW to be abandoned;
- ☐ Copy of letters to utility providers, drainage districts, and/or other interested agencies stating they have been notified of the requested ROW abandonment;
- ☐ Letter of "No Objection" from each of the concerned entities; and
- ☐ Completed and signed application form.

Applicant Information

Name Michelle Holland / Scott Moore, Jr.
Mailing Address 404 S. Pine
City Tomball State TX Zip Code 77375
Phone Number 832-260-4791 Fax Number —
E-mail Address michelle@tejaschocolate.com
Scott@tejaschocolate.com

Agent or Engineer Information

Name _____
Mailing Address _____
City _____ State _____ Zip Code _____
Phone Number _____ Fax Number _____
E-mail Address _____

We, the undersigned property owners of

404 S. Pine Tomball, TX 77375

(name of subdivision, lot, and block number)

do hereby request that the City of Tomball release and vacate the said Right-of-Way as further described in the attached Boundary Survey.

Adjacent Property Owners Signatures

(please include your name, mailing address, HCAD number of your property, and signature)

1. Sal and Kristi Sberna ^{504 clayton 77375} 281-466-7867
2. # 035-264-035-0025 signature - Kristi Sberna
3. 503 Percival, CK Burchfield 035-264-035-0045
4. 501 Percival, Susan Brown 0122-291-000-0001
5. Charles K. Burchfield
6. _____
7. _____
8. _____
9. _____
10. _____

Certification

I, Kristi Sberna, being one of the above named persons, do hereby certify that the above named persons include all abutting property owners of the property being vacated and released.

Please list the reasons for the request and how this request will benefit the public:

Take over abandoned lot of city

(Signature)

(Printed Name)

Scott Moore Jr

404 S Pine Street
Tomball, TX 77375
713.299.1552
scott@tejaschocolate.com

May 27, 2021

CK Birchfield
503 Percival Street
Tomball, TX 77375

Dear Ken,

I wanted to let you know that we've all but completed the alley abandonment project with the city of Tomball. We have received the required non objection letters from Center Point, AT&T, and Comcast. The city of Tomball is requiring your sign off on the whole 15' alley becoming a part of our lot, and that you do not want the 7.5' of alley width. The fence location stays the same as the whole 15' of alley has been on our side of the fence for as long as that fence has been there. We do plan on replacing the fence, at our expense, with a new one soon in the exact same location as it stands now. Please just sign the bottom of the letter to acknowledge that you understand the whole 15' of old abandoned alley space will be a part of our lot from now on.

Sincerely yours,

Scott Moore Jr

CK Birchfield

 6/2/2021

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Adopt, on First Reading, Ordinance No. 2021-32, an Ordinance of the City of Tomball, Texas, finding and determining that public convenience and necessity no longer require the continued existence of an unimproved right-of-way between South Chestnut Street and South Howard Street, all situated in Block 80 of Revised Map of Tomball, Harris County, Texas, and as recorded in Volume 4, Page 25 of the Harris County Map Records; vacating, abandoning, and closing said unimproved right-of-way; authorizing the Mayor to execute and the City Secretary to attest, respectively, a Quitclaim Deed conveying said unimproved right-of-way to Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee; providing for severability; and containing other provisions relating to the subject.

Background:

The adjoining landowners reached out to the City of Tomball to request abandonment of a portion of the 13.5' and 20' unimproved rights-of-way that abuts their property. As part of the landowner's request the property owners that abut the same right-of-way have submitted letters of no objection to the abandonment. An existing City of Tomball wastewater main and gas main exist within the unimproved right-of-way and a general 13.5' wide utility easement will be dedicated to the public prior to the abandonment, if approved.

Origination: Grevis Properties, LLC

Recommendation:

Approval

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	Kim Chandler	9/1/2021	Approved by	
	Community Development Coordinator	Date	City Manager	Date

ORDINANCE NO. 2021-32

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF AN UNIMPROVED RIGHT-OF-WAY BETWEEN SOUTH CHESTNUT STREET AND SOUTH HOWARD STREET, ALL SITUATED IN BLOCK 80 OF REVISED MAP OF TOMBALL, HARRIS COUNTY, TEXAS, AND AS RECORDED IN VOLUME 4, PAGE 25 OF THE HARRIS COUNTY MAP RECORDS; VACATING, ABANDONING, AND CLOSING SAID UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, A QUITCLAIM DEED CONVEYING SAID UNIMPROVED RIGHT-OF-WAY TO GREVIS PROPERTIES, LLC, KEVIN AND MADONNA EDMOND AND HENRY ALLEE; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas finds that public convenience and necessity no longer require the continued existence of the roadway and street right-of-way described below and that it should be vacated, abandoned, and closed for the reason that the same is no longer needed by the City; now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council of the City of Tomball, Texas, hereby finds and determines that public convenience and necessity no longer require the continued existence of that portion of the roadway right-of-way described in Section 3 hereof.

Section 3. The roadway and street right-of-way, more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes, located within the City of Tomball, Harris County, Texas, is hereby vacated, abandoned, and closed.

Section 4. The Mayor and City Secretary are hereby authorized to execute and attest, respectively, a quitclaim deed, conveying the hereinabove described abandoned roadway and street right-of-way to Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee in consideration for the payment to the City of fair market value therefor.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 7TH DAY OF
SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A MEETING OF
THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF
SEPTEMBER 2021.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

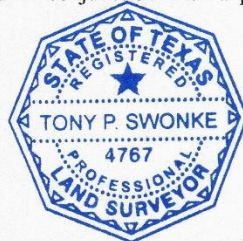
Exhibit "A"

METES & BOUNDS

Being a 0.1544 acre (6725 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, consisting of the two City of Tomball alleys in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, **SAVE & EXCEPT** those certain two 337.5 square-foot tracts of land adjacent to Lots 25-26 and Lots 35-36 (hereafter called "cut-out one" and "cut-out two, respectively). Said 0.1544 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract; **THENCE** North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, a distance of 100.00 feet to a 5/8 inch iron rod found marking the Southwest corner of said Lot 25, the Southeast corner of Lot 24, and the Northwest corner of said cut-out one; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out one; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southeast corner of said cut-out one; **THENCE** North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to a 5/8 inch iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of said cut-out one; **THENCE** North 64°29'00" East, with the North line of the alley, a distance of 200.00 feet to an iron rod found marking the Southeast corner of Lot 34, the Southwest corner of said Lot 35, and the Northwest corner of said cut-out two; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out two; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of cut-out two, and the Northeast corner of the subject tract; **THENCE** South 25°31'00" East, with the West line of Howard Street, a distance of 6.75 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the upper Southeast corner of the subject tract; **THENCE** South 64°29'00" West, departing the West line of Howard Street, and with the South line of a 13.5-foot-wide alley, a distance of 190.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 13.5-foot-wide alley, and the East line of a 20-foot-wide alley, and marking the Northwest corner of said Lot 16, and an interior corner of the subject tract; **THENCE** South 25°31'00" East, with the East line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying in the North line of Green Street (60 foot R-O-W), and marking the Southwest corner of Lot 13 in said Block 80, and the lower Southeast corner of the subject tract; **THENCE** South 64°29'00" West, with the North line of Green Street, a distance of 20.00 feet to a 5/8 inch iron rod found marking the Southeast corner of Lot 17 in said Block 80, and the lower Southwest corner of the subject tract; **THENCE** North 25°31'00" West, departing the North line of Green Street, and with the West line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 20-foot-wide alley and the said 13.5-foot-wide alley, and marking the Northeast corner of Lot 20 in said Block 80, and an interior corner of the subject tract; **THENCE** South 64°29'00" West, a distance of 190.00 feet to an iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of said Lot 20, and the upper Southwest corner of the subject tract; **THENCE** North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1544 acres of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



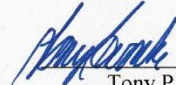
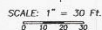

Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit “A”

A plot of a 0.1544 acre (6725 Sq. Ft.) tract of land
in the William Hurd Survey, Abstract No. 371, in Harris County, Texas,
and consisting of the two City of Tomball alleys in Block 80 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof
recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.

SAVE & EXCEPT

those certain two 337.5 square foot tracts of land being adjacent to
Lots 25-26 and Lots 35-36 ("CUT-OUT ONE" & "CUT-OUT TWO").



NOTE: *Moles & Bounds* have also been submitted in conjunction with this plot.

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

Signed, stamped and dated this 16th day of AUGUST, 2021.



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

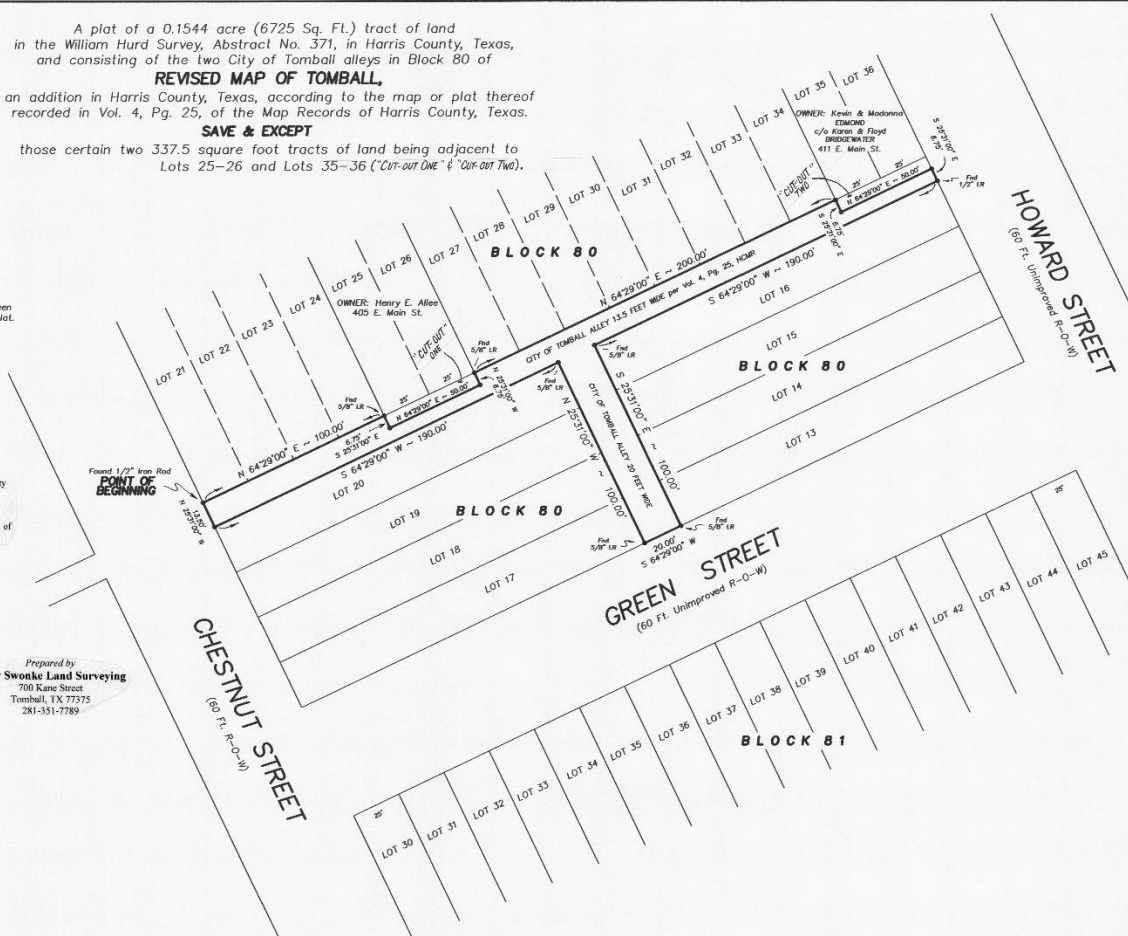


Exhibit "A"

METES & BOUNDS (Adjacent to 405 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the North line of the said alley and marking the Southwest corner of Lot 25 and the Southeast corner of Lot 24 in said Block 80, and marking the Northwest corner of the subject tract;

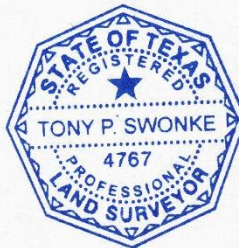
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 25 and the Southwest corner of Lot 26, and continuing a total distance of 50.00 feet to an iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



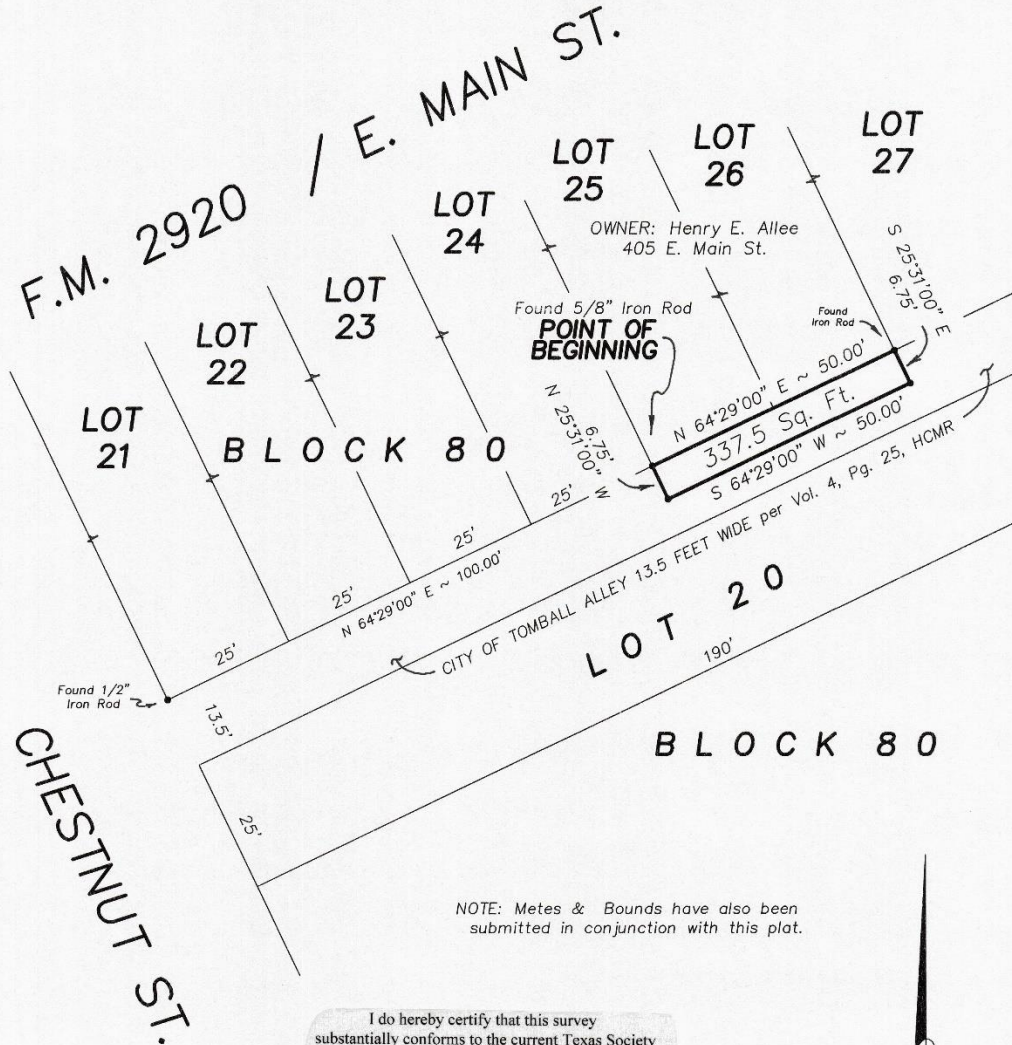
Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "A"

A plat of a 6.75 foot by 50 foot strip of land containing 337.5 square feet, out of and a part of that certain 13.5-foot-wide alley in Block 80 of

REVISED MAP OF TOMBALL,

an addition in Harris County, Texas, according to the map or plat thereof recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.



NOTE: Metes & Bounds have also been submitted in conjunction with this plat.

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
Signed, stamped and dated this 16TH day of AUGUST, 2021.



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

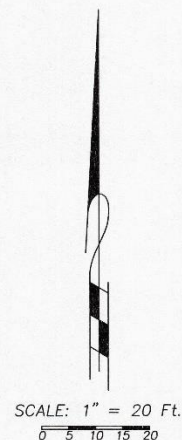


Exhibit "A"

METES & BOUNDS (Adjacent to 411 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), in the North line of the said alley, and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

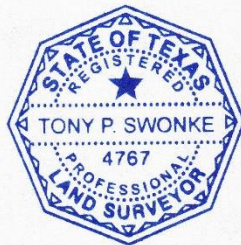
THENCE South 25°31'00" East, departing the North line of the said alley and with the West line of Howard Street, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to an iron rod found marking the Southwest corner of Lot 35, the Southeast corner of Lot 34, and the Northwest corner of the subject tract;

THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 35 and the Southwest corner of said Lot 36, and continuing a total distance of 50.00 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



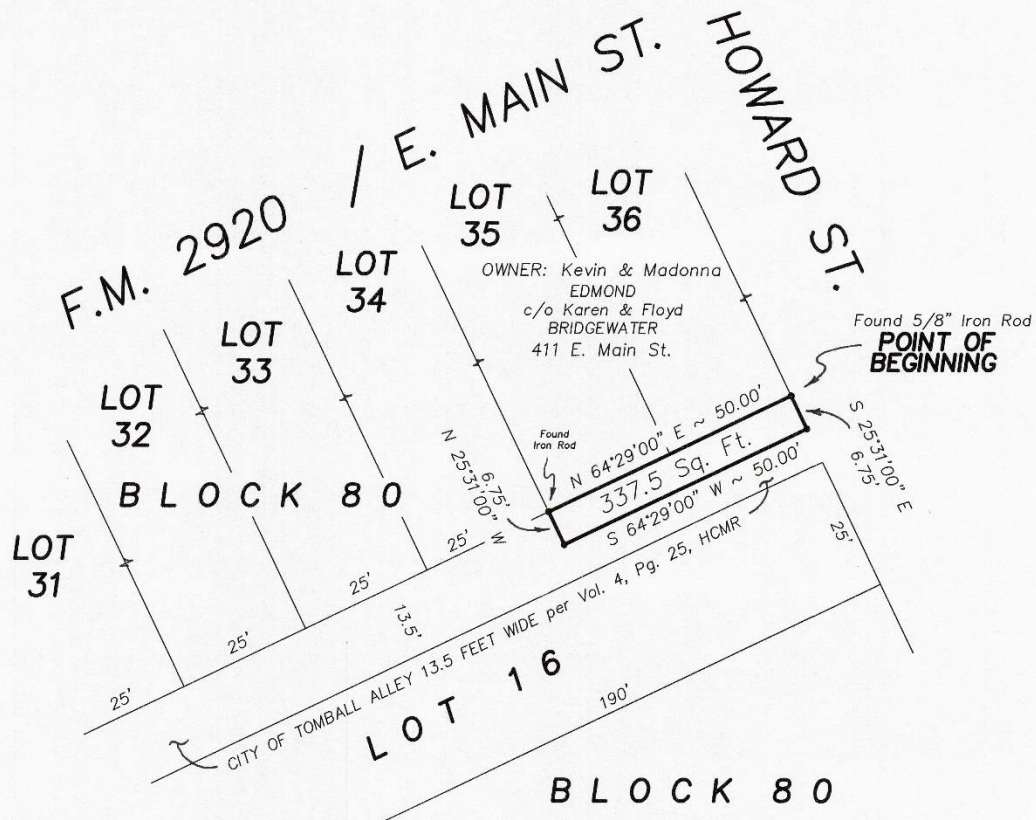
Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "A"

A plat of a 6.75 foot by 50 foot strip of land
containing 337.5 square feet, out of and a part of
that certain 13.5-foot-wide alley in Block 80 of

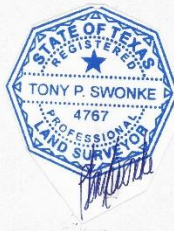
REVISED MAP OF TOMBALL,

an addition in Harris County, Texas, according to the map or plat thereof
recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.



