NOTICE OF REGULAR COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Monday, August 16, 2021
6:00 PM

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, August 16, 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.

IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR AUGUST 16, 2021, 6:00 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING FACE-TO-FACE MEETINGS (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19), THERE WILL BE LIMITED PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT: *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.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location**): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 832 1653 6000, Passcode: 149373.** The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

A. Call to Order

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

II. Luisa Taylor – 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. 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

G. Public Hearing

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

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

I. New Business

1. Presentation of the Annual Financial Report for Fiscal Year ending September 30, 2020

2. Discussion regarding the installation of Inclusive Play Structure at Juergens Park, in cooperation with the Munson family and Chick-fil-a, inspired by Louie's Together Playground

3. Consideration and possible action 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.

4. 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.

5. 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.

6. 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)

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.

    - Conduct Public Hearing on **Zoning Case P21-253**

    - 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.

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.

- Conduct Public Hearing on **Zoning Case P21-308**

- 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.

9. 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. 551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property

- 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 12th day of August 2021 by 6:00 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: August 16, 2021

Topic:

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.

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: August 16, 2021

Topic:

September 7, 2021 – 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 Doris Speer 8-10-2021 Approved by _____

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 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

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 8-12-2021 Approved by _____

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 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: August 2, 2021

Topic:

Larissa Roberts – Report on the success of ***Tomball Kids Club***

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 7-28-2021 Approved by
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

Luisa Taylor – 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.

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda: Glenn Windsor, Finance Director

FUNDING (IF APPLICABLE)

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

Yes: _____ No: _____ If yes, specify Account Number: #

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

Signed Doris Speer 8/10/2021 Approved by

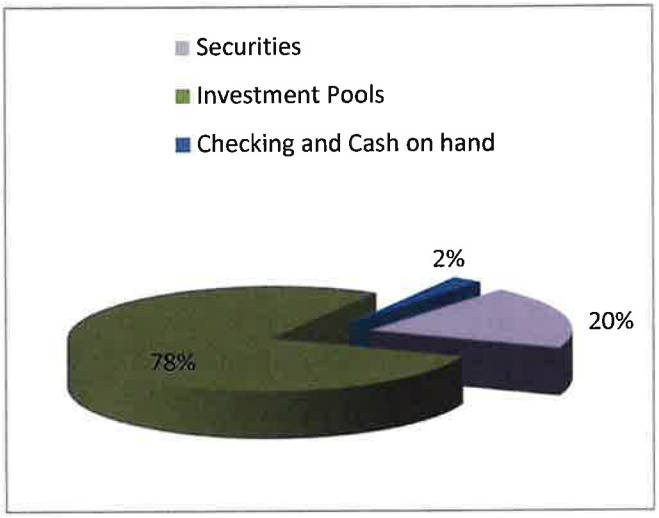
Staff Member Date City Manager Date

CITY OF TOMBALL
PORTFOLIO DIVERSIFICATION
June 30, 2021

By Type

		Current Market Value	Percent Portfolio
Securities	$	11,245,566	20%
Investment Pools		44,608,823	78%
Checking and Cash on hand		1,444,007	3%
Total Portfolio	$	57,298,396	

Diversification by Type

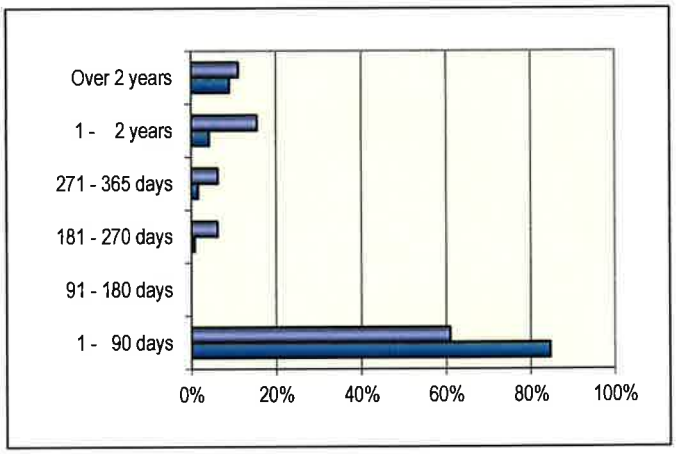


Safety of principal is the first priority of any Public investing portfolio. The City of Tomball invests in Securities of Federal, State and Local Governments, in Texas CLASS and in the state pool, TexPool. These investments are in securities with a rating of A-1/P-1 or higher and pools with Standard & Poor's highest rating of AAAm. Our charter requires that we maintain reserves of no less than 90 days and no more than one year of the current budgeted expenditures. The City currently has reserves in excess of the charter requirement.

By Maturity

		Current Market Value	Percent Portfolio
1 - 90 days	$	48,472,516	85%
91 - 180 days		0	0%
181 - 270 days		409,654	1%
271 - 365 days		875,791	2%
1 - 2 years		2,401,810	4%
Over 2 years		5,138,625	9%
Total Portfolio	$	57,298,396	

Diversification by Maturity



Ensuring adequate liquidity is available to cover all expenditures is the second priority of any public investing program. The City staff forecasts cash flow and ladders the maturity of investments to ensure funds are adequate when needed. A portion of funds are kept in overnight investments as a buffer for any unexpected expenditures. These overnight investments (TexPool, Texas CLASS) have been performing according to market in the yield category as well as providing liquidity.

CITY OF TOMBALL
INVESTMENT PORTFOLIO SUMMARY
ACTIVITY FOR QUARTER ENDING
June 30, 2021

ALL CITY FUNDS (POOLED)

INVESTMENTS	COST	MARKET	RATIO	YTM at COST	BENCHMARK YTM**
Beginning of period	9,895,471	9,839,978	0.9944	3.451%	0.07%
Purchases	2,660,687	2,646,907			
Maturities/Calls	1,157,095	1,177,531			
Change in value		(2,418,850)			
Sales					
End of period	13,713,253	11,245,566	0.8201	3.440%	0.07%

**Benchmark security is the One-year U. S. Treasury Bill
Weighted average maturity of the portfolio at quarter end is the following number of days: 666.95

This report is in compliance with the investment strategies as approved and the Public Funds Investment Act.