NOTE: Metes & Bounds have also been
submitted in conjunction with this plat.

I do hereby certify that this survey
substantially conforms to the current Texas Society
of Professional Surveyors Standards and
Specifications for a Category 1A Condition II
Survey.
Signed, stamped and dated this 16TH day of
AUGUST, 2021.



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

SCALE: 1" = 20 Ft.
0 5 10 15 20

Exhibit "A"

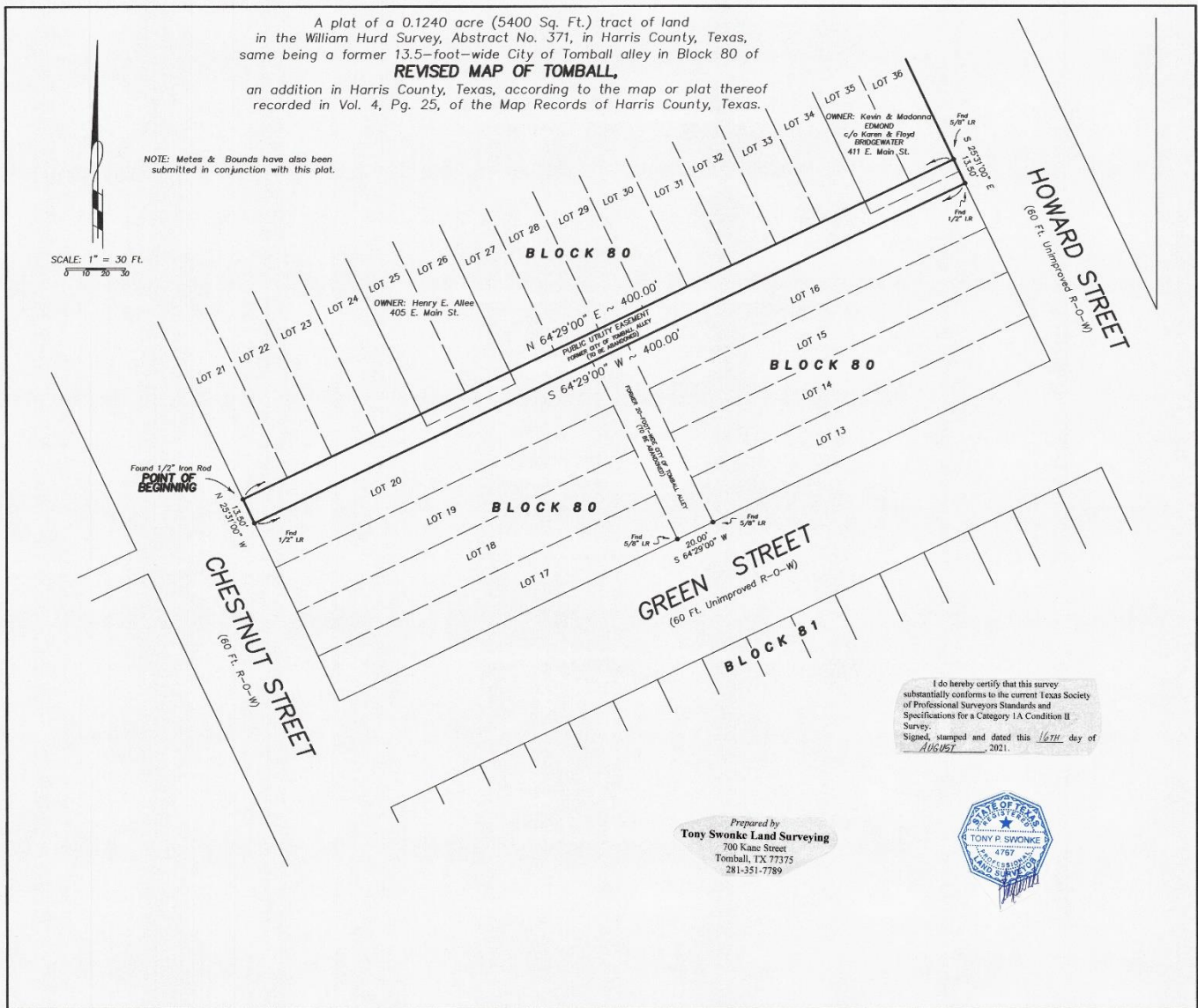


Exhibit "A"

Metes & Bounds (13.5-Foot-Wide Public Utility Easement)

Being a 0.1240 acre (5400 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, and being a former City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 0.1240 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said former alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract;

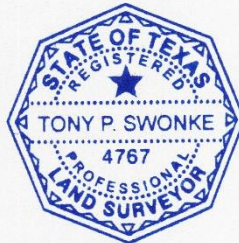
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), departing the East line of Chestnut Street and with the North line of the said former alley, a distance of 400.00 feet to a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, with the West line of Howard Street, a distance of 13.50 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the South line of the said former alley, a distance of 400.00 feet to a 1/2 inch iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of Lot 20 in said Block 80, and the Southwest corner of the subject tract;

THENCE North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1240 acres of land.

NOTE #1: These metes & bounds are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "B"

QUITCLAIM DEED

Date: _____

Grantor: **City of Tomball, Texas**

Grantor's Address (including County): 401 Market Street, Tomball, TX 77375
Harris County, Texas

Grantee: **Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee**

Grantee's Address (including County): 407 East Main
Harris County, Texas.

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property Description:

A certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,125 square foot tract of land being more particularly described by metes and bounds in **Exhibit "A"**, attached herewith and incorporated herein.

For the consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors and assigns forever. Neither Grantor nor Grantor's successors or assigns shall have, claim, or demand any right or title to the property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this the _____ day of _____ 2021.

GRANTOR:

City of Tomball, Texas

Gretchen Fagan, Mayor

Attest:

Doris Speer, City Secretary
(SEAL)

Exhibit "B"

Quitclaim Deed

City of Tomball to Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee

Page 2

ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this ____ day of _____ 2021, by Gretchen Fagan, Mayor of City of Tomball, Texas, on behalf of said entity.

Notary Public In and For the State of Texas

My Commission Expires: _____

After Recording, Please Return To:

City of Tomball, Texas
Attn: City Secretary
401 Market Street
Tomball, Texas 77375

Exhibit "C"

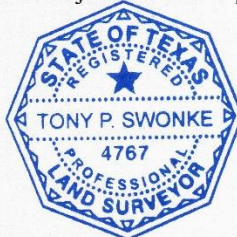
Exhibit "A" Metes and Bounds

METES & BOUNDS

Being a 0.1544 acre (6725 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, consisting of the two City of Tomball alleys in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, **SAVE & EXCEPT** those certain two 337.5 square-foot tracts of land adjacent to Lots 25-26 and Lots 35-36 (hereafter called "cut-out one" and "cut-out two, respectively). Said 0.1544 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract; **THENCE** North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, a distance of 100.00 feet to a 5/8 inch iron rod found marking the Southwest corner of said Lot 25, the Southeast corner of Lot 24, and the Northwest corner of said cut-out one; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out one; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southeast corner of said cut-out one; **THENCE** North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to a 5/8 inch iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of said cut-out one; **THENCE** North 64°29'00" East, with the North line of the alley, a distance of 200.00 feet to an iron rod found marking the Southeast corner of Lot 34, the Southwest corner of said Lot 35, and the Northwest corner of said cut-out two; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out two; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of cut-out two, and the Northeast corner of the subject tract; **THENCE** South 25°31'00" East, with the West line of Howard Street, a distance of 6.75 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the upper Southeast corner of the subject tract; **THENCE** South 64°29'00" West, departing the West line of Howard Street, and with the South line of a 13.5-foot-wide alley, a distance of 190.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 13.5-foot-wide alley, and the East line of a 20-foot-wide alley, and marking the Northwest corner of said Lot 16, and an interior corner of the subject tract; **THENCE** South 25°31'00" East, with the East line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying in the North line of Green Street (60 foot R-O-W), and marking the Southwest corner of Lot 13 in said Block 80, and the lower Southeast corner of the subject tract; **THENCE** South 64°29'00" West, with the North line of Green Street, a distance of 20.00 feet to a 5/8 inch iron rod found marking the Southeast corner of Lot 17 in said Block 80, and the lower Southwest corner of the subject tract; **THENCE** North 25°31'00" West, departing the North line of Green Street, and with the West line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 20-foot-wide alley and the said 13.5-foot-wide alley, and marking the Northeast corner of Lot 20 in said Block 80, and an interior corner of the subject tract; **THENCE** South 64°29'00" West, a distance of 190.00 feet to an iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of said Lot 20, and the upper Southwest corner of the subject tract; **THENCE** North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1544 acres of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



A handwritten signature in blue ink, appearing to read "Tony Swonke", written over a horizontal line.

Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "C"

Exhibit "A" Metes and Bounds

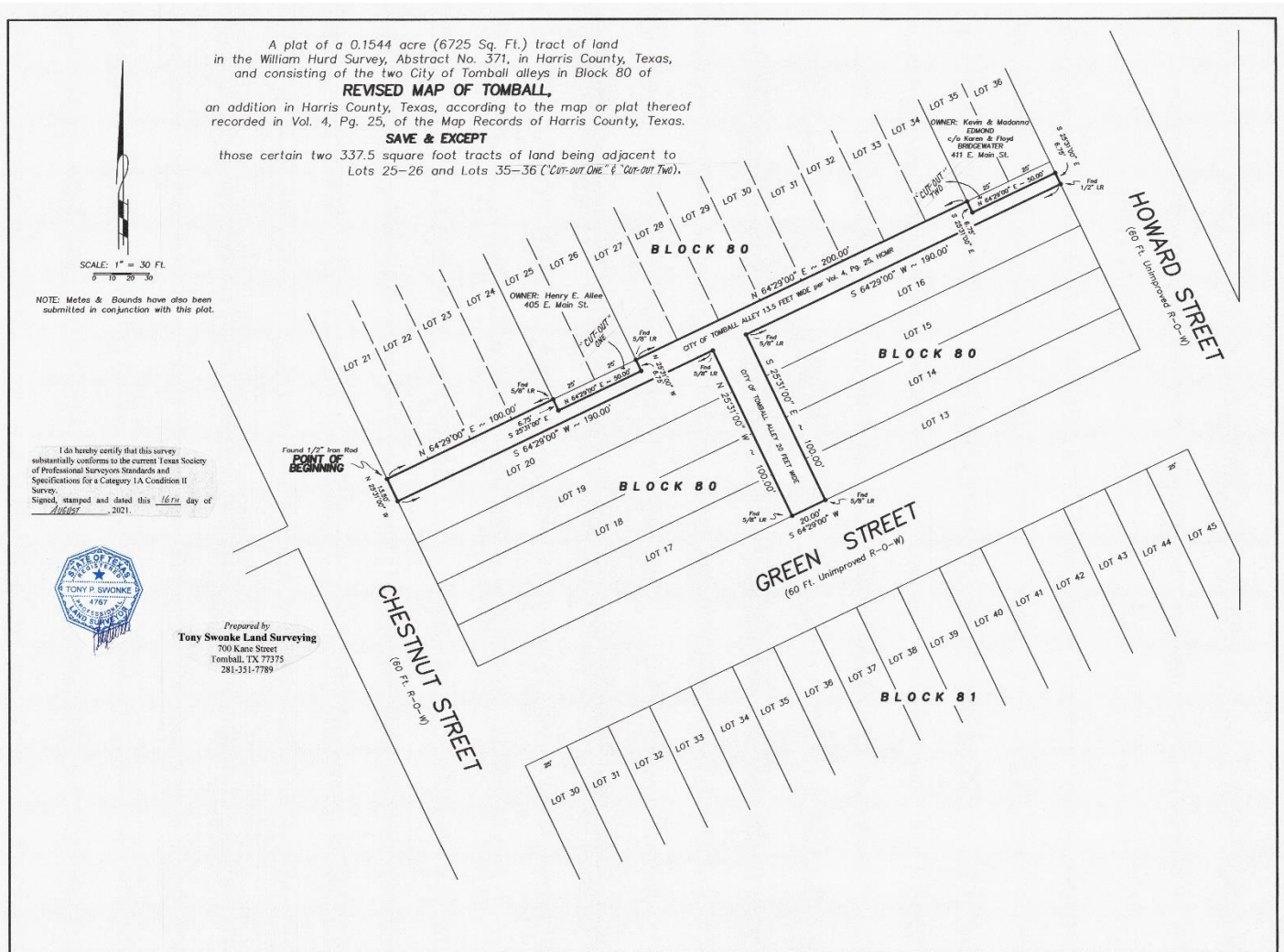


Exhibit "C"

Exhibit "A" Metes and Bounds

METES & BOUNDS (Adjacent to 405 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the North line of the said alley and marking the Southwest corner of Lot 25 and the Southeast corner of Lot 24 in said Block 80, and marking the Northwest corner of the subject tract;

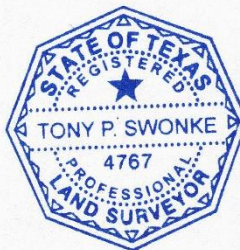
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 25 and the Southwest corner of Lot 26, and continuing a total distance of 50.00 feet to an iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.

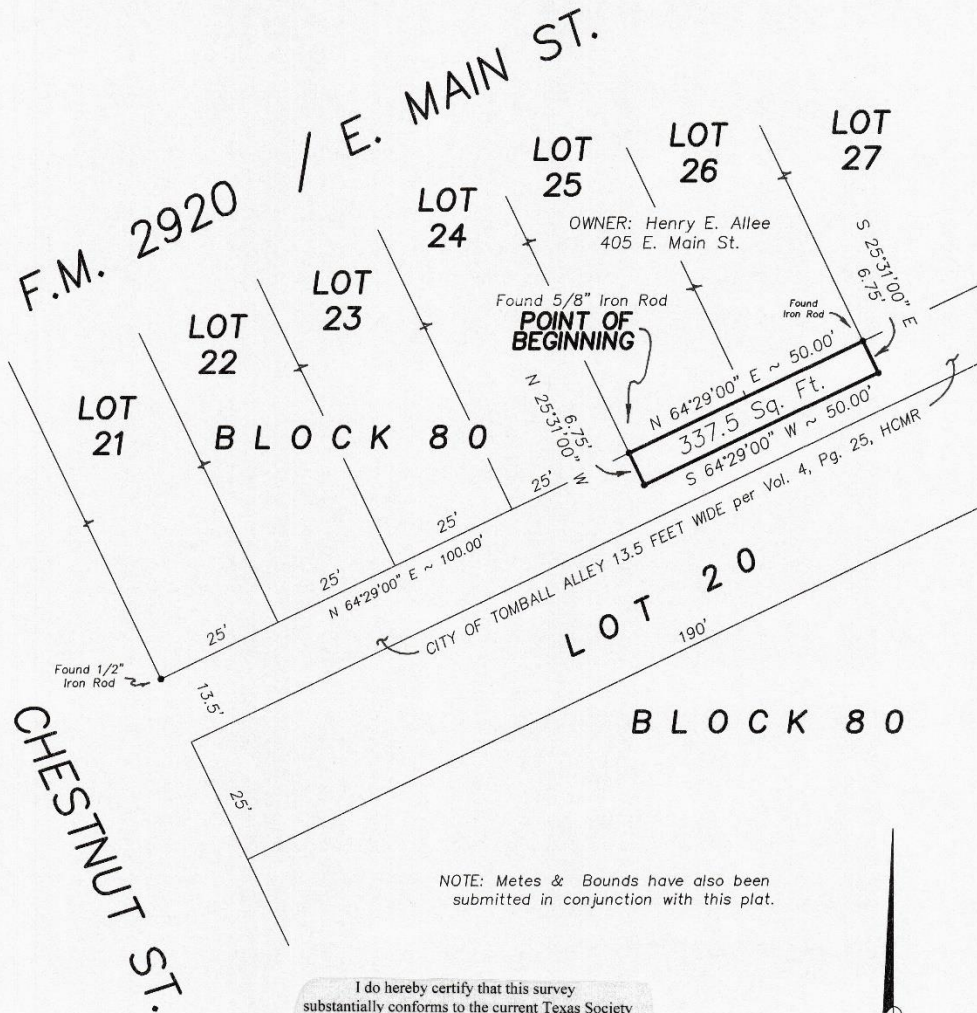


Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "C"

Exhibit "A" Metes and Bounds

A plat of a 6.75 foot by 50 foot strip of land containing 337.5 square feet, out of and a part of that certain 13.5-foot-wide alley in Block 80 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.



NOTE: Metes & Bounds have also been submitted in conjunction with this plat.

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
Signed, stamped and dated this 16TH day of AUGUST, 2021.



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

SCALE: 1" = 20 Ft.
0 5 10 15 20

Exhibit "C"

Exhibit "A" Metes and Bounds

METES & BOUNDS (Adjacent to 411 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), in the North line of the said alley, and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

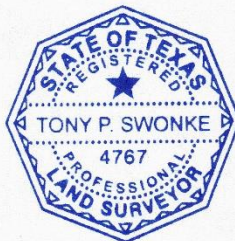
THENCE South 25°31'00" East, departing the North line of the said alley and with the West line of Howard Street, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to an iron rod found marking the Southwest corner of Lot 35, the Southeast corner of Lot 34, and the Northwest corner of the subject tract;

THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 35 and the Southwest corner of said Lot 36, and continuing a total distance of 50.00 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



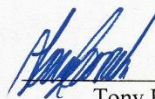

Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "C"

Exhibit "A" Metes and Bounds

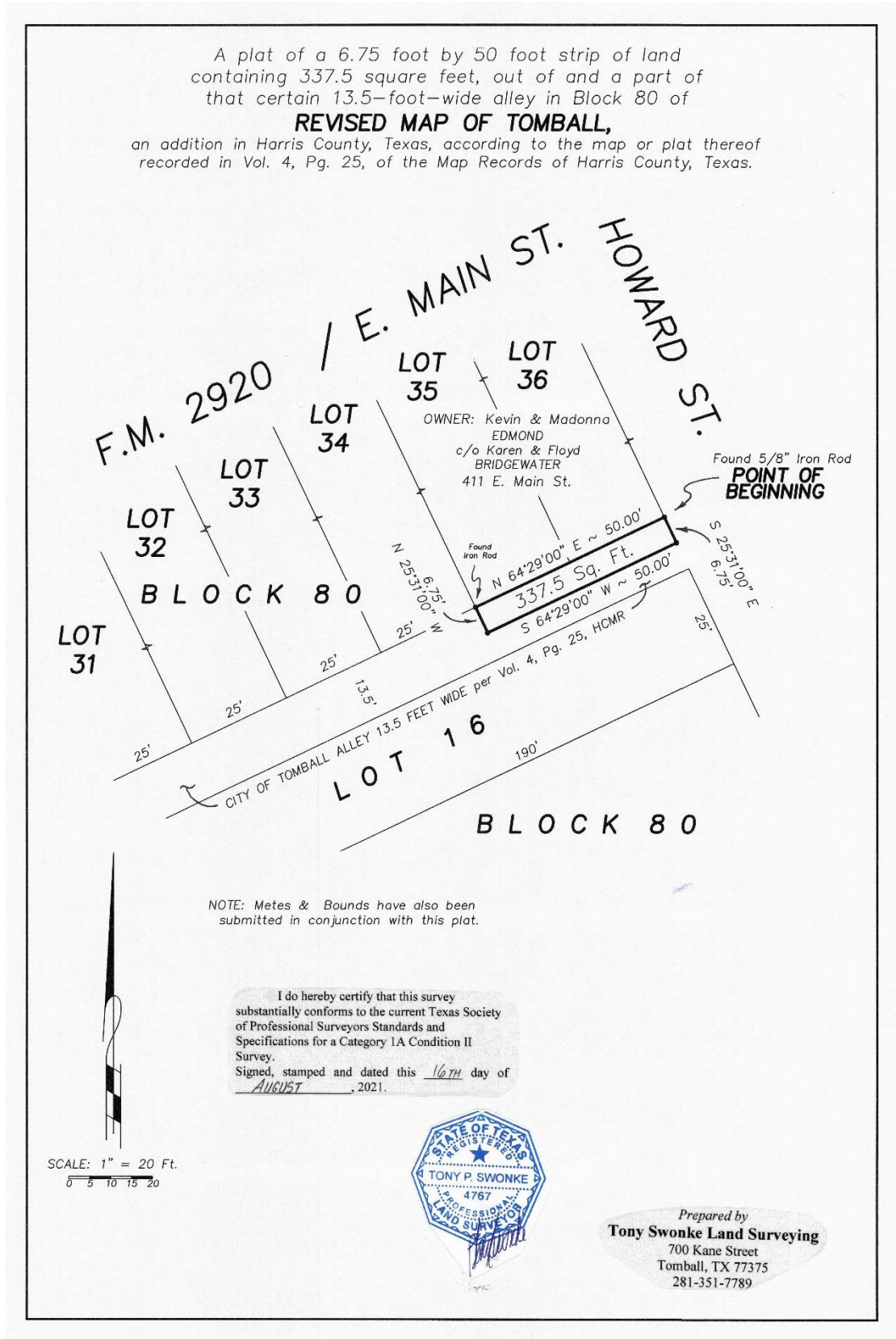


Exhibit "C"

Exhibit "A" Metes and Bounds

Metes & Bounds (13.5-Foot-Wide Public Utility Easement)

Being a 0.1240 acre (5400 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, and being a former City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 0.1240 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said former alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract;

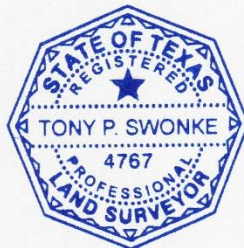
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), departing the East line of Chestnut Street and with the North line of the said former alley, a distance of 400.00 feet to a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, with the West line of Howard Street, a distance of 13.50 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the South line of the said former alley, a distance of 400.00 feet to a 1/2 inch iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of Lot 20 in said Block 80, and the Southwest corner of the subject tract;

THENCE North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1240 acres of land.

NOTE #1: These metes & bounds are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



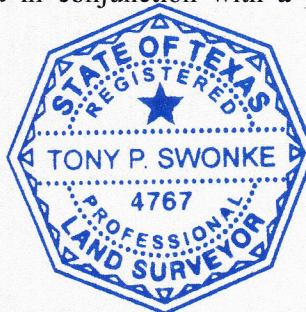

Tony P. Swonke
RPLS No. 4767
August 16, 2021

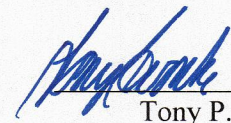
METES & BOUNDS

Being a 0.1544 acre (6725 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, consisting of the two City of Tomball alleys in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, **SAVE & EXCEPT** those certain two 337.5 square-foot tracts of land adjacent to Lots 25-26 and Lots 35-36 (hereafter called "cut-out one" and "cut-out two, respectively). Said 0.1544 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract; **THENCE** North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, a distance of 100.00 feet to a 5/8 inch iron rod found marking the Southwest corner of said Lot 25, the Southeast corner of Lot 24, and the Northwest corner of said cut-out one; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out one; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southeast corner of said cut-out one; **THENCE** North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to a 5/8 inch iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of said cut-out one; **THENCE** North 64°29'00" East, with the North line of the alley, a distance of 200.00 feet to an iron rod found marking the Southeast corner of Lot 34, the Southwest corner of said Lot 35, and the Northwest corner of said cut-out two; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out two; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of cut-out two, and the Northeast corner of the subject tract; **THENCE** South 25°31'00" East, with the West line of Howard Street, a distance of 6.75 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the upper Southeast corner of the subject tract; **THENCE** South 64°29'00" West, departing the West line of Howard Street, and with the South line of a 13.5-foot-wide alley, a distance of 190.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 13.5-foot-wide alley, and the East line of a 20-foot-wide alley, and marking the Northwest corner of said Lot 16, and an interior corner of the subject tract; **THENCE** South 25°31'00" East, with the East line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying in the North line of Green Street (60 foot R-O-W), and marking the Southwest corner of Lot 13 in said Block 80, and the lower Southeast corner of the subject tract; **THENCE** South 64°29'00" West, with the North line of Green Street, a distance of 20.00 feet to a 5/8 inch iron rod found marking the Southeast corner of Lot 17 in said Block 80, and the lower Southwest corner of the subject tract; **THENCE** North 25°31'00" West, departing the North line of Green Street, and with the West line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 20-foot-wide alley and the said 13.5-foot-wide alley, and marking the Northeast corner of Lot 20 in said Block 80, and an interior corner of the subject tract; **THENCE** South 64°29'00" West, a distance of 190.00 feet to an iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of said Lot 20, and the upper Southwest corner of the subject tract; **THENCE** North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1544 acres of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.




Tony P. Swonke
RPLS No. 4767
August 16, 2021

A plat of a 0.1544 acre (6725 Sq. Ft.) tract of land
in the William Hurd Survey, Abstract No. 371, in Harris County, Texas,
and consisting of the two City of Tomball alleys in Block 80 of

REVISED MAP OF TOMBALL,

an addition in Harris County, Texas, according to the map or plat thereof
recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.

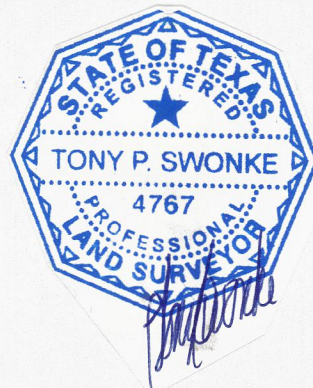
SAVE & EXCEPT

those certain two 337.5 square foot tracts of land being adjacent to
Lots 25-26 and Lots 35-36 ("CUT-OUT ONE" & "CUT-OUT TWO").

SCALE: 1" = 30 Ft.
0 10 20 30

NOTE: Metes & Bounds have also been
submitted in conjunction with this plat.

I do hereby certify that this survey
substantially conforms to the current Texas Society
of Professional Surveyors Standards and
Specifications for a Category 1A Condition II
Survey.
Signed, stamped and dated this 16TH day of
AUGUST, 2021.



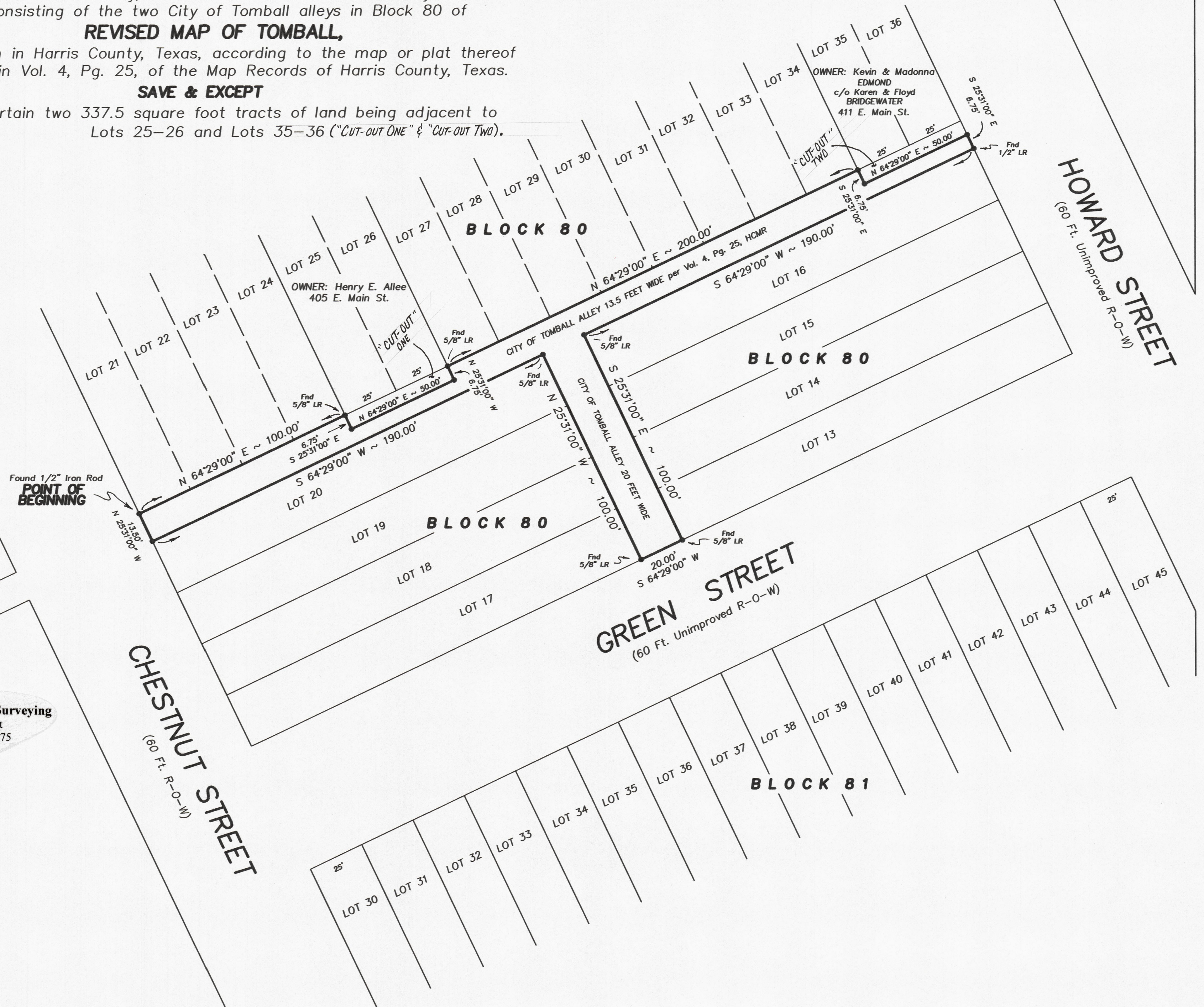
Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

Found 1/2" Iron Rod
**POINT OF
BEGINNING**

CHESTNUT STREET
(60 Ft. R-O-W)

GREEN STREET
(60 Ft. Unimproved R-O-W)

HOWARD STREET
(60 Ft. Unimproved R-O-W)



METES & BOUNDS
(Adjacent to 405 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the North line of the said alley and marking the Southwest corner of Lot 25 and the Southeast corner of Lot 24 in said Block 80, and marking the Northwest corner of the subject tract;

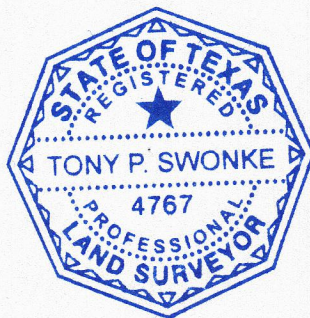
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 25 and the Southwest corner of Lot 26, and continuing a total distance of 50.00 feet to an iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



Tony P. Swonke
RPLS No. 4767
August 16, 2021

REVISED MAP OF TOMBALL.

F.M. 2920 / E. MAIN ST.

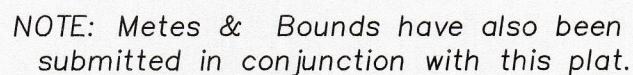
LOT 23

LOT 24

LOT 25

OWN

Found 5/8"



Page 347

METES & BOUNDS
(Adjacent to 411 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), in the North line of the said alley, and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

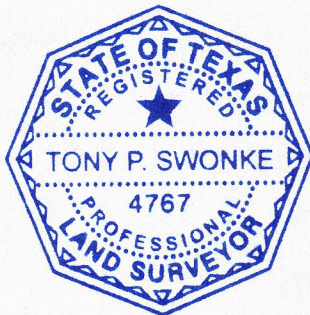
THENCE South 25°31'00" East, departing the North line of the said alley and with the West line of Howard Street, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to an iron rod found marking the Southwest corner of Lot 35, the Southeast corner of Lot 34, and the Northwest corner of the subject tract;

THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 35 and the Southwest corner of said Lot 36, and continuing a total distance of 50.00 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.

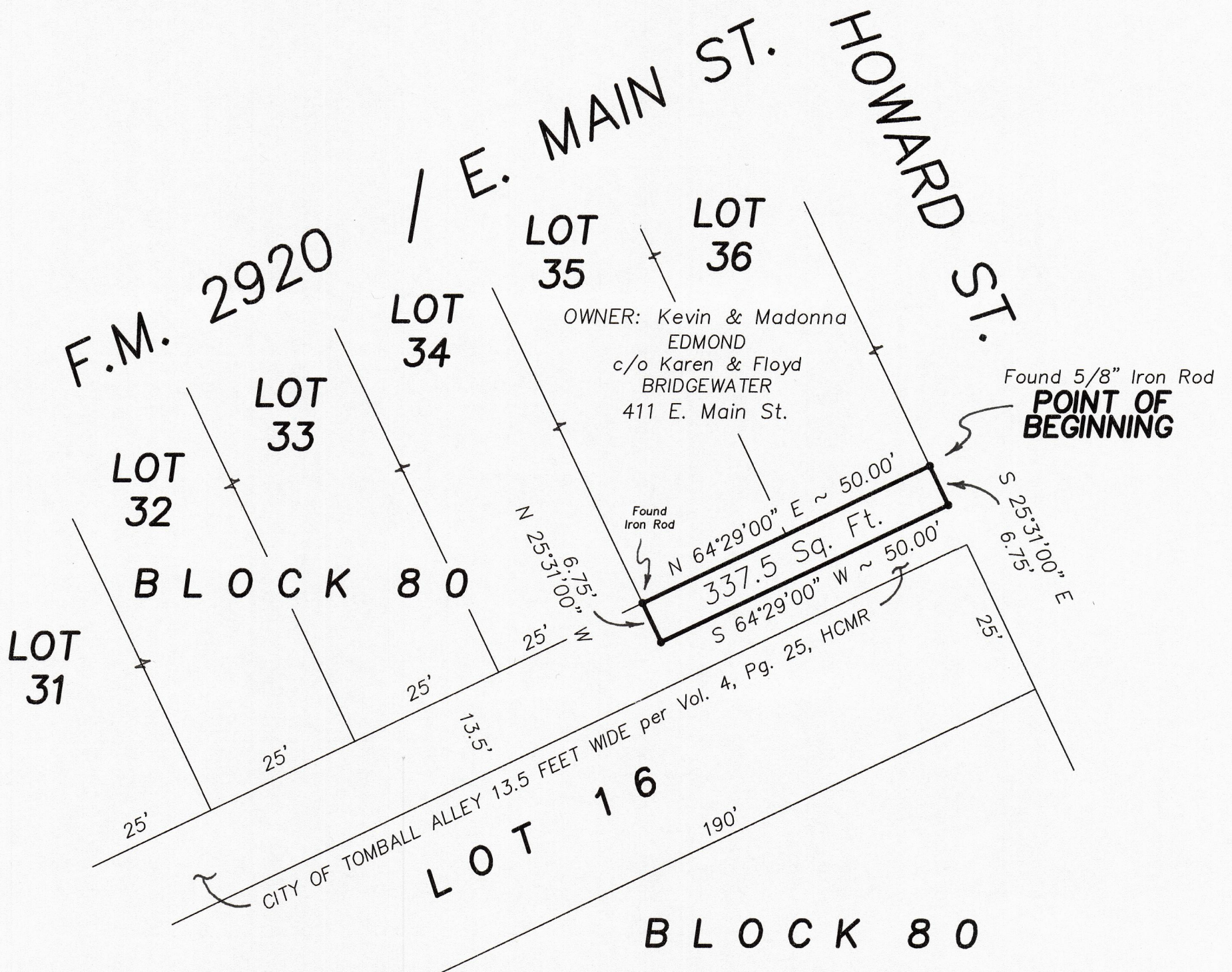


Tony P. Swonke
RPLS No. 4767
August 16, 2021

A plat of a 6.75 foot by 50 foot strip of land containing 337.5 square feet, out of and a part of that certain 13.5-foot-wide alley in Block 80 of

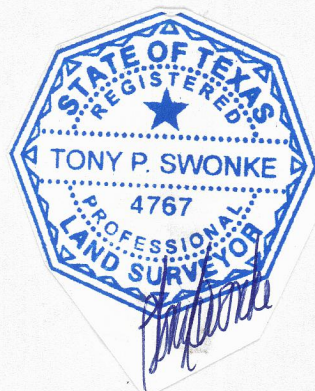
REVISED MAP OF TOMBALL,

an addition in Harris County, Texas, according to the map or plat thereof recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.



NOTE: Metes & Bounds have also been submitted in conjunction with this plat.

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
Signed, stamped and dated this 16TH day of AUGUST, 2021.



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

SCALE: 1" = 20 Ft.
0 5 10 15 20

A plat of a 0.1240 acre (5400 Sq. Ft.) tract of land
in the William Hurd Survey, Abstract No. 371, in Harris County, Texas,
same being a former 13.5-foot-wide City of Tomball alley in Block 80 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof
recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.

NOTE: Metes & Bounds have also been
submitted in conjunction with this plat.

SCALE: 1" = 30 Ft.
0 10 20 30

Found 1/2" Iron Rod
POINT OF
BEGINNING

CHESTNUT STREET
(60 Ft. R-O-W)

OWNER: Henry E. Allee
405 E. Main St.

BLOCK 80

N 64°29'00" E ~ 400.00'
PUBLIC UTILITY EASEMENT
FORMER CITY OF TOMBALL ALLEY
(TO BE ABANDONED)
S 64°29'00" W ~ 400.00'

FORMER 20-FOOT-WIDE CITY OF TOMBALL ALLEY
(TO BE ABANDONED)

GREEN STREET
(60 Ft. Unimproved R-O-W)

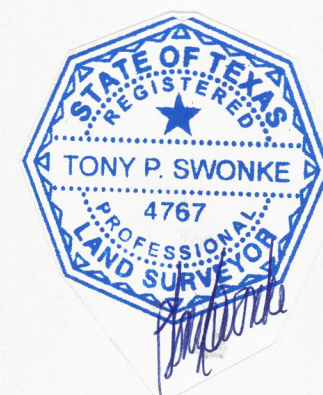
BLOCK 81

OWNER: Kevin & Madonna
EDMOND
c/o Karen & Floyd
BRIDGEWATER
411 E. Main St.

HOWARD STREET
(60 Ft. Unimproved R-O-W)

I do hereby certify that this survey
substantially conforms to the current Texas Society
of Professional Surveyors Standards and
Specifications for a Category 1A Condition II
Survey.
Signed, stamped and dated this 16TH day of
AUGUST, 2021.

Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789



Metes & Bounds
(13.5-Foot-Wide Public Utility Easement)

Being a 0.1240 acre (5400 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, and being a former City of Tomball alley in Block 80 of **REVISED MAP OF TOMBALL**, an addition in Harris County, Texas, according to the map or plat thereof recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas, said 0.1240 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said former alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract;

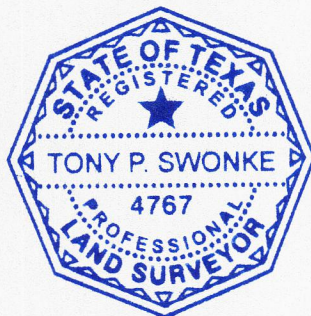
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), departing the East line of Chestnut Street and with the North line of the said former alley, a distance of 400.00 feet to a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, with the West line of Howard Street, a distance of 13.50 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the South line of the said former alley, a distance of 400.00 feet to a 1/2 inch iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of Lot 20 in said Block 80, and the Southwest corner of the subject tract;

THENCE North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1240 acres of land.