Treasurer

CITY OF TOMBALL
INVESTMENTS IN SECURITIES
PORTFOLIO AS OF JUNE 30, 2021

	SECURITY DESCRIPTION	CUSIP NUMBER	RATING	MATURITY DATE	INTEREST YIELD	MARKET VALUE	DAYS AFTER 06/30/21	INDIVIDUAL MARKET VALUE/TOTAL	WAM DAYS x PERCENT	CALLABLE
1)	Texas ST REF Student Loan - 4.0%	882724JU2	AAA	8/1/2021	4.000%	1,243,773	32	11.060%	3.54	N
2)	Eagle Mountain & Saginaw TX - 5.0%	269696NT3	AAA	8/15/2021	5.000%	875,086	46	7.782%	3.58	N
3)	Hurst-Euless-Bedford TX ISD - 2.434%	447819DX8	AAA	8/15/2021	2.434%	300,827	46	2.675%	1.23	N
4)	San Antonio TX muni - 5.0%	796311CQ9	AA	2/1/2022	5.000%	205,652	216	1.829%	3.95	N
5)	Clear Creek TX ISD - 3.4%	1845403R1	AAA	2/15/2022	3.400%	204,002	230	1.814%	4.17	Y
6)	Texas A&M Revenue - 2.246%	88213ADP7	AAA	5/15/2022	2.246%	875,791	319	7.788%	24.84	N
7)	Univ of TX Build America - 3.675%	9151375J8	AAA	8/15/2022	3.675%	332,685	411	2.958%	12.16	Y
8)	Alvin TX ISD - 5.0%	022447S98	AAA	2/15/2023	5.000%	398,674	595	3.545%	21.09	N
9)	Lubbock TX - 2.520%	549188UK4	AA	2/15/2023	2.520%	518,017	595	4.606%	27.41	N
10)	Texas St Univ Sys Fing Revenue - 5.0%	88278PZR8	AA	3/15/2023	5.000%	227,211	623	2.020%	12.59	N
11)	Texas A&M Revenue - 2.349%	88213AKA2	AAA	5/15/2023	2.349%	488,136	684	4.341%	29.69	N
12)	Allen TX WTRWKS & SWR Revenue - 5.0%	018112SF0	AAA	6/1/2023	5.000%	437,088	701	3.887%	27.25	N
13)	Grand Parkway Trans - 1.608%	38611TCV7	AA	10/1/2023	1.608%	455,997	823	4.055%	33.37	Y
14)	Texas ST REF TXBL - 4.0%	8827235H8	AAA	10/1/2023	4.000%	615,983	823	5.478%	45.08	N
15)	Austin TX Elec Utility - 5.0%	052414PE3	AA	11/15/2023	5.000%	973,656	868	8.658%	75.15	N
16)	N Harris CNTY - 5.0%	65956NGL4	AA	12/15/2023	5.000%	301,171	898	2.678%	24.05	N
17)	San Antonio Elec & Gas Rev - 5.25%	7962532J0	AA	2/1/2024	5.250%	287,729	946	2.559%	24.20	Y
18)	Amarillo TX Tax NTS - 2.0%	023015J35	AAA	2/15/2024	2.000%	521,481	960	4.637%	44.52	N
19)	Nueces Co TXBL REF Ser B - .864%	670386ST9	AA	2/15/2025	0.864%	499,999	1326	4.446%	58.96	N
20)	Wisconsin ST GF Annual A TXBL	977100GX8	AA	5/1/2025	1.899%	468,669	1401	4.168%	58.39	Y
21)	Federal Home Loan Bank	3130AMTK8	AAA	6/30/2025	1.000%	1,013,940	1461	9.016%	131.73	Y
	TOTALS				**3.440%**	**11,245,566**	**667**	**100.000%**	**666.95**	

CITY OF TOMBALL
CASH AND CASH EQUIVALENTS
FOR QUARTER ENDING
June 30, 2021

FUNDS	CASH AND CASH EQUIVALENTS						
MAJOR FUNDS	SPIRIT OF TEXAS	TEXAS CLASS	TEXPOOL	OPERATING ACCOUNT	TOTAL CASH AND CASH EQUIVALENTS	INVESTMENT SECURITIES	TOTAL CASH, CASH EQUIVALENTS AND INVESTMENTS
General		$ 2,713,594	14,163,994.08	$ 818,789	$ 17,696,377	$ 5,739,421.87	$ 23,435,799
				-			
Debt Service		1,014,952	4,726,740.32	77,989	5,819,681	-	5,819,681.26
				0		-	
Enterprise		2,887,036	73,941.58	21,580	2,982,557	-	2,982,557.17
				0			
OTHER FUNDS				0			
Special Revenue		81,408	3,736.52	6,649	91,794	-	91,793.76
Municipal Court Building Security		108,544	74,766.47	49,785	233,096	-	233,096.03
Municipal Court Technology		65,126	107,641.21	7,019	179,787	-	179,786.83
Hotel Occupancy Tax		108,544	500,808.55	4,867	614,219	-	614,219.48
Tomball "Fun Runs"			2,512.27	5,275	7,787	-	7,787.00
General Capital Projects	2,046,388	61,693	7,539,345	174,163	9,821,588	5,506,144.38	15,327,732.60
Business Park			931,846	0	931,846	-	931,846.07
Fleet Replacement		487,717	670,888.14	3,002	1,161,607	-	1,161,607.25
Water Capital Recovery		108,649	3,021,569.92	8,923	3,139,141	-	3,139,141.48
Sewer Capital Recovery		162,503	1,988,734.08	8,949	2,160,186	-	2,160,185.51
Health Insurance Trust			929,459	241,937	1,171,396	-	1,171,395.68
Tomball Legacy Fund			26,686	15,081	41,766	-	41,766.47
TOTALS	**$ 2,046,388**	**$ 7,799,766**	**$ 34,762,669**	**$ 1,444,007**	$ 46,052,830	$ 11,245,566	$ 57,298,396

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

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

Background:

Origination: City Secetary

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 Doris Speer 8-10-2021 Approved by

Staff Member Date City Manager Date

MINUTES OF SPECIAL COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Monday, August 2, 2021
4:30 PM

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 2, 2021, 4:30 PM, at 401 Market Street, Tomball, Texas 77375, via video/telephone conference.

A. Mayor Fagan called the Special meeting of the Tomball City Council to order at 4:40 p.m.

PRESENT:
Mayor Gretchen Fagan
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Chad Degges
Council 4 Derek Townsend, Sr. (video)

ABSENT:
Council 5 Lori Klein Quinn - Excused

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
HR Director – Lisa Coe
IT Manager – Doug Tippey
Asst. Fire Chief/Fire Marshal – Joe Sykora
Assistant City Secretary – Tracy Garcia
CSO Administrative Assistant – Johnita Robinson
Police Lieutenant-Support Services – Brandon Patin
Utilities Superintendent – Will Goff
Court Administrator – Maria Morris

B. No public comments were received.

C. New Business

1. Tomball City Council entered into a Workshop Session to consider the Proposed Fiscal Year 2021-2022 Budget

D. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to adjourn.

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

Motion carried unanimously.

Meeting adjourned at 5:11 p.m.

PASSED AND APPROVED this the 16th day of August 2021.

Doris Speer
City Secretary, TRMC, MMC

Gretchen Fagan
Mayor

MINUTES OF REGULAR COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Monday, August 2, 2021
6:00 PM

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 2, 2021, 6:00 PM, at 401 Market Street, Tomball, Texas 77375, via video/telephone conference.

A. Mayor Fagan called the Special meeting of the Tomball City Council to order at 6:07 p.m.

PRESENT:
Mayor Gretchen Fagan
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Chad Degges
Council 4 Derek Townsend, Sr. (video)

ABSENT:
Council 5 Lori Klein Quinn - Excused

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
Asst. Fire Chief/Fire Marshal – Joe Sykora
City Planner – Amelia Lindley
Assistant City Secretary – Tracy Garcia
CSO Administrative Assistant – Johnita Robinson
Police Lieutenant-Support Services – Brandon Patin
Utilities Superintendent – Will Goff
Court Administrator – Maria Morris
Customer Service Manager-UB – Lauren Sykora

B. Invocation – Led by Pastor Kevin Barra, Bayou City Fellowship

C. Pledges to U.S. and Texas Flags – Led by Randy Parr

D. No public comments were received.

E. Presentations

1. Presentation was given by Tomball Regional Health Foundation regarding TRHF's accomplishments to date.

F. Reports and Announcements

1. Announcements
   I. **Tomball City Pool – *2021 Swim Season* - Jerry Matheson Park Pool** *will be operate with normal hours through August 15. The 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. August 6, 2021 – **49th Annual Tomball Night, Parade of Lights, and Health & Wellness Expo**
   III. August 16, 2021 and September 7, 2021 - Public Hearings for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2021-2022
   IV. August 14, 2021 – **2nd Saturday at the Depot**
   V. 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:

G. Approval of Minutes

1. Motion made by Council 2 Stoll, Seconded by Council 3 Degges, to approve the Minutes of the July 19, 2021 Special Tomball City Council Meeting and the July 19, 2021 Regular Tomball City Council Meeting.

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

   Motion carried unanimously.

H. Old Business

1. Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adopt, on Second Reading, Ordinance No. 2021-24, 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 4.00 acres of land legally described as TRS 284D 284E & 286 Tomball Outlots, from the Single-Family 20 Estate District to the Light Industrial District, said property being generally located at the northwest corner of Agg Road and Persimmon Road, 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.