NOTE #1: These metes & bounds are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



Tony P. Swonke
RPLS No. 4767
August 16, 2021

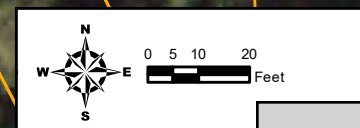


E MAIN ST

S HOWARD ST

S CHESTNUT ST

GREEN ST





CITY OF TOMBALL

RIGHT-OF-WAY ABANDONMENT REQUEST APPLICATION

Please provide the following information & return your submittal to the City Manager's Office,
401 Market St., Tomball, Texas 77375.

Minimum Submittal Requirements

- ☒ \$300 application fee;
- ☒ Detailed description of entire limits or extent of the ROW and the limits to be abandoned, if different;
- n/a* ☐ Five (5) copies of the Boundary Survey and metes & bounds description of the ROW to be abandoned;
- ☐ Electronic File (PDF) of Boundary Survey and metes & bounds description of the ROW to be abandoned;
- n/a* ☐ Copy of letters to utility providers, drainage districts, and/or other interested agencies stating they have been notified of the requested ROW abandonment;
- ☒ Letter of "No Objection" from each of the concerned entities; and
- ☒ Completed and signed application form.

Applicant Information

Name GREVIS Properties

Mailing Address 407 E Main

City Tomball State TX Zip Code 77375

Phone Number 281-330-4538 Fax Number 281-357-4380

E-mail Address gretchen@gretcheninsure.com

Agent or Engineer Information

Name n/a

Mailing Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

E-mail Address _____

We, the undersigned property owners of
Block 80 Revised Map of Tomball

(name of subdivision, lot, and block number)

do hereby request that the City of Tomball release and vacate the said Right-of-Way as further described in the attached Boundary Survey.

Adjacent Property Owners Signatures

(please include your name, mailing address, HCAD number of your property, and signature)

1. **11. Henry Allee, 405 E Main 0352750800025**

Henry E Allee

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

Certification

I, **Gretchen Fagan**

, being one of the above named persons, do hereby certify that the above named persons include all abutting property owners of the property being vacated and released.

Please list the reasons for the request and how this request will benefit the public:

We own property around this and City will no longer have to maintain this alley.

(Signature)

Gretchen Fagan

(Printed Name)

Gretchen Fagan

401 Market Street
401 Market Street
Tomball, TX 77375
(281) 351-5484

DATE : 7/23/2021 3:50 PM
OPER : ML
TKBY : ML
TERM : 5
REC# : R01272566

5.5510 RIGHT OF WAY ABANDON 300.00
GREVIS Properties 407 E Main 300.00

Paid By:GREVIS Properties 407 E Main
2-CK 300.00 REF:w 2526

APPLIED 300.00
TENDERED 300.00

CHANGE 0.00

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Resolution No. 2021-28, a Resolution of the City of Tomball, Texas, Adopting and Ratifying the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy"

Background:

Administrative Policy No. 13 – Investment Policy identifies those types of investments into which the City may place its funds. The City's policy is required by the Texas Public Funds Investment Act (PFIA).

An additional provision of the PFIA requires that the governing body review and adopt the policy by resolution. There are no recommended changes to the current policy other than in the approved broker list. FTN (First Tennessee) Financial is now FHN (First Horizon) Financial. No other changes are recommended at this time.

Origination: Glenn Windsor, Finance Director

Recommendation: Approve Resolution No. 2021-28

Party(ies) responsible for placing this item on agenda: Glenn Windsor, Finance Director

Signed	<u>Doris Speer</u>	<u>8-31-2021</u>	Approved by	<u></u>
	Staff Member	Date		Acting City Manager
				Date

RESOLUTION NO. 2021-28

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS, ADOPTING
THE CITY OF TOMBALL'S INVESTMENT POLICY, AS SET OUT IN
CITY OF TOMBALL ADMINISTRATIVE POLICY NO. 13, ENTITLED
"INVESTMENT POLICY".**

* * * * *

WHEREAS, Texas Government Code, Section 2256.005(a), states that "the governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control"; and

WHEREAS, the governing body of an investing entity shall review its investment policy and investment strategies not less than annually, adopting a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The City Council has reviewed the investment policy and now desires to reaffirm and re-adopt said investment policy, as set forth in City of Tomball Administrative Policy No. 13, entitled "Investment Policy", a copy of which is attached hereto and made a part hereof as Exhibit "A".

Section 2. All resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 3. In the event any clause phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect,

impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND RESOLVED this the 7th day of September 2021.

GRETCHEN FAGAN, Mayor
City of Tomball

ATTEST:

DORIS SPEER, City Secretary
City of Tomball

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 1 OF 8
	REVISED: September 7, 2021	APPROVED BY CITY MANAGER: September 7, 2021	
	SUPERSEDES: September 21, 2020	APPROVED BY CITY COUNCIL: September 7, 2021	

**CITY OF TOMBALL
INVESTMENT POLICY**

I. SCOPE OF POLICY

PURPOSE:

This policy is developed to be in accordance with the Public Funds Investment Act, Chapter 2256 and with the Public Funds Collateral Act, Chapter 2257 of the Texas Government Code, as amended. This investment policy applies to the investment activities of the City of Tomball. This policy serves to satisfy the statutory requirement to define and adopt a formal investment policy. The investment portfolio shall be designed and managed in a manner to be responsive to public trust and to be in compliance with legal requirements and limitations.

INVESTMENT FUNDS:

All financial assets of all funds of the City of Tomball, Texas, at the present time and any funds to be created in the future shall be administered in accordance with the provisions of this policy. For investment purposes, all funds of the City shall be combined in a common pool, except as provided by applicable federal or state statutes, City ordinance, or other law. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

II. PRIMARY OBJECTIVES

SAFETY OF PRINCIPAL:

The safety of the principal invested always remains the primary and foremost objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit risk, the risk of loss due to the failure of the security issuer or backer, and interest rate risk, the risk that the market value of securities in the portfolio will fall due to changes in general interest rates.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 2 OF 8
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LIQUIDITY:

The City's investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated. Liquidity shall be achieved by structuring the portfolio so that investments mature concurrent with forecasted cash flow requirements. Because all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets. A portion of the portfolio will also be placed in interest bearing accounts which offer same day liquidity for short-term funds.

DIVERSIFICATION:

Invested funds shall be diversified to minimize risk resulting from over-concentration of assets in a specific maturity, specific market sector, or specific instruments.

YIELD:

The City's cash management portfolio shall be designed with the objective of attaining reasonable market rates of return on investments, while remaining within the objective of safety and liquidity, throughout budgetary and economic cycles. The investment program shall seek to augment these returns consistent with risk limitations identified herein and prudent investment principles, also taking into account the risk constraints associated with the protection of capital.

MATURITY:

The investment maturity schedule shall correspond with the City's projected cash flow needs. Market risk shall be minimized by diversification of maturity dates. The City has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, securities may be sold before they mature should it be in the City's best interest. No City investments shall exceed a maturity of more than four years.

INVESTMENT MANAGEMENT:

All participants in the investment process shall seek to act responsibly as custodians of the public trust. They shall avoid any transactions that might impair public confidence in the City's ability to govern effectively. The system of internal controls will be reviewed annually with the independent auditor of the City. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the City.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 3 OF 8
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III. AUTHORIZED INVESTMENTS

Assets of funds of the government of the City of Tomball may be invested in:

- A. Obligations of the United States or its agencies and instrumentalities;
- B. Direct obligations of the State of Texas or its agencies and instrumentalities;
- C. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;
- D. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities;
- E. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;
- F. Certificates of Deposit issued by state or national banks with its main office or a branch in the State of Texas, a savings bank with its main office or a branch in the State of Texas, or a state or federal credit union with its main office or a branch in the State of Texas and are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor and are secured by the obligations named within this policy under items A through E above.
- G. Repurchase agreements which are fully collateralized, have a defined termination date, are secured by obligations of the United States or its agencies and instrumentalities; are purchased and pledged to the City of Tomball; are held in the City of Tomball's name; are deposited with third-party safekeeping of collateral at the time the investment is made; and are purchased through a primary government securities dealer or state or national bank doing business in the State of Texas evidenced by a fully executed Master Repurchase Agreement on file with the City. The repurchase agreement is a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations of the United States or its agencies and instrumentalities, at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 4 OF 8
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H. Commercial paper is an authorized investment if the commercial paper:

- a. Has a stated maturity of 270 days or fewer from the date of its issuance; and
- b. Is rated not less than A-1 or P-1 or an equivalent rating by at least:
 - i. Two nationally recognized credit rating agencies; or
 - ii. One nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by organized and existing under the laws of the United States or any state.

I. An eligible investment pool authorized by the governing body, which must furnish to the City an offering circular or other similar disclosure instrument that contains, at a minimum, the types of investments in which money is allowed to be invested; the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool; the maximum stated maturity date of any investment within the portfolio; the objectives of the pool; the size of the pool; the names of the members of the advisory board of the pool and the dates their terms expire; the custodian bank that will safe-keep the pool's assets; whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation; whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment; the name and address of the independent auditor of the pool; the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

To maintain eligibility to receive funds from and invest funds on behalf of the City of Tomball, an investment pool must furnish to the City investment transaction confirmations; and a monthly report that contains, at a minimum, the types and percentage breakdown of securities in which the pool is invested, the current average dollar-weighted maturity based on the stated maturity date of the pool, the current percentage of the pool's portfolio in investments that have stated maturities of more than one year, the book value versus the market value of the pool's portfolio, using amortized cost valuation, the size of the pool, the number of participants in the pool, the custodian bank that is safekeeping the assets of the pool, a listing of daily transaction activity of the entity participating in the pool, the yield and expense ratio of the pool, the portfolio managers of the pool and any changes or addenda to the offering circular.

Investment pool yield shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 5 OF 8
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To be eligible to receive funds from and invest funds on behalf of the City of Tomball, a public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a \$1 net asset value.

If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ration between 0.995 and 1.005.

A public funds investment pool must have an advisory board composed: equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created and managed by a state agency; or of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

To maintain eligibility to receive funds from and invest funds on behalf of the City of Tomball, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days.

Although allowed under State Law, Prime Domestic Bankers' Acceptances, and Money-market mutual funds are not considered suitable investments of the City of Tomball, and the City of Tomball will refrain from making such investments or allowing such instruments to be pledged to the City's deposits or serve as underlying collateral.

IV. RESPONSIBILITY AND CONTROL

DELEGATION OF AUTHORITY:

Management responsibility for the investment program is hereby delegated to the Finance Director, or in the absence of such, Assistant City Manager, or such other person specifically designated by the City Manager or Assistant City Manager. The Finance Director, or designated person by such, shall be responsible for all transactions, compliance with internal controls, and insuring that all safekeeping, custodial, and collateral duties are in compliance with this investment policy and other applicable laws and regulations.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 6 OF 8
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TRAINING REQUIREMENT:

The Finance Director, and any person designated by the Finance Director, City Manager, and/or Assistant City Manager to be responsible for the investment of City funds shall attend an independent and approved source of investment training session no less often than once every two fiscal years and shall receive not less than 10 hours of instruction relating to investment responsibilities under the state statutes. Any person newly designated to duties relating to the investment program shall be required to attend an independent and approved source of investment training session within 12 months of such designation. Training must include education in investment controls, security risks, strategy risks, market risks, diversification of the investment portfolio, and compliance with the Public Funds Investment Act under the Texas Government Code Chapter 2256.

QUARTERLY REPORTS:

The Finance Director, and the person or persons designated by such, shall submit quarterly an investment report that summarizes the investment portfolio for all funds to the City Council. The report shall describe in detail the investment position of the City on the date of the report; be prepared and signed by all investment officers of the City; contain a summary statement, prepared in compliance with generally accepted accounting principles; provide the beginning market value for the reporting period, the additions and changes to the market value during the period, the ending market value for the period, and fully accrued interest for the reporting period; state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested; state the maturity date of each separately invested asset that has a maturity date; state the account, fund or pooled group fund in City for which each individual investment was acquired; and state the compliance of the investment portfolio of the City's policy as it relates to the strategy. The reports shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

CONFLICTS OF INTEREST:

The Finance Director, or any person designated by such to be responsible for investments, shall not be designated as an investment officer for any investing entity other than the City of Tomball. Any person responsible for investments for the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the entity shall file a statement disclosing that personal business interest. Any person responsible for investments for the City who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. This statement must be filed

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 7 OF 8
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with the Texas Ethics Commission and the City of Tomball. A personal business relationship is defined as owning 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization; funds received from the business organization exceed 10 percent of the person's gross income for the previous year; or the acquisition of investments from the business organization during the previous year have a book value of \$2,500 or more for the person's personal account. Any person involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Secretary any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial and/or investment positions that could be related to the performance of the City's portfolio. Any person responsible for investments shall subordinate their personal investment transactions to those of this jurisdiction, particularly with regard to the timing of purchases and sales.

V. COLLATERAL AND SAFEKEEPING

COLLATERAL REQUIRED:

Funds of the City of Tomball shall be secured by collateral, whereby the market value of such collateral shall not be less than the total amount of the sum of the City's deposits, investments and accrued interest less the amount of insurance provided by the United States or an instrumentality of the United States, such as FDIC and FSLIC insurance. All items held for collateral for the City of Tomball shall be qualified investments as stated in items III.A. through III.E. of the City's investment policy.

SECURITY OF COLLATERAL:

All securities owned by thy City or pledged to the City shall be held in safekeeping by the City; in a City approved account in a third party financial institution with a main office in the State of Texas and capital stock and permanent surplus of \$5 million or more; the Texas Treasury Safekeeping Trust Company; a federal home loan bank; or with a Federal Reserve Bank. A third party custodian shall be required to issue original safekeeping receipts directly to the City and monthly provide a listing of each specific security, rate description, maturity, CUSIP number, and other information as may be deemed necessary and appropriate by the City. Each safekeeping receipt will be clearly marked that the security is pledged to the City of Tomball. It shall be the sole responsibility of the financial institution to immediately, without notice from the City or cost to the City, replace any nonconforming pledged security.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT INVESTMENT POLICY	NUMBER: 13	EFFECTIVE DATE: July 27, 1992	PAGE 8 OF 8
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DELIVERY VS. PAYMENT:

Treasury Bills, Notes and Bonds and Government Agencies' securities shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the City of Tomball or its designated Trustee. The security shall be held in the name of the City. The Trustee's records shall reflect that the City owns such securities. In the event that the security is held by Trustee, the original copy of all safekeeping receipts shall be delivered to the City Treasurer, or person designated by such.

VI. AUTHORIZED BROKERS

The City of Tomball shall annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City. Following are authorized brokers for the City of Tomball:

~~FTN~~ FHN Financial
Wells Fargo Securities, LLC
Hilltop Securities

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE F. STATE AND LOCAL CONTRACTS AND FUND MANAGEMENT

CHAPTER 2256. PUBLIC FUNDS INVESTMENT

SUBCHAPTER A. AUTHORIZED INVESTMENTS FOR GOVERNMENTAL ENTITIES

Sec. 2256.001. SHORT TITLE. This chapter may be cited as the Public Funds Investment Act.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.002. DEFINITIONS. In this chapter:

(1) "Bond proceeds" means the proceeds from the sale of bonds, notes, and other obligations issued by an entity, and reserves and funds maintained by an entity for debt service purposes.

(2) "Book value" means the original acquisition cost of an investment plus or minus the accrued amortization or accretion.

(3) "Funds" means public funds in the custody of a state agency or local government that:

(A) are not required by law to be deposited in the state treasury; and

(B) the investing entity has authority to invest.

(4) "Institution of higher education" has the meaning assigned by Section 61.003, Education Code.

(5) "Investing entity" and "entity" mean an entity subject to this chapter and described by Section 2256.003.

(6) "Investment pool" means an entity created under this code to invest public funds jointly on behalf of the

entities that participate in the pool and whose investment objectives in order of priority are:

- (A) preservation and safety of principal;
- (B) liquidity; and
- (C) yield.

(7) "Local government" means a municipality, a county, a school district, a district or authority created under Section 52(b)(1) or (2), Article III, or Section 59, Article XVI, Texas Constitution, a fresh water supply district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the State of Texas, and any nonprofit corporation acting on behalf of any of those entities.

(8) "Market value" means the current face or par value of an investment multiplied by the net selling price of the security as quoted by a recognized market pricing source quoted on the valuation date.

(9) "Pooled fund group" means an internally created fund of an investing entity in which one or more institutional accounts of the investing entity are invested.

(10) "Qualified representative" means a person who holds a position with a business organization, who is authorized to act on behalf of the business organization, and who is one of the following:

(A) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers;

(B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution;

(C) for an investment pool, the person authorized by the elected official or board with authority to

administer the activities of the investment pool to sign the written instrument on behalf of the investment pool; or

(D) for an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or, if not subject to registration under that Act, registered with the State Securities Board, a person who is an officer or principal of the investment management firm.

(11) "School district" means a public school district.

(12) "Separately invested asset" means an account or fund of a state agency or local government that is not invested in a pooled fund group.

(13) "State agency" means an office, department, commission, board, or other agency that is part of any branch of state government, an institution of higher education, and any nonprofit corporation acting on behalf of any of those entities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 1, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 1, eff. Sept. 1, 1999.

Sec. 2256.003. AUTHORITY TO INVEST FUNDS; ENTITIES SUBJECT TO THIS CHAPTER. (a) Each governing body of the following entities may purchase, sell, and invest its funds and funds under its control in investments authorized under this subchapter in compliance with investment policies approved by the governing body and according to the standard of care prescribed by Section [2256.006](#):

(1) a local government;

(2) a state agency;

(3) a nonprofit corporation acting on behalf of a local government or a state agency; or

(4) an investment pool acting on behalf of two or more local governments, state agencies, or a combination of those entities.

(b) In the exercise of its powers under Subsection (a), the governing body of an investing entity may contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control. A contract made under authority of this subsection may not be for a term longer than two years. A renewal or extension of the contract must be made by the governing body of the investing entity by order, ordinance, or resolution.

(c) This chapter does not prohibit an investing entity or investment officer from using the entity's employees or the services of a contractor of the entity to aid the investment officer in the execution of the officer's duties under this chapter.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 2, eff. Sept. 1, 1999.

Sec. 2256.004. APPLICABILITY. (a) This subchapter does not apply to:

- (1) a public retirement system as defined by Section [802.001](#);
- (2) state funds invested as authorized by Section [404.024](#);
- (3) an institution of higher education having total endowments of at least \$95 million in book value on May 1, 1995;
- (4) funds invested by the Veterans' Land Board as authorized by Chapter 161, 162, or 164, Natural Resources Code;
- (5) registry funds deposited with the county or district clerk under Chapter 117, Local Government Code; or
- (6) a deferred compensation plan that qualifies under either Section 401(k) or 457 of the Internal Revenue Code of 1986 (26 U.S.C. Section 1 et seq.), as amended.

(b) This subchapter does not apply to an investment donated to an investing entity for a particular purpose or under terms of use specified by the donor.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 505, Sec. 24, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 2, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 62, Sec. 8.21, eff. Sept. 1, 1999; Acts 1999, 76th Leg., ch. 1454, Sec. 3, eff. Sept. 1, 1999.

Sec. 2256.005. INVESTMENT POLICIES; INVESTMENT STRATEGIES; INVESTMENT OFFICER. (a) The governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control.

(b) The investment policies must:

- (1) be written;
- (2) primarily emphasize safety of principal and liquidity;
- (3) address investment diversification, yield, and maturity and the quality and capability of investment management; and
- (4) include:
 - (A) a list of the types of authorized investments in which the investing entity's funds may be invested;
 - (B) the maximum allowable stated maturity of any individual investment owned by the entity;
 - (C) for pooled fund groups, the maximum dollar-weighted average maturity allowed based on the stated maturity date for the portfolio;
 - (D) methods to monitor the market price of investments acquired with public funds;

(E) a requirement for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis; and

(F) procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the provisions of Section [2256.021](#).