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

   Motion carried unanimously.

2. Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adopt, on Second Reading, Ordinance No. 2021-26, 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 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, from the Agricultural District to the General Retail District, said property being generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, at 343 East Hufsmith Road, 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.

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

   Motion carried unanimously.

3. Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adopt, on Second Reading, Ordinance No. 2021-27, an ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by

granting a Conditional Use Permit (CUP) to Clinton Hankla to operate an "Office showroom / warehouse" facility at 343 East Hufsmith Road; said property being approximately 3.78 acres of land legally described as Lot 1 Block 1 Tennis Venture Tract, within the City of Tomball, Harris County, Texas, generally located on the north side of East Hufsmith Road, between Peach Street and Hospital Street, and is zoned General Retail use district; providing requirements and conditions for this CUP; containing findings and other provisions relating to the subject; providing a penalty in an amount not to exceed $2,000 for violations hereof; and providing for severability.

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

Motion carried unanimously.

I. 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. Appoint/Reappoint Members to the Tomball Regional Health Foundation Board of Directors for Terms Expiring September 1, 2021

2. Reappoint three Associate/Alternate Judges to the Municipal Court for terms of office, which begin August 3, 2021, and ends on August 2, 2023.

3. Reappoint Associate/Alternate Prosecutor, Erik Berglund, to the Municipal Court for a term of office which begins August 3, 2021 and ends on August 2, 2023.

Motion made by Council 1 Ford, Seconded by Council 3 Degges, to approve the appointments as presented in the Consent Agenda.

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

Motion carried unanimously.

Latrell Shannon and Jim Ross are reappointed to the Tomball Regional Health Foundation Board of Directors, for terms expiring September 1, 2023.

Cindy Bennett-Smith, Blair Bruce, and Michael Tiffin are reappointed as Associate/Alternate Judges to the Municipal Court, for terms expiring August 2, 2023.

Erik Berglund is reappointed as Associate/Alternate Prosecutor to the Municipal Court, for term expiring August 2, 2023.

J. New Business

1. Motion made by Council 3 Degges, Seconded by Council 2 Stoll, to approve the annual Consumer Price Index (CPI) and Fuel Index adjustment from GFL (formally WCA Waste Corporation) of 3.77%, effective October 1, 2021.

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

   Motion carried unanimously.

2. Motion made by Council 2 Stoll, Seconded by Council 3 Degges, to authorize the City Manager to execute the grant application to State Energy Conservation Office (SECO) for the Local and County Government Lighting Conversion to LED.

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

   Motion carried unanimously.

3. Executive Session: The City Council recessed at 6:32 p.m. 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 – Interim Fire Chief

   Upon reconvening at 7:07 p.m., the following action was taken:

4. Motion made by Council 3 Degges, Seconded by Council 2 Stoll, to confirm Joe Sykora as Interim Fire Chief.

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

   Motion carried unanimously.

K. Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adjourn.

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

Motion carried unanimously.

Meeting adjourned at 7:10 p.m.

PASSED AND APPROVED this the 16th day of August 2021.

Doris Speer
City Secretary, TRMC, MMC

Gretchen Fagan
Mayor

MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Friday, August 6, 2021
2:00 PM

A. Mayor Fagan called the Special meeting of the Tomball City Council to order at 2:06 p.m.

PRESENT:
Mayor Gretchen Fagan
Council 1 John Ford
Council 3 Chad Degges
Council 5 Lori Klein Quinn

ABSENT:
Council 2 Mark Stoll- Excused
Council 4 Derek Townsend, Sr. - Excused

OTHERS PRESENT:
City Manager – David Esquivel
Interim Assistant City Manager/Police Chief – Jeff Bert
City Secretary – Doris Speer

B. No public comments were received.

C. New Business

1. Executive Session: The City Council recessed at 2:07 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. 551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property
   - Sec. 551.087 – Deliberations Regarding Economic Development

   Upon reconvening into session at 3:30 p.m., no action was taken.

D. Having no additional business, Mayor Fagan adjourned the meeting at 3:31 p.m.

PASSED AND APPROVED this the 16th day of August 2021.

Doris Speer City Secretary, TRMC, MMC	Gretchen Fagan Mayor

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

Conduct First 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 Doris Speer 8-10-2021 Approved by _____

Staff Member Date City Manager Date

Fund Summaries

Consolidated Statement of Anticipated Receipts and Revenues and Expenditures and Changes in Fund Balance- All Funds
2021-2022 Proposed Budget

	Governmental				Proprietary	Internal Service					Consolidated
	General Fund	Special Revenue Funds	Special Revenue Fund	Debt Service	Enterprise Fund	Fleet Replacement Fund	Health Insurance Trust Fund	Water Captial Recovery	Sewer Capital Recovery	Capital Projects Fund	All Funds FY 2022
Funds	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

GENERAL FUND	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 PROJECTIONS	2022 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

GENERAL FUND	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 BUDGET	2021 PROJECTIONS	2022 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	DEPARTMENT	DIVISION
GENERAL FUND	ADMINISTRATIVE	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PERMITS/INSPCTNS.	100-112 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	DIVISION
GENERAL FUND	CITY SECRETARY	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FINANCE	100-116 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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	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

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
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 KTTF 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

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
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**

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
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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	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 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 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**

CITY OF TOMBALL

FUND	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**

CITY OF TOMBALL

FUND	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 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Budget	FY 2021 Projection	FY 2022 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%**

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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	HOTEL OCCUPANCY TAX	240-240 HOT

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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
TOMBALL "FUN RUNS"	FUN RUNS	290-290 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**

CITY OF TOMBALL

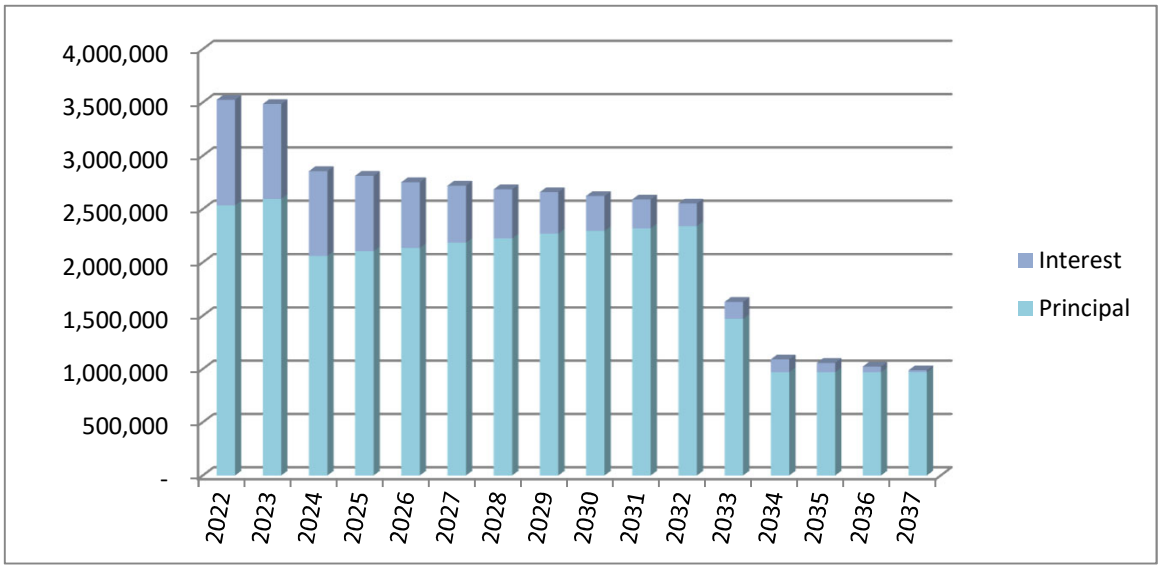
FUND	DEPARTMENT	DIVISION
DEBT SERVICE FUND	DEBT SERVICE	300-300 DEBT SERVICE

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

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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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 DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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 DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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 DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
BUSINESS PARK	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**

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
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

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
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 DEPARTMENT	DIVISION
ENTERPRISE FUND	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	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 DEPARTMENT	DIVISION
ENTERPRISE FUND	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**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	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**

FUND	CITY OF TOMBALL 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		$ 1,040,000		$ 170,820	$ 1,210,820	$ 1,210,820

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 adiquate 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		Chevy	Silverado 3500	$ 47,000	Upfit included. Acution Old Vehicle. Limited towing.
PW-Sewer	U-32	Crane Truck	Ford	F550	2008	97,500	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**	

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**	

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**

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

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

Office of Chief Appraiser

April 30, 2021

Honorable Gretchen Fagan
Mayor
City of Tomball
401 Market Street
Tomball, TX 77375-4697

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

Re: 2021 Certified Estimates

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

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**

Projected 2021 Taxable Value Range

Accuracy +/- 5%	**2,169,654,964**	**To**	**2,398,039,697**

Report Date: April 30, 2021
2020 Roll Date: April 09,

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 | HARRIS COUNTY APPRAISAL DISTRICT | LAST UPDATED: 04/09/2021
TAX YEAR: 2020 | PROPERTY USE CATEGORY RECAP | DELV DATE: 04/23/2021
CERTIFIED TO DATE ROLL 08

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
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 *No-New-Revenue Tax Rate Worksheet*.		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 *No-New-Revenue Tax Rate Worksheet.*		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 disater 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 thet 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 livies. 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 *No-New-Revenue Tax Rate Worksheet.*.	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 *No-New-Revenue Tax Rate Worksheet*.	$.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 *Voter-Approval Tax Rate Worksheet*	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 by 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 *No-New-Revenue Tax Rate Worksheet.*	$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 2028 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 *Voter-Approval Tax Rate Worksheet*	0.301222
67.	**2020 total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet*	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 *Voter- Approval Tax Rate Worksheet*	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	x .25	$ 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	x .25	$ 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	3.76%
Total Retirement Rate	12.98%
Supplemental Death Benefit	0.22%
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 lhardy@tmrs.com.

Sincerely,

Leslee S. Hardy

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 Utilites Service Person & move a Deputy Fire Marshal from PT to FT

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2021-2022 Budget.

Background:

The TEDC Bylaws require that the Corporation prepare and submit to Council an annual budget of expected revenues and proposed expenditures for the next ensuing fiscal year.

The TEDC Board of Directors approved the FY 2021-2022 Budget on July 13, 2021.

Origination: Tomball Economic Development Corporation Board of Directors

Recommendation: Approval of the Fiscal Year 2021-2022 TEDC Budget

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: #

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

Signed _____ Approved by _____

Staff Member-TEDC Date Executive Director-TEDC Date

TOMBALL
ECONOMIC DEVELOPMENT CORP.

FY 21/22 Budget Workshop

AUGUST 16, 2021

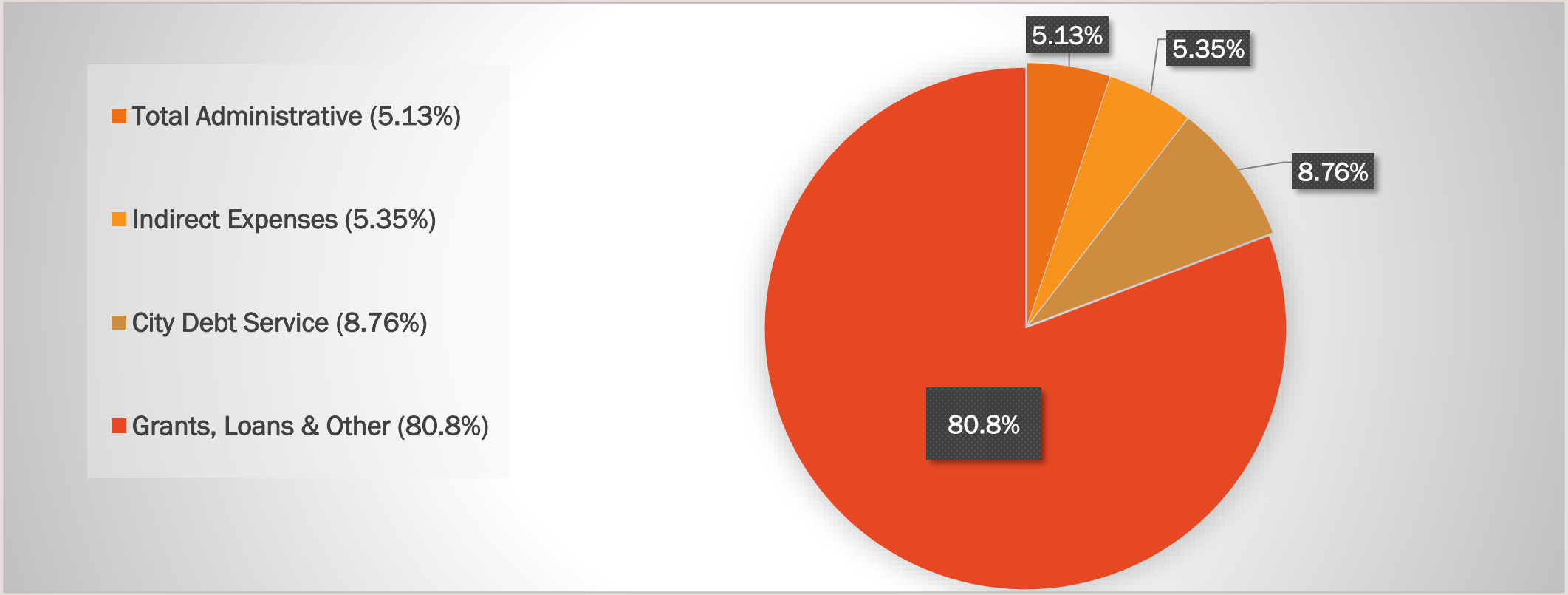
FY 21/22 Budget Highlights

- Estimated Sales Tax Revenue: $4.1 million
- Personnel:
  - 4% COLA increase
  - Salary Adjustment for Coordinator (move from hourly to salary)
  - Addition of Administrative Assistant
  - Increases for auto allowances
- Increase marketing budget ($87,000 to $100,000)
- $2.5 million for project grants
- $2.5 million for property acquisition
- $4 million for South Live Oak redevelopment
- City Debt Service: $1.1 million
- **Year-end fund balance: $ 11,871,839**

Personnel Expenditures

- Proposed 4% COLA
- Salary Adjustment for Coordinator
- Addition of full-time Administrative Assistant
- Auto Allowance increase for Executive Director and Assistant Director

EXPENDITURES



Tomball Economic Development Corporation
FY 2021-2022 Budget
Account Descriptions

REVENUE

- Sales Tax: Those revenues received from the State of Texas and through the City of Tomball for the $0.005 portion of the $0.020 sales tax revenues collected within the City limits of Tomball.

- Interest: Those revenues received from financial institutions for balances on hand and from funds that have been invested.

- Grants: Those revenues received from additional sources such as CenterPoint Energy for support of the Corporation's activities, including the Annual Economic Outlook Event, marketing collateral, and continuing education.

- Other: Those revenues received from the sale or lease of TEDC-owned property.

EXPENDITURES

Administrative:

- Salaries - Administrative: The amount reimbursed to the City of Tomball for the salary paid to the Executive Director, Assistant Director, and Coordinator of the Tomball Economic Development Corporation. This amount includes holiday, vacation, sick, and longevity pay.

- Benefits: The amount reimbursed to the City of Tomball for the benefits paid to, or on behalf of, TEDC staff. This amount includes social security taxes, medicare taxes, employer matched funds to the Texas Municipal Retirement System, health insurance premiums, and worker compensation insurance.