(c) The investment policies may provide that bids for certificates of deposit be solicited:

- (1) orally;
- (2) in writing;
- (3) electronically; or
- (4) in any combination of those methods.

(d) As an integral part of an investment policy, the governing body shall adopt a separate written investment strategy for each of the funds or group of funds under its control. Each investment strategy must describe the investment objectives for the particular fund using the following priorities in order of importance:

- (1) understanding of the suitability of the investment to the financial requirements of the entity;
- (2) preservation and safety of principal;
- (3) liquidity;
- (4) marketability of the investment if the need arises to liquidate the investment before maturity;
- (5) diversification of the investment portfolio; and
- (6) yield.

(e) The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

(f) Each investing entity shall designate, by rule, order, ordinance, or resolution, as appropriate, one or more officers

or employees of the state agency, local government, or investment pool as investment officer to be responsible for the investment of its funds consistent with the investment policy adopted by the entity. If the governing body of an investing entity has contracted with another investing entity to invest its funds, the investment officer of the other investing entity is considered to be the investment officer of the first investing entity for purposes of this chapter. Authority granted to a person to invest an entity's funds is effective until rescinded by the investing entity, until the expiration of the officer's term or the termination of the person's employment by the investing entity, or if an investment management firm, until the expiration of the contract with the investing entity. In the administration of the duties of an investment officer, the person designated as investment officer shall exercise the judgment and care, under prevailing circumstances, that a prudent person would exercise in the management of the person's own affairs, but the governing body of the investing entity retains ultimate responsibility as fiduciaries of the assets of the entity. Unless authorized by law, a person may not deposit, withdraw, transfer, or manage in any other manner the funds of the investing entity.

(g) Subsection (f) does not apply to a state agency, local government, or investment pool for which an officer of the entity is assigned by law the function of investing its funds.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch. 685,
Sec. 1

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be an investment officer for the commission under Subsection (f) if the officer or employee is an investment officer designated under Subsection (f) for another local government.

Text of subsec. (h) as amended by Acts 1997, 75th Leg., ch.
1421, Sec. 3

(h) An officer or employee of a commission created under Chapter 391, Local Government Code, is ineligible to be designated as an investment officer under Subsection (f) for any investing entity other than for that commission.

(i) An investment officer of an entity who has a personal business relationship with a business organization offering to engage in an investment transaction with the entity shall file a statement disclosing that personal business interest. An investment officer who is related within the second degree by affinity or consanguinity, as determined under Chapter 573, to an individual seeking to sell an investment to the investment officer's entity shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the entity. For purposes of this subsection, an investment officer has a personal business relationship with a business organization if:

(1) the investment officer owns 10 percent or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;

(2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or

(3) the investment officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the investment officer.

(j) The governing body of an investing entity may specify in its investment policy that any investment authorized by this chapter is not suitable.

(k) A written copy of the investment policy shall be presented to any person offering to engage in an investment transaction with an investing entity or to an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. For purposes of this subsection, a business organization includes investment pools and an investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio. Nothing in this subsection relieves the investing entity of the responsibility for monitoring the investments made by the investing entity to determine that they are in compliance with the investment policy. The qualified representative of the business organization offering to engage in an investment transaction with an investing entity shall execute a written instrument in a form acceptable to the investing entity and the business organization substantially to the effect that the business organization has:

(1) received and reviewed the investment policy of the entity; and

(2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the entity's entire portfolio or requires an interpretation of subjective investment standards.

(l) The investment officer of an entity may not acquire or otherwise obtain any authorized investment described in the investment policy of the investing entity from a person who has not delivered to the entity the instrument required by Subsection (k).

(m) An investing entity other than a state agency, in conjunction with its annual financial audit, shall perform a

compliance audit of management controls on investments and adherence to the entity's established investment policies.

(n) Except as provided by Subsection (o), at least once every two years a state agency shall arrange for a compliance audit of management controls on investments and adherence to the agency's established investment policies. The compliance audit shall be performed by the agency's internal auditor or by a private auditor employed in the manner provided by Section [321.020](#). Not later than January 1 of each even-numbered year a state agency shall report the results of the most recent audit performed under this subsection to the state auditor. Subject to a risk assessment and to the legislative audit committee's approval of including a review by the state auditor in the audit plan under Section [321.013](#), the state auditor may review information provided under this section. If review by the state auditor is approved by the legislative audit committee, the state auditor may, based on its review, require a state agency to also report to the state auditor other information the state auditor determines necessary to assess compliance with laws and policies applicable to state agency investments. A report under this subsection shall be prepared in a manner the state auditor prescribes.

(o) The audit requirements of Subsection (n) do not apply to assets of a state agency that are invested by the comptroller under Section [404.024](#).

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 685, Sec. 1, eff. Sept. 1, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 3, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 4, eff. Sept. 1, 1999; Acts 2003, 78th Leg., ch. 785, Sec. 41, eff. Sept. 1, 2003.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 1, eff. June 17, 2011.

Sec. 2256.006. STANDARD OF CARE. (a) Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority:

- (1) preservation and safety of principal;
- (2) liquidity; and
- (3) yield.

(b) In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- (1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- (2) whether the investment decision was consistent with the written investment policy of the entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.007. INVESTMENT TRAINING; STATE AGENCY BOARD MEMBERS AND OFFICERS. (a) Each member of the governing board of a state agency and its investment officer shall attend at least one training session relating to the person's responsibilities under this chapter within six months after taking office or assuming duties.

(b) The Texas Higher Education Coordinating Board shall provide the training under this section.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) An investment officer shall attend a training session not less than once each state fiscal biennium and may receive training from any independent source approved by the governing body of the state agency. The investment officer shall prepare a report on this subchapter and deliver the report to the governing body of the state agency not later than the 180th day after the last day of each regular session of the legislature.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 73, Sec. 1, eff. May 9, 1997; Acts 1997, 75th Leg., ch. 1421, Sec. 4, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 5, eff. Sept. 1, 1999.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 2, eff. June 17, 2011.

Sec. 2256.008. INVESTMENT TRAINING; LOCAL GOVERNMENTS.

(a) Except as provided by Subsections (b) and (e), the treasurer, the chief financial officer if the treasurer is not the chief financial officer, and the investment officer of a local government shall:

(1) attend at least one training session from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government and containing at least 10 hours of instruction relating to the treasurer's or officer's responsibilities under this subchapter within 12 months after taking office or assuming duties; and

(2) except as provided by Subsections (b) and (e), attend an investment training session not less than once in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date, and receive not less than 10 hours of instruction relating to investment responsibilities under this subchapter from an independent source approved by the

governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government.

(b) An investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, that has contracted with an investment management firm under Section 2256.003(b) and has fewer than five full-time employees or an investing entity that has contracted with another investing entity to invest the entity's funds may satisfy the training requirement provided by Subsection (a)(2) by having an officer of the governing body attend four hours of appropriate instruction in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date. The treasurer or chief financial officer of an investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, and that has fewer than five full-time employees is not required to attend training required by this section unless the person is also the investment officer of the entity.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) Not later than December 31 each year, each individual, association, business, organization, governmental entity, or other person that provides training under this section shall report to the comptroller a list of the governmental entities for which the person provided required training under this section during that calendar year. An individual's reporting requirements under this subsection are satisfied by a report of the individual's employer or the sponsoring or organizing entity of a training program or seminar.

(e) This section does not apply to a district governed by Chapter 36 or 49, Water Code.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 5, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 6, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 69, Sec. 4, eff. May 14, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 3, eff. June 17, 2011.

Sec. 2256.009. AUTHORIZED INVESTMENTS: OBLIGATIONS OF, OR GUARANTEED BY GOVERNMENTAL ENTITIES. (a) Except as provided by Subsection (b), the following are authorized investments under this subchapter:

(1) obligations, including letters of credit, of the United States or its agencies and instrumentalities;

(2) direct obligations of this state or its agencies and instrumentalities;

(3) collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

(4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, this state or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;

(5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent; and

(6) bonds issued, assumed, or guaranteed by the State of Israel.

(b) The following are not authorized investments under this section:

(1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

(2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

(3) collateralized mortgage obligations that have a stated final maturity date of greater than 10 years; and

(4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 7, eff. Sept. 1, 1999; Acts 2001, 77th Leg., ch. 558, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 4, eff. June 17, 2011.

Sec. 2256.010. AUTHORIZED INVESTMENTS: CERTIFICATES OF DEPOSIT AND SHARE CERTIFICATES. (a) A certificate of deposit or share certificate is an authorized investment under this subchapter if the certificate is issued by a depository institution that has its main office or a branch office in this state and is:

(1) guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor;

(2) secured by obligations that are described by Section 2256.009(a), including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, but excluding those mortgage backed securities of the nature described by Section 2256.009(b); or

(3) secured in any other manner and amount provided by law for deposits of the investing entity.

(b) In addition to the authority to invest funds in certificates of deposit under Subsection (a), an investment in certificates of deposit made in accordance with the following conditions is an authorized investment under this subchapter:

(1) the funds are invested by an investing entity through:

(A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by Section 2256.025; or

(B) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;

(2) the broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;

(3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and

(4) the investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

Amended by Acts 1995, 74th Leg., ch. 32, Sec. 1, eff. April 28, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1,

1995; Acts 1997, 75th Leg., ch. 1421, Sec. 6, eff. Sept. 1, 1997.

Amended by:

Acts 2005, 79th Leg., Ch. 128 (H.B. 256), Sec. 1, eff. September 1, 2005.

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 5, eff. June 17, 2011.

Sec. 2256.011. AUTHORIZED INVESTMENTS: REPURCHASE AGREEMENTS. (a) A fully collateralized repurchase agreement is an authorized investment under this subchapter if the repurchase agreement:

- (1) has a defined termination date;
- (2) is secured by a combination of cash and obligations described by Section 2256.009(a)(1); and
- (3) requires the securities being purchased by the entity or cash held by the entity to be pledged to the entity, held in the entity's name, and deposited at the time the investment is made with the entity or with a third party selected and approved by the entity; and
- (4) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state.

(b) In this section, "repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations described by Section 2256.009(a)(1), at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed. The term includes a direct security repurchase agreement and a reverse security repurchase agreement.

(c) Notwithstanding any other law, the term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered.

(d) Money received by an entity under the terms of a reverse security repurchase agreement shall be used to acquire

additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 6, eff. June 17, 2011.

Sec. 2256.0115. AUTHORIZED INVESTMENTS: SECURITIES LENDING PROGRAM. (a) A securities lending program is an authorized investment under this subchapter if it meets the conditions provided by this section.

(b) To qualify as an authorized investment under this subchapter:

(1) the value of securities loaned under the program must be not less than 100 percent collateralized, including accrued income;

(2) a loan made under the program must allow for termination at any time;

(3) a loan made under the program must be secured by:

(A) pledged securities described by Section [2256.009](#);

(B) pledged irrevocable letters of credit issued by a bank that is:

(i) organized and existing under the laws of the United States or any other state; and

(ii) continuously rated by at least one nationally recognized investment rating firm at not less than A or its equivalent; or

(C) cash invested in accordance with Section:

(i) 2256.009;

(ii) 2256.013;

(iii) 2256.014; or

(iv) 2256.016;

(4) the terms of a loan made under the program must require that the securities being held as collateral be:

(A) pledged to the investing entity;

(B) held in the investing entity's name; and

(C) deposited at the time the investment is made with the entity or with a third party selected by or approved by the investing entity;

(5) a loan made under the program must be placed through:

(A) a primary government securities dealer, as defined by 5 C.F.R. Section 6801.102(f), as that regulation existed on September 1, 2003; or

(B) a financial institution doing business in this state; and

(6) an agreement to lend securities that is executed under this section must have a term of one year or less.

Added by Acts 2003, 78th Leg., ch. 1227, Sec. 1, eff. Sept. 1, 2003.

Sec. 2256.012. AUTHORIZED INVESTMENTS: BANKER'S ACCEPTANCES. A bankers' acceptance is an authorized investment under this subchapter if the bankers' acceptance:

(1) has a stated maturity of 270 days or fewer from the date of its issuance;

(2) will be, in accordance with its terms, liquidated in full at maturity;

(3) is eligible for collateral for borrowing from a Federal Reserve Bank; and

(4) is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or of a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.013. AUTHORIZED INVESTMENTS: COMMERCIAL PAPER. Commercial paper is an authorized investment under this subchapter if the commercial paper:

(1) has a stated maturity of 270 days or fewer from the date of its issuance; and

(2) is rated not less than A-1 or P-1 or an equivalent rating by at least:

(A) two nationally recognized credit rating agencies; or

(B) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.014. AUTHORIZED INVESTMENTS: MUTUAL FUNDS. (a) A no-load money market mutual fund is an authorized investment under this subchapter if the mutual fund:

(1) is registered with and regulated by the Securities and Exchange Commission;

(2) provides the investing entity with a prospectus and other information required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);

(3) has a dollar-weighted average stated maturity of 90 days or fewer; and

(4) includes in its investment objectives the maintenance of a stable net asset value of \$1 for each share.

(b) In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (a), a no-

load mutual fund is an authorized investment under this subchapter if the mutual fund:

- (1) is registered with the Securities and Exchange Commission;
- (2) has an average weighted maturity of less than two years;
- (3) is invested exclusively in obligations approved by this subchapter;
- (4) is continuously rated as to investment quality by at least one nationally recognized investment rating firm of not less than AAA or its equivalent; and
- (5) conforms to the requirements set forth in Sections [2256.016](#)(b) and (c) relating to the eligibility of investment pools to receive and invest funds of investing entities.

(c) An entity is not authorized by this section to:

- (1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);
- (2) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or
- (3) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 7, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 8, eff. Sept. 1, 1999.

Sec. 2256.015. AUTHORIZED INVESTMENTS: GUARANTEED INVESTMENT CONTRACTS. (a) A guaranteed investment contract is

an authorized investment for bond proceeds under this subchapter if the guaranteed investment contract:

- (1) has a defined termination date;
- (2) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and
- (3) is pledged to the entity and deposited with the entity or with a third party selected and approved by the entity.

(b) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.

(c) To be eligible as an authorized investment:

- (1) the governing body of the entity must specifically authorize guaranteed investment contracts as an eligible investment in the order, ordinance, or resolution authorizing the issuance of bonds;
- (2) the entity must receive bids from at least three separate providers with no material financial interest in the bonds from which proceeds were received;
- (3) the entity must purchase the highest yielding guaranteed investment contract for which a qualifying bid is received;
- (4) the price of the guaranteed investment contract must take into account the reasonably expected drawdown schedule for the bond proceeds to be invested; and
- (5) the provider must certify the administrative costs reasonably expected to be paid to third parties in connection with the guaranteed investment contract.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 8, eff. Sept. 1,

1997; Acts 1999, 76th Leg., ch. 1454, Sec. 9, 10, eff. Sept. 1, 1999.

Sec. 2256.016. AUTHORIZED INVESTMENTS: INVESTMENT POOLS.

(a) An entity may invest its funds and funds under its control through an eligible investment pool if the governing body of the entity by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by this subchapter. An investment pool may invest its funds in money market mutual funds to the extent permitted by and consistent with this subchapter and the investment policies and objectives adopted by the investment pool.

(b) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains, at a minimum, the following information:

- (1) the types of investments in which money is allowed to be invested;
- (2) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;
- (3) the maximum stated maturity date any investment security within the portfolio has;
- (4) the objectives of the pool;
- (5) the size of the pool;
- (6) the names of the members of the advisory board of the pool and the dates their terms expire;
- (7) the custodian bank that will safekeep the pool's assets;
- (8) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;

(9) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

(10) the name and address of the independent auditor of the pool;

(11) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and

(12) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

(c) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity:

(1) investment transaction confirmations; and

(2) a monthly report that contains, at a minimum, the following information:

(A) the types and percentage breakdown of securities in which the pool is invested;

(B) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;

(C) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;

(D) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

(E) the size of the pool;

(F) the number of participants in the pool;

(G) the custodian bank that is safekeeping the assets of the pool;

(H) a listing of daily transaction activity of the entity participating in the pool;

(I) the yield and expense ratio of the pool, including a statement regarding how yield is calculated;

(J) the portfolio managers of the pool; and
(K) any changes or addenda to the offering circular.

(d) An entity by contract may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.

(e) In this section, "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the federal Securities and Exchange Commission.

(f) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a \$1 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ratio between 0.995 and 1.005. In addition to the requirements of its investment policy and any other forms of reporting, a public funds investment pool created to function as a money market mutual fund shall report yield to its investors in accordance with regulations of the federal Securities and Exchange Commission applicable to reporting by money market funds.

(g) To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool must have an advisory board composed:

(1) equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created under Chapter 791 and managed by a state agency; or

(2) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

(h) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

(i) If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.

(j) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.

(k) If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 9, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 7, eff. June 17, 2011.

Sec. 2256.017. EXISTING INVESTMENTS. An entity is not required to liquidate investments that were authorized investments at the time of purchase.

Added by Acts 1995, 74th Leg., ch. 76, Sec. 5.46(a), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1,

1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 10, eff. Sept. 1, 1997.

Sec. 2256.019. RATING OF CERTAIN INVESTMENT POOLS. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 11, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. [2226](#)), Sec. 8, eff. June 17, 2011.

Sec. 2256.020. AUTHORIZED INVESTMENTS: INSTITUTIONS OF HIGHER EDUCATION. In addition to the authorized investments permitted by this subchapter, an institution of higher education may purchase, sell, and invest its funds and funds under its control in the following:

(1) cash management and fixed income funds sponsored by organizations exempt from federal income taxation under Section 501(f), Internal Revenue Code of 1986 (26 U.S.C. Section 501(f));

(2) negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency; and

(3) corporate bonds, debentures, or similar debt obligations rated by a nationally recognized investment rating firm in one of the two highest long-term rating categories, without regard to gradations within those categories.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.0201. AUTHORIZED INVESTMENTS; MUNICIPAL UTILITY. (a) A municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may enter into a hedging contract and related security and insurance agreements in relation to fuel oil, natural gas, coal, nuclear fuel, and electric energy to protect against loss due to price fluctuations. A hedging transaction must comply with the regulations of the Commodity Futures Trading Commission and the Securities and Exchange Commission. If there is a conflict between the municipal charter of the municipality and this chapter, this chapter prevails.

(b) A payment by a municipally owned electric or gas utility under a hedging contract or related agreement in relation to fuel supplies or fuel reserves is a fuel expense, and the utility may credit any amounts it receives under the contract or agreement against fuel expenses.

(c) The governing body of a municipally owned electric or gas utility or the body vested with power to manage and operate the municipally owned electric or gas utility may set policy regarding hedging transactions.

(d) In this section, "hedging" means the buying and selling of fuel oil, natural gas, coal, nuclear fuel, and electric energy futures or options or similar contracts on those commodities and related transportation costs as a protection against loss due to price fluctuation.

Added by Acts 1999, 76th Leg., ch. 405, Sec. 48, eff. Sept. 1, 1999.

Amended by:

Acts 2007, 80th Leg., R.S., Ch. 7 (S.B. 495), Sec. 1, eff. April 13, 2007.

Sec. 2256.0202. AUTHORIZED INVESTMENTS: MUNICIPAL FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS. (a) In addition to other investments authorized under this subchapter, a municipality may invest funds received by the municipality from a lease or contract for the management and development of land owned by the municipality and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by a municipality under this section shall be segregated and accounted for separately from other funds of the municipality.

Added by Acts 2009, 81st Leg., R.S., Ch. 1371 (S.B. 894), Sec. 1, eff. September 1, 2009.

Sec. 2256.0203. AUTHORIZED INVESTMENTS: PORTS AND NAVIGATION DISTRICTS. (a) In this section, "district" means a navigation district organized under Section 52, Article III, or Section 59, Article XVI, Texas Constitution.

(b) In addition to the authorized investments permitted by this subchapter, a port or district may purchase, sell, and invest its funds and funds under its control in negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency.

Added by Acts 2011, 82nd Leg., R.S., Ch. 804 (H.B. 2346), Sec. 1, eff. September 1, 2011.

Sec. 2256.0204. AUTHORIZED INVESTMENTS: INDEPENDENT SCHOOL DISTRICTS. (a) In this section, "corporate bond" means

a senior secured debt obligation issued by a domestic business entity and rated not lower than "AA-" or the equivalent by a nationally recognized investment rating firm. The term does not include a debt obligation that:

(1) on conversion, would result in the holder becoming a stockholder or shareholder in the entity, or any affiliate or subsidiary of the entity, that issued the debt obligation; or

(2) is an unsecured debt obligation.

(b) This section applies only to an independent school district that qualifies as an issuer as defined by Section [1371.001](#).

(c) In addition to authorized investments permitted by this subchapter, an independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds that, at the time of purchase, are rated by a nationally recognized investment rating firm "AA-" or the equivalent and have a stated final maturity that is not later than the third anniversary of the date the corporate bonds were purchased.

(d) An independent school district subject to this section is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds, reserves, and other funds held for the payment of debt service, in corporate bonds; or

(2) invest more than 25 percent of the funds invested in corporate bonds in any one domestic business entity, including subsidiaries and affiliates of the entity.

(e) An independent school district subject to this section may purchase, sell, and invest its funds and funds under its control in corporate bonds if the governing body of the district:

(1) amends its investment policy to authorize corporate bonds as an eligible investment;

(2) adopts procedures to provide for:

(A) monitoring rating changes in corporate bonds acquired with public funds; and

(B) liquidating the investment in corporate bonds; and

(3) identifies the funds eligible to be invested in corporate bonds.

(f) The investment officer of an independent school district, acting on behalf of the district, shall sell corporate bonds in which the district has invested its funds not later than the seventh day after the date a nationally recognized investment rating firm:

(1) issues a release that places the corporate bonds or the domestic business entity that issued the corporate bonds on negative credit watch or the equivalent, if the corporate bonds are rated "AA-" or the equivalent at the time the release is issued; or

(2) changes the rating on the corporate bonds to a rating lower than "AA-" or the equivalent.

(g) Corporate bonds are not an eligible investment for a public funds investment pool.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1347 (S.B. [1543](#)), Sec. 1, eff. June 17, 2011.

Sec. 2256.0205. AUTHORIZED INVESTMENTS; DECOMMISSIONING TRUST. (a) In this section:

(1) "Decommissioning trust" means a trust created to provide the Nuclear Regulatory Commission assurance that funds will be available for decommissioning purposes as required under 10 C.F.R. Part 50 or other similar regulation.

(2) "Funds" includes any money held in a decommissioning trust regardless of whether the money is considered to be public funds under this subchapter.

(b) In addition to other investments authorized under this subchapter, a municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric

energy or natural gas to the public may invest funds held in a decommissioning trust in any investment authorized by Subtitle B, Title 9, Property Code.

Added by Acts 2005, 79th Leg., Ch. 121 (S.B. 1464), Sec. 1, eff. September 1, 2005.

Sec. 2256.021. EFFECT OF LOSS OF REQUIRED RATING. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. An entity shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.022. EXPANSION OF INVESTMENT AUTHORITY. Expansion of investment authority granted by this chapter shall require a risk assessment by the state auditor or performed at the direction of the state auditor, subject to the legislative audit committee's approval of including the review in the audit plan under Section 321.013.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 2003, 78th Leg., ch. 785, Sec. 42, eff. Sept. 1, 2003.

Sec. 2256.023. INTERNAL MANAGEMENT REPORTS. (a) Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of investment transactions for all funds covered by this chapter for the preceding reporting period.

(b) The report must:

(1) describe in detail the investment position of the entity on the date of the report;

(2) be prepared jointly by all investment officers of the entity;

(3) be signed by each investment officer of the entity;

(4) contain a summary statement of each pooled fund group that states the:

(A) beginning market value for the reporting period;

(B) ending market value for the period; and

(C) fully accrued interest for the reporting period;

(5) state the book value and market value of each separately invested asset at the end of the reporting period by the type of asset and fund type invested;

(6) state the maturity date of each separately invested asset that has a maturity date;

(7) state the account or fund or pooled group fund in the state agency or local government for which each individual investment was acquired; and

(8) state the compliance of the investment portfolio of the state agency or local government as it relates to:

(A) the investment strategy expressed in the agency's or local government's investment policy; and

(B) relevant provisions of this chapter.

(c) The report shall be presented not less than quarterly to the governing body and the chief executive officer of the entity within a reasonable time after the end of the period.

(d) If an entity invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the

result of the review shall be reported to the governing body by that auditor.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 12, eff. Sept. 1, 1997.

Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 9, eff. June 17, 2011.

Sec. 2256.024. SUBCHAPTER CUMULATIVE. (a) The authority granted by this subchapter is in addition to that granted by other law. Except as provided by Subsection (b), this subchapter does not:

- (1) prohibit an investment specifically authorized by other law; or
- (2) authorize an investment specifically prohibited by other law.

(b) Except with respect to those investing entities described in Subsection (c), a security described in Section 2256.009(b) is not an authorized investment for a state agency, a local government, or another investing entity, notwithstanding any other provision of this chapter or other law to the contrary.

(c) Mortgage pass-through certificates and individual mortgage loans that may constitute an investment described in Section 2256.009(b) are authorized investments with respect to the housing bond programs operated by:

- (1) the Texas Department of Housing and Community Affairs or a nonprofit corporation created to act on its behalf;
- (2) an entity created under Chapter 392, Local Government Code; or
- (3) an entity created under Chapter 394, Local Government Code.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.025. SELECTION OF AUTHORIZED BROKERS. The governing body of an entity subject to this subchapter or the designated investment committee of the entity shall, at least annually, review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the entity.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

Sec. 2256.026. STATUTORY COMPLIANCE. All investments made by entities must comply with this subchapter and all federal, state, and local statutes, rules, or regulations.

Added by Acts 1997, 75th Leg., ch. 1421, Sec. 13, eff. Sept. 1, 1997.

SUBCHAPTER B. MISCELLANEOUS PROVISIONS

Sec. 2256.051. ELECTRONIC FUNDS TRANSFER. Any local government may use electronic means to transfer or invest all funds collected or controlled by the local government.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.052. PRIVATE AUDITOR. Notwithstanding any other law, a state agency shall employ a private auditor if authorized by the legislative audit committee either on the committee's initiative or on request of the governing body of the agency.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.053. PAYMENT FOR SECURITIES PURCHASED BY STATE. The comptroller or the disbursing officer of an agency that has the power to invest assets directly may pay for authorized securities purchased from or through a member in good standing of the National Association of Securities Dealers or from or through a national or state bank on receiving an invoice from the seller of the securities showing that the securities have been purchased by the board or agency and that the amount to be paid for the securities is just, due, and unpaid. A purchase of securities may not be made at a price that exceeds the existing market value of the securities.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.67, eff. Sept. 1, 1997.

Sec. 2256.054. DELIVERY OF SECURITIES PURCHASED BY STATE. A security purchased under this chapter may be delivered to the comptroller, a bank, or the board or agency investing its funds. The delivery shall be made under normal and recognized practices in the securities and banking industries, including the book entry procedure of the Federal Reserve Bank.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.68, eff. Sept. 1, 1997.

Sec. 2256.055. DEPOSIT OF SECURITIES PURCHASED BY STATE. At the direction of the comptroller or the agency, a security purchased under this chapter may be deposited in trust with a bank or federal reserve bank or branch designated by the comptroller, whether in or outside the state. The deposit shall be held in the entity's name as evidenced by a trust receipt of the bank with which the securities are deposited.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.69, eff. Sept. 1, 1997.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Amendment to Administrative Policy No. 7, entitled “Bank Credit Cards Acceptance Policy”

Background:

Administrative Policy No. 7 – Bank Credit Card Acceptance Policy was approved by City Council on July 20, 1998 and stated that credit cards were accepted for Court Fines only.

It provided for a fee of “\$3.50 for charges of \$1.00 -\$100.00 and \$3.50 per \$100.00 thereafter”. There was no mention of a fee or the acceptance of credit cards in other departments.

Over the years credit cards have been accepted on a city-wide basis for payments in all areas without a fee being charged. This includes water bills, permits, garbage bags, park rentals, etc.

In earlier years, part of the reason to not have a fee was to encourage more customers to pay on-line as our website capabilities evolved. However, in recent years, especially with the advent of the “point cards”, we have experienced a dramatic increase in the amount of credit card processing fees. These fees will exceed \$300,000 this fiscal year.

The City is allowed by law to recover these costs by charging a “convenience fee” on a revenue neutral basis meaning we can collect fees in an amount not to exceed the cost to the City.

Upon review as well as checking with other cities, staff recommends charging a fee of 3% to recover the cost of processing credit cards. In addition to recovering a portion of the processing fees, the user of this service (use of the credit card) will be paying the cost and not the residents that don’t use the cards.

Once approved, staff will periodically monitor the fee revenues compared to the processing costs and recommend changes to the 3% on an “as needed” basis to ensure compliance with the revenue neutral requirement.

Origination: Finance

Recommendation: Approve changes to Administrative Policy No. 7

Party(ies) responsible for placing this item on agenda: Glenn Windsor, Finance Director

Signed	<u>Glenn Windsor, CPA</u>	Approved by	<u></u>
	Staff Member		Acting City Manager
	Date		Date

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

BANK CREDIT CARDS ACCEPTANCE POLICY	NUMBER: 7	EFFECTIVE DATE: July 20, 1998	PAGE 1 OF 1
	REVISED: September 7, 2021	APPROVED BY CITY MANAGER: September 7, 2021	
	SUPERSEDES: July 20, 1998	APPROVED BY CITY COUNCIL: September 7, 2021	

~~BANK~~ CREDIT CARD POLICY

~~Credit Cards are currently accepted for Court Fines only. Cards accepted are Visa and MasterCard; however, if the City's Depository Bank provides additional cards through their system, the City may also accept those cards.~~

~~This policy originated in January 1998 as a response to customers being put on payment plans. It is hoped that this will give those customers owing fines an alternative to pay the City up front.~~

~~The customer pays the cost of processing. This cost is \$3.50 minimum, for charges of \$1.00-\$100.00, and \$3.50 per \$100.00 thereafter.~~

~~Recommendations will be made to City Council for approval when this program is expanded to additional City Departments.~~

Credit Cards are accepted for all payments to the City of Tomball. A convenience fee of 3% applies to the total charge.

CITY OF TOMBALL ADMINISTRATIVE POLICIES, RULES AND PROCEDURES

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Administrative Policy No. 28, entitled “Electronic/Digital Signature Policy”.

Background:

The Texas Business and Commerce Code and Texas Government Code provide requirements/standards for the use of electronic or digital signatures as a means of signing documents and records, promoting paperless processing, reducing reliance on paper transactions, and allowing quicker access to documents.

Administrative Policy No. 28 establishes standards and procedures for the City of Tomball Council and Staff to use electronic or digital signatures as an alternative to manual signatures and incorporate the electronic/digital technology into the City’s electronic business practices. Use of electronic/digital signatures will not replace our current manual process but simply provide another avenue to process documents and increase efficiency.

The Policy has been reviewed by Olson & Olson; Loren Smith advises that many of the cities he represents have gone to or are in the process of going to electronic signatures.

Administrative Policy No. 28 is responsive to the Strategic Management Plan initiatives of “*continuing improvements on customer service issues and continuous process improvements*” and “*continue to update administrative and financial policies*”.

Origination: Doris Speer, City Secretary

Recommendation: Approve Administrative Policy No. 28

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

Signed	<u>Doris Speer</u>	<u>8-5-2021</u>	Approved by	<u></u>	<u></u>
	Staff Member	Date		Acting City Manager	Date

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

ELECTRONIC/DIGITAL SIGNATURE POLICY	NUMBER: 28	EFFECTIVE DATE:	PAGE 1 OF 3
	REVISED:	APPROVED BY CITY MANAGER:	
	SUPERSEDES:	APPROVED BY CITY COUNCIL:	

PURPOSE

The City of Tomball adopts electronic/digital signatures as a means of signing documents and records to promote paperless processing, to reduce the reliance on and cost of paper transactions, and to allow quicker access to documents.

An “electronic signature” is defined in Texas law as “an electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a person with the intent to sign the record.” Tex. Bus. & Com. Code § 322.002(8).

A “digital signature” is a type of electronic signature that provides higher levels of security and universal acceptance than many of the ways to complete an electronic signature. A “digital signature” means an electronic identifier intended by the person using it to have the same force and effect as the use of a manual signature [Gov. Code § 2054.060(e)(1)]. It is considered a manual signature and therefore requires more than an electronic signature. A digital signature is created by cryptographic means.

The purpose of this policy is to increase efficiency by adopting electronic/digital signatures as an alternative to manual signatures on paper documents and to provide a process by which departments can be certified to incorporate electronic signature technology into their electronic business processes. The City recognizes that electronic signatures are becoming a routine way of conducting business and that formal rules governing the use of electronic signatures by the City are necessary. This policy applies to all City departments and divisions that desire to use electronic signatures to conduct transactions both internal and external to the City.

POLICY/PROCEDURE

A department may use electronic/digital signatures to conduct City business transactions and approvals in accordance with the following guidelines and the Texas Business and Commerce Code, Title 10. Use of Telecommunications, Subtitle B. Electronic Communications, Chapter 322. Uniform Electronic Transactions Act, and Texas Government Code, Sec. 2054.060(e)(1), Digital Signature.

Where policies, laws, regulations, and rules require a signature, that requirement is met if the document contains an electronic/digital signature. Each party to a transaction must agree to conduct the transaction electronically in order for the electronic transaction to be valid. Consent may be implied from the context, surrounding circumstances, including the parties’ conduct.

If a law prohibits a transaction from occurring electronically, the transaction must occur in the manner otherwise allowed/required by law. If a law requires an electronic signature to contain specific elements, the electronic signature must contain the elements specified by law.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

ELECTRONIC/DIGITAL SIGNATURE POLICY	NUMBER: 28	EFFECTIVE DATE:	PAGE 2 OF 3
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The manner and circumstances in which electronic signatures are acceptable is enumerated in the Texas Uniform Electronic Transactions Act, Tex. Bus. & Com. Code, Chapter 322, et seq, and Texas Government Code, Sec. 2054.060, Digital Signature.

A department converting to an electronic signature system must work with the City's IT Department and the City Secretary's Office, as the City's Records Management Officer, to ensure the following requirements have been met:

- The electronic records and signatures must be maintained in a manner that efficiently and reliably preserves and protects the information over time so that it may be used for recognized governmental and legal purposes.
- The City Attorney should be consulted if the electronic signature system will involve procurement, contracts, real estate, or matters governed by specific statutes or regulations not routinely handled by the department, the City Secretary's Office, or the IT Department.
- Electronic signature systems for transactions involving transfer of funds or committing the City to actions or contracts should account for and minimize the City's financial and legal liability.
- Electronic signature systems for secured transactions or transactions involving sensitive information should protect the City of Tomball and users in terms of legal liability (civil or criminal), privacy, and confidentiality.
- Both the record and the signature must be capable of long-term preservation in a format that will be supported for a duration consistent with the City's adopted retention schedules. After documents have been signed electronically/digitally, a digital version of the executed documents should be stored on a file storage system owned by the City of Tomball so they can be preserved as needed. Any contracts signed electronically/digitally should be forwarded to the City Secretary in order to preserve them for the appropriate retention period.
- The technology must ensure that a signatory cannot reasonably deny signing or sending a document.
- The electronic signature technology must be compatible with relevant software applications.
- The cost and use of the electronic signature method must be compatible with the degree of transactional and systemic risk.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT ELECTRONIC/DIGITAL SIGNATURE POLICY	NUMBER: 28	EFFECTIVE DATE: XX	PAGE 3 OF 3
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- The IT Department will evaluate the effectiveness of the electronic signature method in terms of verification and system security.

USE OF ELECTRONIC SIGNATURES

Once an electronic signature system has been approved, a department may use electronic signatures in lieu of physical signatures when necessary.

AUTHORITY AND EFFECT OF ELECTRONIC SIGNATURES

In accordance with Sections 322.005(b), 322.007(c) and 322.007(d), Texas Uniform Electronic Transactions Act, Tex. Bus. & Com. Code and Texas Government Code, Sec. 2054.060, Digital Signature, if a law requires a record to be in writing, an electronic record satisfies the law; if a law requires a signature, an electronic signature satisfies the law.

Electronic signatures shall not be used, and shall have no binding authority or effect on City records, where electronic signatures are prohibited by law or other City policies, or where a law prohibits a transaction from occurring electronically/digitally.

This policy shall not preclude the use of any other types of signatures, including without limitation, physical signatures or Facsimile Signatures. This policy shall not limit, alter, modify, or otherwise affect any requirement imposed by law relating to (a) authority, obligations, or procedures required for Facsimile Signatures; (b) the proper procedures and authorizations necessary to execute City records; (c) requirements to legally bind or obligate the City under any contract or agreement; and (d) the legal effectiveness, validity, or enforceability of any City record, including any contract or agreement, signed electronically in violation of any such laws. All laws regarding signing City records shall apply to electronic signatures and electronic records, and all laws regarding signing, adopting, entering in, or executing contracts, agreements, purchase orders, statements of work, ordinances, leases, licenses, and any other document purporting to be legally binding upon or otherwise obligating the City.

In the event that any electronic/digital signature is found by the City Attorney to have been used or applied to a City record or certified in violation of this policy or any other law, the electronic signature shall be null and void and the City record signed electronically/digitally using the unlawful, fraudulent, unauthorized or otherwise improper electronic signature shall also be (a) null and void, (b) discontinued, and (c) unenforceable against the City, unless and until the City record is executed using physical signatures.

CONFLICT AND REPEAL

If the provisions of this policy conflict with any law, that law shall prevail.

Texas Government Code

§ 2054.060

Digital Signature

- (a) A digital signature may be used to authenticate a written electronic communication sent to a state agency if it complies with rules adopted by the department.
- (b) A digital signature may be used to authenticate a written electronic communication sent to a local government if it complies with rules adopted by the governing body of the local government. Before adopting the rules, the governing body of the local government shall consider the rules adopted by the department and, to the extent possible and practicable, shall make the governing body's rules consistent with the department's rules.
- (c) This section does not preclude any symbol from being valid as a signature under other applicable law, including Section 1.201 (General Definitions)(39), Business & Commerce Code.
- (d) The use of a digital signature under this section is subject to criminal laws pertaining to fraud and computer crimes, including Chapters 32 (Fraud) and 33 (Computer Crimes), Penal Code.
- (e) In this section:
 - (1) "Digital signature" means an electronic identifier intended by the person using it to have the same force and effect as the use of a manual signature.
 - (2) "Local government" has the meaning assigned by Section 791.003 (Definitions), but does not include an agency in the judicial branch of local government.
 - (3) "State agency" does not include an agency in the judicial branch of state government.

Added by Acts 1997, 75th Leg., ch. 528, Sec. 2, eff. Sept. 1, 1997. Amended by Acts 2003, 78th Leg., ch. 785, Sec. 25, eff. Sept. 1, 2003.

Location:https://texas.public.law/statutes/tex._fam._code_section_264.4031.

Original Source: § 264.4031 — *Multidisciplinary Team Working Protocol*, <http://www.statutes.legis.state.tx.us/Docs/FA/htm/FA.264.htm#264.4031> (last accessed Jun. 7, 2021).

Legal Q&A

By **Amber McKeon-Mueller**, TML Assistant General Counsel

Q. What is an electronic signature?

A. An “electronic signature” is defined in Texas law as “an electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a person with the intent to sign the record.” Tex. Bus. & Com. Code § 322.002(8).

Q. What is an electronic record?

A. An “electronic record” is defined in Texas law as “a record created, generated, sent, communicated, received, or stored by electronic means.” *Id.* § 322.002(7).