- Wages- Other: Wages for nonexempt (hourly) TEDC employees.

- Wages- Overtime: Wages for hours worked, by non-exempt employees, during any FLSA-defined workweek, which exceed 40 hours and are approved in advance by the Executive Director.

Other Personnel Expenditures:

- Auto Allowances: Monthly stipends for the Executive Director and Assistant Director allocated to cover business travel expenses and mileage within a 50-mile radius of Tomball.

- Phone Allowances: Monthly stipends allocated to cover business-related cell phone expenses for eligible TEDC staff.

- Local Travel Expenses: The amount allocated to cover business travel expenses and mileage within a 50-mile radius of Tomball for non-exempt TEDC staff.

- Dues and Subscriptions: Fees charged for memberships and related expenses to professional organizations, subscriptions and software.

- Seminar/Conference Registrations: Fees for the Tomball Economic Development Corporation staff and board members to attend conferences, events, and professional training seminars.

- Travel and Training: The costs associated with attending classes, seminars, events, trade shows and for related travel expenses. This includes hotel rooms where overnight stay is reasonable, the cost of related meals, airfare, and car rental where reasonable, parking and toll fees, and for mileage. Reimbursable mileage for exempt staff is limited to a destination that exceeds a 50-mile radius of the City of Tomball.

Service and Supply Expenditures

- Contracted Administrative Services: The cost of administrative services provided to the Tomball Economic Development Corporation by City of Tomball personnel as indicated in the Administrative Services Agreement entered into between the Tomball Economic Development Corporation and the City of Tomball.

- Bank Charges: The various service charges for maintaining a bank account, including wire transfer fees, safekeeping fees for investments, and actual operating account fees based on the account analysis.

- Insurance: The cost of surety bonding fees and insurance premiums including General Liability, Errors and Omissions, and Property.

- Computer Equipment and Maintenance: The cost of computer equipment and related expenses.

- Communication Services**:** The cost of telephone service, including land line phone base rate charges, DSL service, and long-distance charges.

- Legal Fees: Expenses incurred for legal services related to document and agreement preparation and obtaining advice and opinions from legal counsel related to Tomball Economic Development Corporation business activities.

- Lease Expense-GTACC: Payment to the Greater Tomball Area Chamber of Commerce for leased office space at 29201 Quinn Road, Suite B, Tomball, Texas.

- Office Equipment & Supplies: The cost of various office supplies, postage, and equipment.

Indirect Economic Development Expenditures:

- Chamber Guide: Expenses related to the TEDC advertisement and publication of a map of the Tomball area in the annual Greater Tomball Area Chamber of Commerce magazine.

- Area Street Maps: The expenses incurred for the production and publication of maps of Tomball and the surrounding area that are issued free of charge to individuals and businesses to promote travel, tourism, and the commercial industry in Tomball.

- Marketing**:** Expenses related to marketing Tomball to attract business, industry, and visitors, including advertisements in printed and digital publications, information packages, brochures, and related marketing collateral material.

- Economic Impact Model License: The annual licensing fee for the economic impact analysis model utilized by the TEDC to calculate the economic impact of a prospect firm/project and related costs and benefits to the City of Tomball.

- Event Sponsorships**:** Costs to sponsor/co-sponsor events that foster relationships with businesses, site location consultants, brokers, real estate professionals, regional allies, and others influencing business location and capital investment decisions.

- Promotional Items: The costs associated with TEDC promotional products, giveaways, and event favors.

- Printing: The cost of printing various items including, but not limited to, Notice of Project/Public Hearing, brochures, presentation boards, community profiles, business resource guides, stationary, etc.

- Website and GIS: Costs to maintain the Tomball Economic Development Corporation's website, including web hosting, property database services, analytics platforms, and online GIS software.

- Professional Services: Consulting fees, engineering fees, photography, graphics and design services, and other professional services incurred in expanding the economic base of Tomball.

- Miscellaneous: Other expenses including, but not limited to, meals with potential business developers, name plates for Board meetings, post office box fees, etc.

City Debt Service

- Southside Sewer Plant (1999 CO-2/15/2019): Contributions to debt repayment for the wastewater treatment plant built on the south side of Tomball to accommodate expanded industry in the City. Final debt payment was made in 2019.

- Utilities Expansion (2002 CO-2/15/2022): Contributions to debt repayment for the extension of utilities from FM 2920 south on Hufsmith-Kohrville Road to Holderrieth Road, west to SH 249 and north to Theiss Road.

- Business Park (Series 2013): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the Tomball Business and Technology Park Project located at the northwest corner of Hufsmith-Kohrville and Holderrieth Roads.

- Medical Complex/Persimmon (Series 2016): Contributions to debt repayment for the construction of utilities, roads, drainage facilities, etc. for the extension of Medical Complex Drive Segment 4B and South Persimmon Street from Agg Road/Medical Complex Drive south to the Tomball Business & Technology Park.

Grants, Loans & Other Expenditures

- Project Grants: Grant funds designated by the Tomball Economic Development Corporation's Board of Directors and approved by the Tomball City Council waiting for contract fulfillment in order to be disbursed.

- Sales Tax Reimbursement Grants (380): Sales tax reimbursements made in accordance with economic development incentive agreements approved by the Tomball Economic Development Corporation's Board of Directors and the Tomball City Council.

- Property Acquisition: Costs associated with the acquisition of land.

- Business Improvement Grants- Current Year: Funds allocated to enhance the economic development of the City of Tomball through matching grants for façade or exterior improvements to buildings, sign improvements, landscaping, or other exterior property improvements.

- Business Improvement Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.

- Old Town Façade Grants: Funds allocated to enhance the economic development of the City of Tomball through grants to property and business owners seeking to rehabilitate commercial buildings located in the Old Town Tomball area.

- Old Town Façade Grants- Prior Year: Improvement grant funds approved in the prior fiscal year waiting for contract fulfillment in order to be disbursed.

- South Live Oak Redevelopment: The costs associated with the redevelopment of the South Live Oak Business Park.

- Business Park Expenses: Expenses related to the development and maintenance of the Tomball Business & Technology Park.

Tomball Economic Development Corporation
2021-2022 Draft Budget
October 1, 2021 to September 30, 2022