Q. What laws govern electronic signatures?

A. The Uniform Electronic Transaction Act (UETA), Business and Commerce Code, Chapter 322, is the Texas law that governs the use of electronic signatures. The Electronic Signatures in Global and National Commerce (ESIGN), 15 U.S. Code Chapter 96, is the federal law that governs electronic signatures.

When dealing with electronic signatures in Texas, cities should look to the UETA. This is because the Texas Legislature adopted UETA in its entirety from the model laws. 15 U.S.C. § 7002. Therefore, UETA in Texas is not preempted by ESIGN.

Q. What is the difference between an electronic signature and a digital signature?

A. As explained above, an electronic signature is an electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a person with the intent to sign the record. In other words, an electronic signature could be made by simply clicking a box.

A “digital signature” is a type of electronic signature that provides higher levels of security and universal acceptance than many of the ways to complete an electronic signature. A “digital signature” means an electronic identifier intended by the person using it to have the same force and effect as the use of a manual signature. Gov. Code § 2054.060(e)(1). In other words, it is considered a manual signature. Therefore, it requires more than an electronic signature. A digital signature is created by cryptographic means involving the use of two mathematically related keys (i.e., a public and private key pair, often referred to as Public Key Infrastructure or PKI).

Both an electronic signature and a digital signature require the intent of a person to sign the electronic record.

Q. What types of agreements can be signed with electronic signatures?

A. Unless excluded in the UETA, parties can sign most agreements electronically. Lease agreements and any contract for the sale of an item can be signed electronically. Bus. & Com. Code, Chapters 2 and 2A. If a law requires a signature, an electronic signature satisfies the law unless the UETA excludes the transaction. Bus. & Comm. Code § 322.007(d).

The UETA specifically excludes certain types of transactions from using electronic signatures. Bus. & Comm. Code § 322.003(b). Items that cannot be signed electronically include wills, negotiable instruments (i.e., checks), bank deposits and collections, letters of credit, fund transfers, documents of title, and investment securities. *Id.*

A city wishing to use an electronic signature for a transaction other than a lease or sale of an item should consult with its city attorney regarding the appropriateness of an electronic signature.

Q. Can another party force a city to use an electronic signature if it does not want to use one?

A. No. Both parties to a transaction have to agree to conduct their business by electronic means. Bus. & Comm. Code § 322.005(b). Because the parties agree to conduct one transaction by electronic means does not necessarily extend to future transactions. *Id.* § 322.005(c). The parties may refuse to conduct other transactions by electronic means. *Id.*

Q. How can a city send an electronic record to another party?

A. If a city has agreed to conduct a transaction by electronic means, the requirement to provide, send, or deliver information in writing is satisfied if the information is provided, sent, or delivered in an electronic record capable of retention by the recipient at the time of receipt. *Id.* § 322.008(a). In other words, the city and other parties need to ensure they have compatible programs to view the electronic records.

Q. Do cities still need to retain electronic records with electronic signatures like they would other records?

A. Yes. If a law or retention schedule requires the retention of the record, the electronic record must be retained in a way that accurately reflects the information in the record in its final form as an electronic record and remains accessible for later reference. *Id.* § 322.012(a)(1)-(2). The record may be maintained by a person other than the city so long as it meets those requirements. *Id.* § 322.012(c).

Q. What should city officials consider when deciding whether or not to use an electronic signature?

A. City officials should decide whether to use an electronic signature and the type of electronic signature based on: (1) the risk of the transaction; (2) the effectiveness of the electronic

signature method to be used; and (3) the cost of available alternatives like a user ID and password versus a biometric or encryption-based signature method. When analyzing the risk of the transaction, cities should evaluate the need for information at a later point, the value of the transaction, the relationship between the parties, and the risk of intrusion.

Additionally, cities should maintain documents with electronic signatures in a secure manner that protects the documents from destruction or unauthorized alteration. A digital signature can only be used in a written electronic communication sent to a city if the digital signature complies with the city's adopted rules governing digital signatures. The city should look to the Department of Information Resources' rules governing the state's use of digital signatures for guidance in adopting its own rules. Gov. Code § 2054.060(b). Along those lines, cities should adopt a written policy for the creation, use, management, and preservation of records that contain electronic signatures. City staff should be trained in the implementation of the written policy.

Q. Should a city adopt an ordinance or policy to use electronic signatures?

A. While it is not legally required to have a policy in place for a mayor to sign ordinances, it is a good idea. A city will want to consider which city officials are authorized to use electronic signatures, the means for electronically signing documents, and the types of documents on which a city can use electronic signatures.

In order to authenticate a written electronic communication with an electronic signature transmitted to or from a city, a city must adopt rules. Tex. Gov't Code § 2054.060(b). In adopting those rules, the council should consider the Department of Information Resources' rules and shall make the city's rules consistent with DIR's rules. *Id.* DIR's rules are in [Title 1, Chapter 213 of the Texas Administrative Code](#).

City officials should consult with their city attorney in drafting any ordinance or policy regarding electronic signatures.

Q. Can a city use a contract that is an electronic record or has an electronic signature as evidence in court?

A. Probably yes. Evidence of a record or signature may not be excluded in a legal proceeding solely because it is in electronic form. *Id.* § 43.013. A court could use other considerations to exclude an electronic record or document with an electronic signature. Cities should consult their local legal counsel for advice on whether signed electronic records are useable or trustworthy for a particular legal purpose or in a legal proceeding.

Q. Does sending an email become an electronic signature for the purposes of the UETA?

A. Maybe. When the parties have agreed to conduct some business electronically, courts have varied on whether sending an email creates an agreement with an electronic signature. For example, the Fort Worth appellate court has declined to find that a signature in an email was an electronic signature. *Cunningham v. Zurich Am. Ins. Co.*, 352 S.W.3d 519, 529–30 (Tex. App.—Fort Worth 2011, pet. denied). In contrast, the First Court of Appeals found that the name in the

“from” field of an e-mail was an electronic signature. *Khoury v. Tomlinson*, 518 S.W.3d 568, 579 (Tex. App.—Houston [1st Dist.] 2017, no pet.). City officials should consult with their local legal counsel on the best practices for negotiating the terms of a contract or lease that will be signed with an electronic signature or will be an electronic record.

Q. Can a city use an electronic signature for a document that needs to be notarized?

A. Yes, but the notary must be an “Online Notary Public.” 1 Tex. Admin. Code § 87.4. The notary public must attach or include all the other information required to be included in a way that is logically associated with the signature. Bus. & Com. Code § 322.011.

The online notary public must comply with the procedures in 1 Tex. Admin. Code § 87.41. “[F]or an online notarization, the principal for whom the notarization is being performed appears by an interactive two-way audio and video communication that meets the online notarization requirements as provided by Subchapter C, Chapter 406 of the Government Code” and the administrative code. 1 Tex. Admin. Code § 87.41.

Specifically, Government Code § 406.108 provides that the Online Notary Public must maintain a record that includes detailed information about the transaction. Additionally, the online notary public should maintain a backup record of the electronic record and take steps to ensure its integrity. *Id.* § 406.108(b)(1)-(3).

Q. Can a city use an electronic signature for the mayor to sign or the city secretary to attest an ordinance?

A. Yes. Business and Commerce Code § 322.007(d) provides, “If a law requires a signature, an electronic signature satisfies the law.”

Texas law requires the mayor to sign ordinances he or she approves. Tex. Loc. Gov’t Code § 52.003(a). Texas law also requires the city secretary to attest ordinances in the code of ordinances. *Id.* § 52.006. Because Texas law requires it, a mayor or city secretary may use an electronic signature on ordinances.

Q. What types of programs work for electronic signatures?

A. Several different technologies, such as Personal Identification Number (PIN), digital signatures, smart cards, and biometrics can be used as electronic signatures. The Department of Information Resources keeps a list of Digital Signatures and Public Key Infrastructure (PKI) Approved Service Providers for use by state agencies. The list can be accessed online at <http://bit.ly/2KTFHnF>.

Adobe Acrobat allows for the creation of a signature in the program and for an individual to electronically sign documents. Examples of electronic signature platforms that are password protected are DocuSign, SignRequest, PandaDoc, and SignNow. Platforms for biometric identifiers include Veridium and Cursor Insight. The amount of security needed for the particular document is a consideration for which platform to use.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Administrative Policy No. 29, entitled “Notary Public Procedures, Policies and Prohibitions”.

Background:

The City of Tomball encourages its employees to become notaries public, from the costs associated with the initial notary commission, renewal fees, and providing biannual training in the use of proper procedures and policies

Administrative Policy No. 29 establishes guidelines and procedures to assist the City’s notaries in performing notary services for both internal and external customers.

Administrative Policy No. 29 is responsive to the Strategic Management Plan initiatives of “*continuing improvements on customer service issues and continuous process improvements*” and “*continue to update administrative and financial policies*”.

Origination: Doris Speer, City Secretary

Recommendation: Approve Administrative Policy No. 29

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

Signed	<u>Doris Speer</u>	<u>8-6-2021</u>	Approved by	<u></u>
	Staff Member	Date		Acting City Manager
				Date

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT NOTARY PUBLIC PROCEDURES, POLICIES AND PROHIBITIONS	NUMBER: 29	EFFECTIVE DATE:	PAGE 1 OF 1
	REVISED:	APPROVED BY CITY MANAGER:	
	SUPERSEDES:	APPROVED BY CITY COUNCIL:	

The City of Tomball wishes to establish reasonable procedures for providing notary services for internal and external customers and in accordance with Texas state laws.

The City of Tomball provides biannual training through the City Secretary's office to encourage the use of proper procedures and policies by the City's notaries public.

Policies and Prohibitions:

Notary services will consist of observing a signature, documenting the signature by signing and stamping the paperwork with a notary seal, and recording all required information in a notary journal. The following conditions apply to customers, clients, and co-workers who request notary services:

1. Notary services will be provided during regular business by any employee/notary to any customer/citizen upon request, provided the notary public is familiar with the service requested.
2. Proper identification must be presented to the notary public when a request for notary service is made. This includes City employees.
3. If a witness is required to notarize a document, the person requesting the notary service must provide the witness. A witness must be 14 years of age or older and must have satisfactory and valid ID.
4. A charge per signature may be assessed by the notary public. A charge for notary services is not required; however, if fees are collected, the proper fee notice must be posted for the public.

The City of Tomball's policies regarding notarizations are:

1. Notarizations may take place only if the signer or signers are present and satisfactory evidence of valid identification has been presented to the notary public.
2. Each notary must keep his/her seal and journal stored safely when not in use.
3. A notary seal and journal are considered the property of the notary, not the City of Tomball.
4. The City of Tomball supports its employees who desire to become notaries public and will pay for the original commission and bonding requirement of each new notary public for the City, for notary journals and notary seals, and for the renewal of the notary public's commission as long as the notary public is employed by the City of Tomball.
5. The State of Texas and the National Notary Association Policy and Procedures govern registered notaries who provide notary services.
6. The City Secretary's Office provides biannual notary public training; City notaries public are encouraged to attend.
7. The City of Tomball does not currently support electronic notarization or online notarization processes.
8. Each notary public is responsible for the purchase of additional (Errors and Omissions Insurance) to cover his/her personal indemnification needs to protect the notary and his/her assets if a mistake or oversight during a notarization leads to unforeseen consequences.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Administrative Policy No. 30, entitled “Records Management Requirements for Electronic Records and E-Mail”.

Background:

The City of Tomball has been approved by the Texas State Library and Archive Commission (TSLAC) to store electronically those records with retention periods of 10 years to permanent records, as well as those records with a 10-year or less retention period.

Administrative Policy No. 30 establishes guidelines and procedures to assist City employees in managing Tomball’s electronic records, while still maintaining/retaining certain physical copies of original documents in accordance with TSLAC recommendations.

Permanent and 10-year+ retention records will be stored in Laserfiche. Depending on the nature of other records, those with 10-year or less retention periods can be stored in the originating departments or in Laserfiche. Although the City may destroy physical originals of some records after they have been scanned into Laserfiche, the scanned documents must be retained for the full retention period and designated as the official record copy (Sec. 205.002, LGC).

The majority of our police, fire, and community development records are already maintained electronically and we will continue to retain physical originals of deeds, ordinances, resolutions, agendas, minutes, valuable contract information (construction of City-owned facilities, possibly large industrial/commercial developments, etc.), and any records of historical value.

Administrative Policy No. 30 is responsive to the Strategic Management Plan initiatives of “*continuing improvements on customer service issues and continuous process improvements*” and “*continue to update administrative and financial policies*”.

Origination: Doris Speer, City Secretary

Recommendation: Approve Administrative Policy No. 30

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

Signed	<u>Doris Speer</u>	<u>8-9-2021</u>	Approved by	<u></u>
	Staff Member	Date		Acting City Manager
				Date

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT RECORDS MANAGEMENT REQUIREMENTS FOR ELECTRONIC RECORDS AND E-MAIL	NUMBER: 30	EFFECTIVE DATE: XX	PAGE 1 OF 5
	REVISED:	APPROVED BY CITY MANAGER:	
	SUPERSEDES:	APPROVED BY CITY COUNCIL:	

SECTION 1. INTRODUCTION

This policy is intended to establish appropriate and necessary control over city electronic records, including e-mails. In order for the City of Tomball to be in compliance with the state and federal laws governing electronic records we must “establish written procedures for records creation, maintenance and disposition, destroy records on a regular schedule, document electronic records and digital imaging systems, enforce stringent security controls, train staff and monitor work habits, and audit our process.*

This policy applies to electronic records stored on individual computers, on the City’s servers and to e-mail used within the City of Tomball and used conjointly with the Internet, and does not supersede any state or federal laws, nor any other government policies regarding confidentiality, information dissemination, or standards of conduct. Generally, city computers and e-mail should be used only for legitimate government business; however, brief and occasional e-mail messages of a personal nature may be sent and received if the following conditions are met.

SECTION 2. GENERAL GUIDELINES

Personal use of city computers and/or e-mail is a privilege, not a right. Abuse of the privilege may result in appropriate disciplinary action. Employees need to keep in mind that all electronic records, including e-mails are recorded and stored along with the source and destination. Management has the ability and right to view employees’ electronic records, including e-mails. Recorded electronic records, including e-mails are the property of the city and therefore the taxpayers of the City of Tomball. Thus, they are subject to the requirements of the Texas Public Information Act and the laws applicable to State records retention schedules adopted by the City of Tomball. Employees should be aware that when sending an e-mail message of a personal nature, there is always the danger of the employees’ words/language being interpreted as official government policy or opinion. Therefore, when an employee sends a personal e-mail, especially if the content of the e-mail could be interpreted as an official government statement, the employee should use the following disclaimer at the end of the message:

“This e-mail contains the thoughts and opinions of [employee name] and does not represent official City of Tomball policy.”

**Texas State Library and Archive Commission State and Local Records Management brochure, dated 11/21/2006.*

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT

NUMBER:

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EFFECTIVE DATE:

XX

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**RECORDS MANAGEMENT
REQUIREMENTS
FOR ELECTRONIC
RECORDS AND E-MAIL**

REVISED:

APPROVED BY CITY MANAGER:

SUPERSEDES:

APPROVED BY CITY COUNCIL:

SECTION 3. RESTRICTIONS

Personal e-mail should not impede the conduct of government business; only incidental amounts of employee time – time periods comparable to reasonable coffee breaks during the day – should be used to attend to personal matters. Racist, sexist, threatening, or otherwise objectionable language is strictly prohibited. City computers and/or e-mail should not be used for any personal monetary interests or gain. Employees should not subscribe to mailing lists or mail services strictly for personal use. Personal e-mail should not cause the City of Tomball to incur a direct cost in addition to the general overhead of e-mail.

SECTION 4. POLICY

It is the policy of the City of Tomball to provide for the efficient, economical and effective management of electronic records, including e-mail, in accordance with Texas Administrative Code (TAC), Chapter 7, Sections 7.71-7.79 and Local Government Code (LGC), Chapter 205, Sections 205.001-205.009 (Local Government Bulletin B, Electronic Records Standards and Procedures). TAC, Chapter 7, Section 7.72(d), provides that the governing body of a local government or designated records management officer must administer a program for the management of records created, received, maintained, used, or stored on electronic media.

The City of Tomball desires to adopt a policy for that purpose and to prescribe guidelines and procedures for the management of electronic records, including e-mail, consistent with the Electronic Records Standards and Procedures and in the interest of cost-effective and efficient recordkeeping, including long-term records retention.

SECTION 5. DEFINITIONS

- (1) Electronic mail message: A record created or received on an electronic mail system including brief notes, more formal or substantive narrative documents, and any attachments that may be transmitted with the message.
- (2) Electronic mail receipt data: Information in electronic mail systems regarding the date and time of receipt of a message, and/or acknowledgment of receipt or access by addressee(s).
- (3) Electronic mail systems: A computer application used to create, receive, retain and transmit messages and other records. Excluded from this definition are file transfer utilities.
- (4) Electronic mail transmission data: Information in electronic mail systems regarding the identities of sender and addressee(s), and the date and time messages were sent.
- (5) Electronic media: All media capable of being read by a computer, including computer hard disks, magnetic tapes, optical disks, or similar machine-readable media.
- (6) Electronic record: The information that is maintained in electronic format in a computer for computer processing and the product of computer processing of that information that satisfies the definition of a government record in the Local Government Code, Chapter 201, Section 210.003(8).
- (7) Electronic records system: Any information system that produces, manipulates, and stores city records by using a computer.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT

NUMBER:

30

EFFECTIVE DATE:

XX

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**RECORDS MANAGEMENT
REQUIREMENTS
FOR ELECTRONIC
RECORDS AND E-MAIL**

REVISED:

APPROVED BY CITY MANAGER:

SUPERSEDES:

APPROVED BY CITY COUNCIL:

- (8) Mailing list service: An electronic mailing list housing service (e.g., Listserv) used for discussions and announcements within a specified group of individuals. Subscribers to the service participate by sending information to and receiving information from the list using electronic mail messages.
- (9) Records management officer: The person who administers the records management program established in each local government under the Local Government Code, Chapter 203, Section 203.026.
- (10) Local government record: Any document, paper, letter, book, map, photograph, sound or video recording, microfilm, magnetic tape, electronic medium or other information recording medium, regardless of physical form or characteristic and regardless of whether public access to it is open or restricted under the laws of the state, created or received by a local government or any of its officers or employees pursuant to law, including an ordinance, or in the transaction of public business. The term does not include:
- (A) Extra identical copies of documents created only for convenience of reference of research by officers or employees of the local government;
 - (B) Notes, journals, diaries, and similar documents created by an officer or employee of the local government for the officer's or employee's personal convenience;
 - (C) Blank forms;
 - (D) Stocks of publications;
 - (E) Library and museum materials acquired solely for the purposes of reference or display;
 - (F) Copies of a document in any media furnished to members of the public to which they are entitled under Chapter 552, Government Code or other state law;
 - (G) Any records, correspondence, notes, memoranda or documents, other than a final written agreement described by Section 2009.054(c), Government Code, associated with a state department of institution, local government, special district, or other political subdivision of the state that participated as a party, facilitated as an impartial third party, or facilitated as the administrator of a dispute resolution system or organization.

SECTION 6. SCOPE

This policy applies to any electronic records, including e-mail messages, created, received, retained, used, or disposed of using the City of Tomball's computer system and electronic mail system.

SECTION 7. RETENTION REQUIREMENTS

The City of Tomball's Declaration of Compliance with the Local Government Records Retention Schedules provides access to the record series and the retention period for each series. It is the content and function of electronic records, including e-mail messages, that determines the retention period for that record. All e-mail sent or received by a government is considered a government record. Therefore, all e-mail messages and electronic records must be retained or disposed of according to the City of Tomball's retention requirements.