	FY 2018 Actuals	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Adopted Budget	FY 2021 Year End Projections	FY 2022 Proposed Budget
Beginning Fund Balance	$ 17,615,063	$ 20,352,058	$ 25,243,867	$ 25,243,868	$ 20,265,366	$20,308,470
REVENUE						
Sales Tax	$ 4,135,137	$ 4,168,199	$ 4,064,895	$ 3,850,000	$ 4,100,000	$ 4,100,000
Interest	290,474	551,967	426,876	350,000	350,000	350,000
Grants	5,500	5,500	-	5,500	16,000	8,000
Other - Land Sales and Lease Payments	949,334	2,596,223	491,055	-	662,747	-
Total Revenue	$ 5,380,445	$ 7,321,889	$ 4,982,826	$ 4,205,500	$ 5,128,747	$ 4,458,000
Total Available Resources	$ 22,995,508	$ 27,673,947	$ 30,226,693	$ 29,449,368	$ 25,394,112	$ 24,766,470
EXPENDITURES						
Administrative						
Salary and Benefits						
Salary-Executive Director	$ 109,001	$ 120,685	$ 128,199	$ 129,332	$ 129,332	$ 134,533
Salary-Asst. Director	69,948	80,615	85,644	86,405	86,405	89,892
Benefits-Executive Director	41,871	50,206	47,515	45,693	45,693	47,340
Benefits-Asst. Director	43,465	52,031	53,320	45,972	45,972	45,972
Salary- Coordinator						58,789
Benefits- Coordinator						22,077
Wages- Full-Time	9,840	40,527	42,333	42,058	42,058	38,000
Wages- Overtime			-	3,024	1,500	3,000
Benefits- Full-Time	806	24,281	14,115	18,529	18,529	18,529
Total Salaries and Benefits	$ 274,930	$ 368,345	$ 371,126	$ 371,012	$ 369,489	$ 458,132
Other Personnel Expenditures						
Auto Allowances	$ 8,400	$ 8,400	$ 8,400	$ 8,400	$ 8,400	$ 16,800
Phone Allowance - Executive Director	768	768	900	900	900	900
Phone Allowance - Assistant Director	768	768	900	900	900	900
Local Travel Expense	-	256	135	400	400	500
Dues and Subscriptions	6,044	7,514	9,482	9,000	9,000	10,000
Seminar/Conference Registrations	7,607	15,224	2,928	18,000	11,000	18,000
Travel and Training	13,461	19,527	11,727	30,000	1,400	30,000
Total Other Personnel Expense	$ 37,048	$ 52,457	$ 34,472	$ 67,600	$ 32,000	$ 77,100
Service and Supply Expenditures						
Contracted Administrative Services	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Bank Charges & Postage	585	(344)	1,920	1,000	3,115	3,500
Insurance	2,166	1,743	3,144	18,000	10,000	15,000
Computer Equipment & Maintenance	4,592	2,910	4,249	5,000	5,000	5,000
Communications Services	2,933	3,286	3,639	4,500	4,500	5,200
Legal Fees	24,562	7,333	31,915	30,000	35,000	40,000
Lease Expense-GTACC	21,289	22,842	25,629	37,000	25,000	25,000
Office Equipment & Supplies	1,876	10,752	3,557	10,000	5,000	10,000
Total Service and Supply Expense	$ 83,003	$ 73,522	$ 99,053	$ 130,500	$ 112,615	$ 128,700
Total Administrative Expenditures	$ 394,982	$ 494,324	$ 504,651	$ 569,112	$ 514,104	$ 663,932
Indirect Economic Development Exp.						
Chamber Guide	$ 8,354	$ 8,354	$ 8,354	$ 8,400	$ 8,400	$ 8,400
Area Street Maps	(3,875)	-		3,875	3,875	-
Marketing	95,354	63,450	90,768	87,000	87,000	100,000
Economic Impact Model License	4,052	4,174	4,299	4,430	4,430	4,565
Event Sponsorships	6,354	6,212	6,000	29,000	22,000	29,000
Promotional Items	4,928	6,574	6,515	6,500	6,500	6,500
Printing	3,978	4,503	6,915	6,500	6,500	6,500
Website and GIS	13,397	14,620	31,899	36,000	36,299	20,000
Professional Services	102,506	136,770	207,560	520,000	250,000	500,000
Miscellaneous	8,065	15,555	70,834	15,000	82,000	15,000
Total Indirect Expenditures	$ 243,113	$ 260,212	$ 433,144	$ 716,705	$ 507,004	$ 689,965

City Debt Service						
Southside Sewer Plant (1999 CO-2/15/2019)	$ 188,148	$ 188,148	$ -	$ -	$ -	$ -
Utilities Expansion (2002 CO-2/15/2022)	370,000	370,000	370,000	370,000	370,000	370,000
Business Park Infrastructure (Series 2013)	533,613	91,764	533,462	535,663	535,663	537,663
Medical Complex/Persimmon (Series 2016)	-	-	222,222	222,222	222,222	222,222
Total Debt Service	$ 1,091,761	$ 649,912	$ 1,125,684	$ 1,127,885	$ 1,127,885	$ 1,129,885
Grants, Loans & Other Expenditures						
Project Grants	$ 335,632	$ 361,735	$ 219,848	$ 2,500,000	$ 275,000	$ 2,500,000
Sales Tax Reimbursement Grants (380)	48,989	52,312	50,139	50,000	50,139	55,000
Property Acquisition	-	-	-	2,500,000	2,150,000	2,500,000
Business Improvement Grants- Current Year	134,850	73,559	130,891	350,000	91,000	350,000
Business Improvement Grants- Prior Year	188,879	91,000	139,082	215,300	75,900	255,850
Old Town Façade Grants- Current Year	-	-	54,269	250,000	34,000	250,000
Old Town Façade Grants- Prior Year	-	-	-	130,000	110,610	200,000
South Live Oak Redevelopment	-	-	-	-	-	4,000,000
Business Park Expenses	73,720	434,471	248,644	775,000	150,000	300,000
Total Grants/Loans/Other	$ 782,070	$ 1,013,077	$ 842,873	$ 6,770,300	$ 2,936,649	$ 10,410,850
Total All Expenditures	$ 2,511,925	$ 2,417,525	$ 2,906,352	$ 9,184,002	$ 5,085,642	$ 12,894,631
Revenues Over (Under) Expenditures	$ 2,868,520	$ 4,904,364	$ 2,076,474	$ (4,978,502)	$ 43,105	$ (8,436,631)
Other Income/Losses on Investments	$ 131,524	$ 12,554	$ 9,264			
Ending Fund Balance	$ 20,352,059	$ 25,243,868	$ 27,311,077	$ 20,265,366	$ 20,308,470	$ 11,871,839

TEDC Debt Service Schedule

	Series 1999	Series 2002	Series 2013	Series 2016	Annual Payments
2016	$ 188,148	$ 370,000	$ 528,012.50		$ 1,086,160.50
2017	$ 188,148	$ 370,000	$ 530,912.50		$ 1,089,060.50
2018	$ 188,148	$ 370,000	$ 533,612.50		$ 1,091,760.50
2019	$ 188,148	$ 370,000	$ 536,112.50		$ 1,094,260.50
2020		$ 370,000	$ 533,462.50	$ 222,222	$ 1,125,684.50
2021		$ 370,000	$ 535,662.50	$ 222,222	$ 1,127,884.50
2022		$ 370,000	$ 537,662.50	$ 222,222	$ 1,129,884.50
2023			$ 539,462.50	$ 222,222	$ 761,684.50
2024			$ 546,012.50	$ 222,222	$ 768,234.50
2025			$ 547,312.50	$ 222,222	$ 769,534.50
2026			$ 548,412.50	$ 222,222	$ 770,634.50
2027			$ 548,737.50	$ 222,222	$ 770,959.50
2028			$ 548,275.00	$ 222,222	$ 770,497.00
2029			$ 551,925.00	$ 222,222	$ 774,147.00
2030			$ 549,056.25	$ 222,222	$ 771,278.25
2031			$ 549,600.00	$ 222,222	$ 771,822.00
2032			$ 549,075.00	$ 222,222	$ 771,297.00
2033			$ 548,100.00	$ 222,222	$ 770,322.00
2034				$ 222,222	$ 222,222.00
2035				$ 222,222	$ 222,222.00
2036				$ 222,222	$ 222,222.00
2037				$ 222,226	$ 222,226.00
Total	**$ 752,592**	**$ 2,590,000**	**$ 9,761,406.25**	**$ 4,000,000**	**$ 17,103,998.25**

2017-2019:
Southside Sewer Plant (1999 CO-2/15/2019)
Utilities Expansion (2002 CO- 2/15/2022)
Business Park Infrastructure (Series 2013)

2020-2022:
Utilities Expansion (2002 CO- 2/15/2022)
Business Park Infrastructure (Series 2013)
Series 2016, Medical Complex Drive-Section 4B, Persimmon Street

2023-2033:
Business Park Infrastructure (Series 2013)
Series 2016, Medical Complex Drive-Section 4B, Persimmon Street

2034-2037:
Series 2016, Medical Complex Drive-Section 4B, Persimmon Street

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:
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

Background:

The City of Tomball Police Department has historically contracted with Tomball Independent School District to provide Student Resource Officers. Last school year, the City provided a total of eight (8) officers, and this year, Council increased that number to eight (8) officers and one (1) sergeant, for a total of nine (9) officers. Presented is the proposed contract for the 2021-2022 school year.

Origination: Jeff Bert, Interim Assistant City Manager

Recommendation: N/A

Party(ies) responsible for placing this item on agenda: Jeff Bert, Interim Assistant City Manager

Signed	Doris Speer	8-11-2021	Approved by		
	Staff Member	Date		Acting City Manager	Date

INTERLOCAL AGREEMENT
(Student Resource Officer)

1. PARTIES

1.1. The Parties to this Agreement are the City of Tomball ("City"), a body corporate and politic under the laws of the State of Texas, and TOMBALL INDEPENDENT SCHOOL DISTRICT ("the Contractor").

2.PURPOSE

2.1. The Contractor wants the Chief of Police of the City of Tomball, Texas, to authorize and direct nine (9) law enforcement officers to each devote 187 days of their working time, "working time" being defined as eight (8) hours per day, to the Contractor. The law enforcement officer referenced above will be referred to collectively as "extra officers" whether one or more.

3. TERM OF THE AGREEMENT

3.1. The term of this Agreement begins on August, 1, 2021, and ends on July 31, 2022, unless terminated sooner in accordance with Section 7.

4. CITY'S RIGHTS AND OBLIGATIONS

4.1. City agrees to authorize the Chief of Police to appoint the extra officer effective at the beginning of the contract term, so as to enable (but not require) the Chief of Police to appoint the extra officer to devote 187 days of his/her working time to Tomball Independent School District facilities ("the area"). As used herein, the phrase "working time devoted to the area" means the usual or normal hours that extra officer is required to work in any calendar month and does not include any extra or overtime work. The time the extra officer is on duty within the area, the time the extra officer is in court in connection with cases arising out of events occurring within the area, the time the extra officer spends preparing reports and documents pertaining to events occurring in the area, the time the extra officer spends in making preparations to provide law enforcement in the area, the time the extra officer spends transporting persons arrested in the area to jail, the time the extra officer spends investigating crimes or possible crimes committed in the area, are deemed working time devoted to the area. The activities listed above are explanatory and the meaning of "working time devoted to the area" is not limited to those activities.

4.2. Contractor understands and agrees that if the Chief of Police appoints the extra officer to the area, the Chief of Police retains the control and supervision of the extra officer to the same extent as he does other officers.

4.3. The extra officer assigned in accordance with this Agreement shall perform the duties as assigned by the Contractor, subject to the control and supervision of the Chief of Police and the City of Tomball. The rules, regulations, procedures, and policies of the City shall govern the performance of duties rendered pursuant to this agreement.

4.4. The Contractor shall provide an office, a networked computer, and general office supplies needed for the extra officers to perform their Student Resource Officer duties. The Chief of Police shall supply all equipment necessary to perform police functions and services.

5. CONTRACTOR'S PAYMENT OBLIGATION

5.1. The Contractor agrees to pay the City of Tomball the sum of SEVEN HUNDRED TWELVE THOUSAND NINETY-ONE DOLLARS AND FORTY-SIX CENTS ($712,091.46) to contract police services, or to be used by the City of Tomball for the purpose of supplementing the cost to the City for supplying the law enforcement services, including salaries and any additional expenses the City may incur in providing the services for a period of 187 days beginning the 9th day of August, 2021. Contractor must make payments on the total sum in installments, which are due and payable, without demand, on or before the following dates in the amounts set forth:

Nine (9) payments of $79,121.27, due on the 20th of each month, first payment due September 20, 2021.

5.2. If the term of this Agreement is terminated at any time other than at the end of a semester, payments under this Contract shall be prorated.

5.3. Contractor understands and agrees that if the City does not receive the payments within thirty (30) days of the date due, the City is authorized to terminate this Agreement without further notice. Further, City's failure to make demand for payments due is not a waiver of Contractor's obligation to make timely payments.

6. CITY'S PREROGATIVE TO APPOINT EXTRA OFFICERS

6.1. Contractor understands and agrees that this Agreement is not intended (nor shall it be construed) to obligate the Chief of Police in any manner whatsoever to assign the extra officer to devote any portion of his/her working time to the area. However, if for any reason the extra officer does not devote substantially 187 days of his/her full-time equivalent working time to the area during the term of this Agreement, then the Contractor is obligated to pay the City only a proportionate part of the total sum identified above. If the amount paid by the Contractor to City of Tomball exceeds the proportionate part, the Contractor is entitled to a refund from City of Tomball of the excess amount paid.

7. TERMINATION AND DEFAULT

7.1. Prior to the expiration of the term, either Party is authorized to terminate this Agreement without cause by giving to the other party at least thirty (30) days advance written notice of its intention to do so, specifying therein the effective date of such termination.

8.NOTICE

8.1. Any notice permitted or required to be given to City of Tomball hereunder may be given by registered or certified United States Mail, postage prepaid, return receipt requested, addressed to:

Tomball Police Department
Attn: Chief of Police
400 Fannin Street
Tomball, Texas 77375

Any notice permitted or required to be given to Contractor hereunder may be given by registered mail or certified United States Mail, postage prepaid, return receipt requested, addressed to:

Tomball Independent School District
Attn: Superintendent
310 South Cherry Street
Tomball, Texas 77375.

Notice shall be deemed given upon deposit of the notice in the United States Mail as aforesaid.

8.2. Either Party may designate a different address by giving at least ten (10) days written notice in the manner provided above.

9. SRO DUTIES

9.1. The extra officer will, under general supervision, perform the following duties:

- Patrol district property for suspicious activity or unauthorized persons;
- Provide in-service training to help administrators be better prepared to deal with security-related matters;
- Serve as a team member to support students;
- Serve as a visible and active law enforcement officer on campus dealing with law-related areas such as drugs, traffic, trespassing, fighting, and thefts. If requested by school administrators, assist in the enforcement of campus rules and regulations;
- Take law enforcement actions to protect the students, faculty, and visitors;
- Make arrests only when necessary;
- Work and collaborate with outside law enforcement agencies;
- Assist in coordinating security for crowd or vehicle control situations;
- Assist in outer agency investigations when it involves a student in district;
- Provide instructions and directions to others as it pertains to law enforcement matters and emergency situations;
- Conduct security building assessments for schools, guard and check/secure doors, rooms, buildings, and equipment;
- Conduct investigations involving crimes, gang activity, violence, threats, or drugs;
- Develop crime prevention efforts/strategies;
- Educate school-age victims in crime prevention;
- Develop and expand community justice initiatives for students;
- Help students with conflict resolution, restorative justice, and crime awareness;
- Assist in the identification of physical changes in the environment that may reduce crime in or around schools;
- Maintain all certifications and stay current on training;
- Assist with all types of threats as a team member of the threat assessment team; and,
- Perform other duties as directed by school administration to create a safe and positive environment for staff, students, parents, and visitors.

9.2. This Classification is distinguished from Police Sergeant who provides general supervision of the Police Officer in addition to the duties listed above.

10. MISCELLANEOUS

10.1. The terms and provisions of this Contract constitute the entire Agreement between the City and the Contractor, and no modification of this Contract is effective unless in writing and executed by both parties.

SIGNED in duplicate originals this _____, day of_____2021.

APPROVED AS TO FORM:

City of Tomball

ATTEST:

By:
Doris Speer
City Secretary

By:
David Esquivel
Interim City Manager

Tomball Independent School District

ATTEST:

By:
Dr. Steven Gutierrez
Chief Operating Officer

By:
Dr. Martha Salazar-Zamora
Superintendent of Schools

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:
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

Background:

This is the usual agreement between Tomball Independent School District and the City of Tomball Police Department, establishing the hourly rate for TPD to provide officers for traffic control when necessary and for security at after school events.

TPD officers provide TISD security for after-school events, including sporting events, traffic control, extracurricular activities, etc. Presented is the proposed contract for the 2021-2022 school year.