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT RECORDS MANAGEMENT REQUIREMENTS FOR ELECTRONIC RECORDS AND E-MAIL	NUMBER: 30	EFFECTIVE DATE: XX	PAGE 4 OF 5
	REVISED:	APPROVED BY CITY MANAGER:	
	SUPERSEDES:	APPROVED BY CITY COUNCIL:	

E-mail generally (but not always) falls into one common record series category: Local Schedule GR, 1000-26, Correspondence and Internal Memoranda:

(b) Administrative – Correspondence and internal memoranda pertaining to or arising from routine administration or operation of the policies, programs, services, and projects of a local government. Retention: 2 years.

(c) Routine – Correspondence and internal memoranda such as letters of transmittal, requests for publications, internal meeting notice and similar routine matters. Retention: AV (after purpose of record is no longer deemed administratively valuable.)

E-mail, the contents of which fall outside the above common category, must be retained in accordance with the City's retention schedule.

SECTION 8. USER RESPONSIBILITIES

It is the responsibility of the user of the e-mail system, with guidance and training from the Records Management Officer, to manage electronic records, including e-mails, according to the government's established retention periods. It is the responsibility of the sender of e-mail messages within the government to retain the messages for the approved retention period. Names of sender, recipient, date/time of the message, as well as any attachments must be retained with the message. Except for listserv mailing services, distribution lists must be able to identify the sender and recipient of the message. User responsibilities may be mitigated by the use of a server level automated classification system.

SECTION 9. MAINTENANCE OF ELECTRONIC MAIL

Records created using an e-mail system may be saved for their approved retention period by one of the following methods:

- (1) Print message and any attachments and file in appropriate hard copy file.
- (2) Place in folders and save on the server.
- (3) Save to removable disk or flash drive, carefully labeled to enable proper disposition.

SECTION 10. DISPOSITION OF ELECTRONIC RECORDS AND E-MAIL

The process for the legal disposition of government records (including electronic records, and e-mails) is subject to the same documentation requirements as any other format or medium. This usually requires management permission and some type of disposition log to adequately document disposition and destruction of electronic records (local governments are not required to keep a disposition/destruction log but the practice is strongly advised). Section 7.78 of the Electronic Records Standards and Procedures (relating to the destruction of electronic records states that:

**CITY OF TOMBALL
ADMINISTRATIVE POLICIES, RULES AND PROCEDURES**

SUBJECT

NUMBER:

30

EFFECTIVE DATE:

XX

PAGE 5 OF 5

**RECORDS MANAGEMENT
REQUIREMENTS
FOR ELECTRONIC
RECORDS AND E-MAIL**

REVISED:

APPROVED BY CITY MANAGER:

SUPERSEDES:

APPROVED BY CITY COUNCIL:

- (a) Electronic records may be destroyed only in accordance with the Local Government Code, Section 202.001
- (b) Each local government must ensure that :
- (1) Electronic records scheduled for destruction are disposed of in a manner that ensures protection of any confidential information; and
 - (2) Magnetic storage media previously used for electronic records containing confidential information are not reused if the previously recorded information can be compromised by reuse in any way.

SECTION 11. TRAINING

In cooperation with the City of Tomball's Information Technology Department, the Records Management Officer will ensure that appropriate training is made available for staff. All new employees will be required to participate in the training intended to cover the following areas and any employee unfamiliar with the requirements may request training:

- Operation and care of equipment
- Use of software
- E-mail creation
- Content management
- Storing and filing structures
- Naming conventions
- Retrievals
- Final disposition
- Policies and procedures
- Relevant laws/rules

SECTION 12. EFFECTIVE DATE

This policy shall take effect immediately from and after its passage.

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Resolution No. 2021-29, a Resolution of the City Council of the City of Tomball, Texas, approving a partnership between the City of Tomball and the Munson Family.

Background:

Resolution Number 2021-29 approves a partnership between the City and the Munson Family for the purpose of seeking donations in order to begin the planning, design and ultimate construction of an inclusive play area at Juergens Park.

Origination: Public Works Department

Recommendation:

Staff recommends approving Resolution 2021-29

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project 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	<u>Meagan Mageo</u>	Approved by	_____
	Staff Member		City Manager
	Date		Date

RESOLUTION NO. 2021-29

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS,
AUTHORIZING & APPROVING A COMMUNITY PARTNERSHIP
BETWEEN THE CITY OF TOMBALL AND THE MUNSON FAMILY
FOR THE DEVELOPMENT AND CONSTRUCTION OF AN
INCLUSIVE PLAYGROUND AT JUERGENS PARK.**

* * * * *

WHEREAS, on August 16, 2021, the Tomball City Council approved staff to begin the process of developing and constructing an inclusive play area at Juergens Park, in cooperation with the Munson family and Chick-fil-a, inspired by Louie's Together Playground; and

WHEREAS, the City of Tomball acknowledges that play is crucial for human development, the growth of social skills, and self-confidence, and all individuals should be given the opportunity to interact in these social atmospheres;

WHEREAS, an inclusive playground provides more opportunities for individuals of varying abilities that accessible playgrounds by removing barriers to inclusion, both physically and socially, and providing a social experience for all; and

WHEREAS, the City of Tomball finds that play experiences at parks should be accessible for all individuals and their families, without regard to physical or mental ability, and lacks inclusive playgrounds; **NOW, THEREFORE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS that the Tomball City Council approves the partnership between the City of Tomball and the Munson Family for the purpose of seeking donations for the design and construction of an inclusive playground to be constructed at Juergens Park.

PASSED, APPROVED, AND RESOLVED this 7th day of September 2021.

Gretchen Fagan
Mayor

ATTEST:

Doris Speer
City Secretary

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Award contract for E&P Project 2019-10035 to AR Turnkee Construction Company, Inc. in the amount of \$133,838.00 to award contract for the Mulberry and Agg Road Drainage Improvements.

Background:

In an effort to obtain the most favorable pricing, sealed bids were solicited for the completion of the drainage improvements along Mulberry and Agg Road based on the Engineers designed plans.

Bid packets were available at the City Administration Building or could be electronically delivered by request. A total of eighteen (18) vendors received information on the bid specifications, of which two (2) qualifying bids were received.

The lowest responsible bidder was determined to be AR Turnkee Construction Company, Inc. for a total bid of \$133,838.00, for all work identified in the bid specifications and design plans.

Origination: Public Works Department

Recommendation:

Staff recommends awarding the contract to AR Turnkee Construction Company, Inc. in the amount of \$133,838.00.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Coordinator

FUNDING (IF APPLICABLE)

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

Yes: X No: _____ If yes, specify Account Number: #400-154-6409

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

Signed	<u>Meagan Mageo</u>	Approved by	_____
	Staff Member		City Manager
	Date		Date

CITY OF TOMBALL

MULBERRY ROAD AND AGG ROAD DRAINAGE IMPROVEMENTS



Bid Date: August 12, 2021

Item	Description	Unit	Quantity	Bidder No. 1		Bidder No. 2	
				AR Turnkee	Total	Cooley Construction	Total
1.	Mobilization, Bonds, Insurance and Permitting Expenses.	LS	1	\$ 25,000.00	\$ 25,000.00	\$ 9,250.00	\$ 9,250.00
2.	Site Preparation and Demolition as necessary to facilitate all construction activities, including but not limited to curb removal, median nose removal and pavement removal.	LS	1	\$ 500.00	\$ 500.00	\$ 7,150.00	\$ 7,150.00
3.	Remove, Dispose and Replace existing water line lead(s) and/or irrigation lines, complete in place including wet connection to existing water line and gate valve, adjust existing water meter, RPZ, & irrigation system, etc. to existing conditions or better on Agg Road Median.	LS	1	\$ 4,450.00	\$ 4,450.00	\$ 7,500.00	\$ 7,500.00
4.	Existing Roadside Ditch and Swale Dewatering as needed to facilitate construction including, but not limited to procuring, installing, operating, and breakdown of pumping equipment for duration of the project and directed by City and/or Engineer.	LS	1	\$ 3,300.00	\$ 3,300.00	\$ 2,500.00	\$ 2,500.00
5.	Clean & Demuck existing roadside swales along Agg Rd, matching upstream and downstream flowlines, to ensure positive drainage.	LF	200	\$ 5.00	\$ 1,000.00	\$ 30.00	\$ 6,000.00
6.	Excavation of roadside swales along Mulberry St. as per cross sections.	LF	831	\$ 4.00	\$ 3,324.00	\$ 30.00	\$ 24,930.00
7.	Haul & Dispose all excavated and/or excess material offsite (all operations to be performed in accordance with local and state laws including hauling and disposal).	LS	1	\$ 6,100.00	\$ 6,100.00	\$ 13,650.00	\$ 13,650.00
8.	24-Inch, CLIII R/G, RCP Storm Sewer.	LF	201	\$ 211.00	\$ 42,411.00	\$ 146.00	\$ 29,346.00
9.	Manhole Cone for Existing 3'x5' Box Culvert @ STA 0+18.11 including Manhole Blockout per City of Tomball Detail COT STM-11 & COT STM-12.	EA	1	\$ 3,000.00	\$ 3,000.00	\$ 6,350.00	\$ 6,350.00
10.	Standard Type "C" Manhole (24"-42") @ STA 2+19.04.	EA	1	\$ 7,000.00	\$ 7,000.00	\$ 6,500.00	\$ 6,500.00
11.	Break Out and Connect 24" RCP to Existing 3'x5' Box Culvert.	EA	1	\$ 3,300.00	\$ 3,300.00	\$ 3,100.00	\$ 3,100.00
12.	Trench Safety.	LF	201	\$ 3.00	\$ 603.00	\$ 1.00	\$ 201.00

CITY OF TOMBALL

MULBERRY ROAD AND AGG ROAD DRAINAGE IMPROVEMENTS



Bid Date: August 12, 2021

Item	Description	Unit	Quantity	Bidder No. 1		Bidder No. 2	
				AR Turnkee	Total	Cooley Construction	Total
13.	Site Restoration including but not limited to curb, pavement, pavement markings, red brick median nose, replacement of signs, turf, etc. Site to be restored to original conditions or better as determined by the City and/or Engineer.	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 35,600.00	\$ 35,600.00
14.	Storm Water Pollution Prevention Plan (including SWPPP implementation, performing project site inspections, completing inspection reports, filing notices, posting permits, certificates and notices, installation of new control measures, maintenance of existing control measures, etc.) .	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00
15.	Traffic Control (Includes implementation and maintenance for duration of construction and removal at completion of construction) .	LS	1	\$ 11,000.00	\$ 11,000.00	\$ 5,000.00	\$ 5,000.00
16.	Street Sweeping for Mulberry & Agg Road for duration of construction, as needed and directed by City and/or Engineer .	LS	1	\$ 850.00	\$ 850.00	\$ 2,500.00	\$ 2,500.00
17.	Construction Materials Testing by an accredited lab, including but not limited to backfill, bedding, etc. in conformance with City of Tomball specifications.	LS	1	\$ 6,000.00	\$ 6,000.00	\$ 5,000.00	\$ 5,000.00
18.	Control Staking and Construction Staking.	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 6,500.00	\$ 6,500.00
19.	Post Construction Topographic Verification and Record Drawing Preparation (to be completed, signed and sealed by a Texas Registered Professional Land Surveyor).	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 8,000.00	\$ 8,000.00
Grand Total				\$ 133,838.00		\$ 180,577.00	
Contractor Company Legal Name: Signatory Name: Street Address: City, State, Zip Email:				AR Turnkee Adam Turner PO BOX 925985 Houston, TX 77292		Cooley Construction Brian Hekker or Anthony Cooley 15115 FM 1488 Magnolia, TX 77354	

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: 9/7/2021

Topic:

Authorize City Manager to execute portions of an agreement on behalf of the City of Tomball with Musco Finance for the Tomball Little League for improvements to Wayne Stovall Sports Complex.

Background:

Pursuant to the lease agreement with Tomball Little League (TLL) for the maintenance and operation of Wayne Stovall Sports Complex, TLL is responsible for lighting improvements for all fields. The lighting was previously upgraded for fields 5 and 7, and it has now been determined the lighting will need to be upgraded for fields 3, 4, and 8.

The total cost for the lighting upgrade to be completed by Musco is \$187,513.00 with half to be paid at the time the promissory note is executed, and the remainder to be paid annually over the next five years.

In order for Tomball Little League to complete the promissory note with Musco Finance, the City must execute a Mortgagees/Landlord Subordination, which does include a clause that if payment is defaulted the City must be notified and allowed time to ensure payment is made before any further action may be taken.

Origination: Public Works Department

Recommendation:

Staff recommends authorizing the City Manager to execute the Mortgagees/Landlord Subordination in order for Tomball Little League to finance lighting upgrades.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project 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 Meagan Mageo Approved by _____
Staff Member Date City Manager Date

Mortgagees/Landlord Subordination

Contract Number 062521TOM dated as of June 25, 2021

Name and Address of Borrower:
Tomball Little League
PO Box 1416
Tomball, Texas 77377

WHEREAS the undersigned is the owner, landlord, or mortgagee of the following described real estate :
125 West Hufsmith Road Tomball, TX 77375

WHEREAS the following described equipment is or will be installed on or affixed to the Premises:

Musco lighting system consisting of:

SportsCluster• Lighting System

- Electrical component enclosures with disconnect switches

- Pole length wire harnesses

- Poletop luminaire assemblies with:

- 8 - Total Light Control™ TLC-LED-1500 factory-aimed and assembled luminaires

- 16-Total Light Control™ TLC-LED-1200 factory-aimed and assembled luminaires

- 8 - Total Light Control™ TLC-LED-900 factory-aimed and assembled luminaires

- 8-Total Light Control™ TLC-BT-575 factory-aimed and assembled luminaires

With Controls

- Control-Link• control & monitoring system cabinet

- LED dimming

WHEREAS the undersigned claims a lien or other interest in or has leased or otherwise granted the right to occupy to (the "Borrower"), all or a portion of the Premises; and

WHEREAS MUSCO FINANCE, LLC, ("Lender") has loaned or will loan or advance money for purchase of the Equipment to, or has obtained or will obtain a security interest in the Equipment from the Borrower.

NOW THEREFORE the undersigned hereby agrees as follows:

1. The interest of the Lender in the Equipment shall at all times be superior to any interest the undersigned may now or hereafter have in the Equipment and the undersigned hereby subordinates any lien it may have in the Equipment, whether such lien is statutory or by agreement, to the lien of Lender whether or not the Equipment is deemed a fixture to the Premises, and the undersigned agrees that the Equipment is and shall at all times remain personal property notwithstanding that it may be installed on or affixed to the Premises.
2. Lender may inspect the Equipment on the Premises and may remove the Equipment from the Premises without further consent of the undersigned. Lender shall pay for the cost of repairing any physical injury to the Premises caused by removal of the Equipment but not for any diminution in value of the Premises caused by absence of the removed Equipment or by any necessity of replacing the removed Equipment.
3. The Equipment may remain on the Premises free of charge for a period of 30 days following written notice from the undersigned to Lender directing removal.
4. Lender may extend the time for payment or change in any other way the obligations of the Borrower to Lender without affecting the Agreements of the undersigned hereunder.
5. This agreement shall be binding upon and inure to the benefits of the estate, heirs, successors and assigns of the undersigned and the successors and assigns of Lender.
6. Lender shall provide thirty (30) days' notice to the City of Tomball prior to exercising any of Lender's rights of repossession of the equipment listed herein.

City of Tomball
401 Market Street
Tomball, TX 77375

By _____

Print Name and Title _____

Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Approve Resolution No. 2021-30, a Resolution of the City Council of the City of Tomball, Texas, authorizing the City Manager to enter into negotiations between the City of Tomball and Lovett Industrial.

Background:

Resolution Number 2021-30 authorizes City Manager to enter into negotiations with Lovett Industrial to create a development agreement for the development of approximately 240 acre tract of land located at SH 249 and Rocky Road.

The development would provide 3.3 million square feet of distribution and light industrial buildings and approximately 30,000 square feet of retail space while employing an estimated 1,300 people, but is not financially feasible without participation of public infrastructure financing tools.

The proposed resolution defines the proposed terms and conditions of the development agreement. The resolution terms are solely for the purpose of beginning negotiations and are non-binding in nature and creates no obligation on the part of either party with terms of the potential development agreement.

Origination: City Administration

Recommendation:

Staff recommends approving Resolution 2021-30

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

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	<u>Meagan Mageo</u>	Approved by	<u>David Esquivel</u>	<u>09/03/21</u>
	Staff Member		City Manager	Date

RESOLUTION NO. 2021-30

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS,
AUTHORIZING NEGOTIATIONS FOR A DEVELOPMENT
AGREEMENT BETWEEN THE CITY OF TOMBALL AND LOVETT
INDUSTRIAL FOR DEVELOPMENT OF AN APPROXIMATELY
240-ACRE TRACT LOCATED IN THE CITY OF TOMBALL'S
EXTRATERRITORIAL JURISDICTION FOR NON-RESIDENTIAL,
LIGHT INDUSTRIAL AND RETAIL USE.**

* * * * *

WHEREAS, Lovett Industrial (“Developer”) desires to develop a 240-acre tract of land located at SH 249 and Rocky Road, west of the SH249-Grand Parkway interchange (“Land”), to provide 3.3 million square feet of distribution and light industrial buildings and approximately 30,000 square feet of retail space while employing an estimated 1,300 people, but is not financially feasible without participation of public infrastructure financing tools; and

WHEREAS, the desired development is not financially feasible without participation of public infrastructure financing tools; **NOW, THEREFORE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS

that the Tomball City Council authorizes the negotiations for a Development Agreement between the City of Tomball and Lovett Industrial, generally defined by the following proposed terms and conditions of the potential agreement:

Section 1. Developer agrees to full purpose annexation of the Land into the City upon execution of the agreement contemplated herein; and

Section 2. City agrees to allow, and the Developer agrees to limit, the use of property as retail, industrial and distribution consistent with the land use plan developed; and

Section 3. City agrees to designate a Tax Increment Investment Zone (“TIRZ”) over the Land and participate in the TIRZ for 25 years at a rate of 75% of the ad valorem tax and 50% of sales tax increment; and

Section 4. City consents to the creation of a Business Improvement District (“District”) over the Land, which will be created by order of the Texas Commission on Environmental Quality; has capacity to levy a separate tax to fund water, sewer, drainage, road, and open space improvements; may sell bonds secured by contract tax increment payments made by TIRZ, which bonds would not affect or relate to the City’s credit; has unlimited taxing authority; and

Section 5. Developer agrees to establish a Task Schedule that establishes the tasks and timing of the critical steps necessary to develop the Development and to establish default and self-help remedies for the failure of the parties to meet the scheduled tasks on the Task Schedule; and

Section 6. City and Developer agree to oversize and jointly finance any facilities needed to serve land outside of the Tract, taking advantage of economies of scale; and

Section 7. Developer acknowledges the limitations to authority of District, the District is intended as financing vehicle only. The District will not own, manage, or operate public infrastructure; and

Section 8. Developer agrees that ownership and operation of infrastructure will be conveyed to the City, except for detention and drainage facilities which may be owned and maintained by the District at the City’s direction. Tenants and landowners will be retail water and wastewater customers of the City; and

Section 9. City agrees to supply the Land with water and wastewater capacity. Developer agrees to extend wastewater force main to the point of connection at Developer’s expense, subject to reimbursement from the TIRZ. Developer shall construct an on-site lift station at Developer’s expense, subject to reimbursement by the TIRZ.

PASSED, APPROVED, AND RESOLVED this ___ day of September 2021.

Gretchen Fagan
Mayor

ATTEST:

Doris Speer
City Secretary

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: September 7, 2021

Topic:

Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session

Sec. 551.074 - Personnel Matters: Deliberation of the Appointment, Employment, and Duties of a Public Officer or Employee – Assistant City Manager, Fire Chief, and Community Development Director

Sec. 551.087 – Deliberations Regarding Economic Development

Background:

Origination: David Esquivel, City Manager

Recommendation:

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

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	<u>Doris Speer</u>	<u>9-1-2021</u>	Approved by	_____
	Staff Member	Date		City Manager Date