Origination: Jeff Bert, Interim Assistant City Manager

Recommendation: N/A

Party(ies) responsible for placing this item on agenda: Jeff Bert, Interim Assistant City Manager

Signed	Doris Speer	8-11-2021	Approved by		
	Staff Member	Date		Acting City Manager	Date

INTERLOCAL COOPERATION AGREEMENT
BETWEEN
THE CITY OF TOMBALL AND
THE TOMBALL INDEPENDENT SCHOOL DISTRICT
FOR USE OF POLICE OFFICERS AND MANNED VEHICLES

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This Interlocal Cooperation Agreement (the "Agreement") is made and entered into effect the 1st day of August, 2021, by and between the City of Tomball, Texas (the "City"), and the Tomball Independent School District (the "School"), each acting through its duly authorized executive officer.

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RECITATIONS

The City and the School are governmental units and political subdivisions authorized by the Interlocal Cooperation Act, Article 4413(32c), Texas Revised Civil Statutes, to enter into this Agreement for the purpose of performing governmental functions and services; and

The School desires to obtain the authorized services of City police officers and/or patrol vehicles, operated by City Police Officers and City Part-Time Police Officers only, for School functions including, but not limited to, traffic direction at athletic events, traffic duty for the first day of school, and as escorts to out-of-town athletic events.

The School recognizes that the primary duty of the Police Chief and the City Police Department is to serve the City of Tomball and that the provision of the officers and/or manned vehicles shall be governed by the terms of this Agreement; **NOW THEREFORE**,

Section 1.0, The recitations stated above are true and correct.

Section 2.0, Consideration and Term, For and in consideration of the mutual promises, covenants, obligations, and benefits to the City and the School, the parties agree and contract is provided below in this Agreement. This agreement shall remain in effect for the 2021-2022 school year, and it shall be renewed automatically, from school year to school year, unless terminated by either party in accordance with the provisions of Section 8.0, "Termination," of this Agreement.

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ARTICLE I

OBLIGATIONS OF CITY

Section 3.0 Police Officer and Patrol Vehicle Services. The City will provide and assign police officers and/or patrol vehicles, to be operated by Tomball Regular and Part-Time Police Officers only (the "*Vehicle* or *Vehicles*"), to the School for the performance of reasonable police services including, by way of illustration and not limitation, the following:

3.1 Traffic direction for football games or other school-sponsored events;

3.2 Traffic duty for the first day of school;

3.3 Escorts of out-of-town athletic events; and

3.4 Assistance with crowd control at school-sponsored events.

This Agreement will not obligate the School to pay additional compensation to the City for customary or routine services of the Police Department, as such services are customarily provided to citizens, businesses, and governmental units within the City's jurisdiction, it being the intention of the parties to provide for situations in which additional services are requested and provided in accordance with the terms of this Agreement.

Section 4.0, Procedure. Prior to the need of officers and/or Vehicles by the School, the School shall contact the City of Tomball Chief of Police, (the "*Chief*") and outline to the Chief the particular needs, services, and scheduling required. The Chief, or the Chief's designee if the Chief is absent, shall assign Officers and/or Vehicles to the School for such duties.

Section 5.0, As Assigned, When Available: Control. Assignments will be made solely as and when available, and at the sole discretion of the Chief of Police. The parties acknowledge that in making Officer and Vehicle assignments, the Chief and the Police Officers have a first and primary duty to perform police functions and services for the citizens of the City of Tomball, including cooperative efforts with other jurisdictions, and in the events of the occurrence of any public disaster, major crime, riot, or such other paramount public need as may arise (as determined by the Chief of Police or the Chief's Designee), then the police will be obligated to first devote their efforts and equipment to those needs, rather than in connection with this Agreement with the School.

This Agreement is not intended, nor shall it be construed, to obligate the City of Tomball or its Police Department in any manner whatsoever; it is intended to set out the terms and conditions for the assignment of Officers and Vehicles operated by the City Police Officers in accordance with this Agreement.

The Officers and the Vehicles assigned in accordance with this Agreement shall perform the duties as assigned by the School subject to the control and supervision of the Chief

of Police and the City of Tomball. The rules, regulations, procedures, and policies of the City shall govern the performance of duties rendered pursuant to this Agreement.

Section 6.0, Vehicle Charges: Payments for Officers' Services.

6.1. Vehicle Charges. The School will pay for actual mileage, computed from the time a Vehicle leaves the Police Department through its return to the Police Department. The rate shall be computed at the then current mileage rate allowed under IRS regulations. Actual mileage information shall be kept by the Police Officer(s) in written record form and submitted to the Chief of Police ~~Chief of Police~~ or his designee, who shall approve it and then forward the information ~~on~~ to the City's Chief Financial Officer.

6.2. Regular Police Officers. Time or hours worked by Regular Police Officers who perform services under this Agreement for the School as an extra job shall be submitted by the Police Officer(s) in written form to the Chief of Police or his designee ~~Chief of Police~~. After approval, the Chief or his designee ~~Chief~~ shall forward the charge(s) to the School, and the School will pay for those services directly to the individual Officer(s) who worked those extra jobs for the school.

It is the intent of this Agreement that Regular Police Officers contract directly with the School in connection with these extra jobs.

~~6.3. Part-Time Police Officers. Part-Time Officers who perform services under this agreement are performing contract services for the School, through the City, at a rate of $37.50 per hour with a (4) hour minimum. Special Assignments/Events, such as "Opening Day of School/Traffic Control," of two (2) hours of less will be paid at a flat rate of $60.00. If within the allotted time frame the officer(s) work additional assignments/locations, the rate of pay will remain at $60.00 unless the assignment lasts longer than two (2) hours. The school will reimburse the City at the same rate. The Chief of Police will submit records of the work performed to the Chief Financial Officer for billing. The School will pay the officer directly.~~

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6.~~4~~3. Regular/Full-Time Police Officers. Regular/Full-Time Police Officers who perform services under this Agreement are performing contract services for the School, at a rate of $37.50 per hour with a four (4) hour minimum. Assignments/Events, such as "Opening Day of School/Traffic Control," of two (2) hours or less will be paid at a flat rate of $60.00. If within the allotted time frame the officer(s) work additional assignments/locations, the rate of pay will remain at $60.00 unless the assignment lasts longer than two (2) hours. The School will pay the officer directly.

6.~~5~~4. Statement of Charges: Disputes. A statement of charges due for mileage ~~and Part-Time Officer work~~ will be sent to the School District by the Chief Financial

Officer. The statements may be prepared on a monthly or quarterly basis. All statements of charges will be delivered or sent by regular mail to the School and will be due upon receipt. Charges shall be paid no later than thirty (30) days from the date of the statement.

All questions or disputes regarding charges under this contract may be resolved between the Chief Financial Officer of the City, the Chief of Police, and the Chief ~~Financial~~ Operating Officer of the School, with a written report of the resolution to be made a part of the record. Upon request to the City's Chief Financial Officer, the School or its representatives may inspect and review the city's documentation supporting any statement at any time during the City's regular business hours.

Section 7.0. Insurance: Responsibility. It is expressly understood and agreed that the City and the School shall each provide insurance coverage for their respective personnel, agents, representatives, and equipment in connection with this Agreement. Further, each party shall be responsible for the actions of its respective personnel, agents, representatives, and equipment, in accordance with State and federal laws.

This provision is to delineate the continued, independent operations of the City and the School as separate political subdivisions, and it is not intended, nor shall it be construed, to create any right, benefit, entitlement, or third-party beneficiary relationship with any person or entity.

Section 8.0. Termination. This Agreement may be terminated at any time by either party by giving at least thirty (30) days advance written notice to the other party. The termination notice shall specify the effective date of the termination, which shall in no event be more than sixty (60) days after the date the termination notice is given. This Agreement may be terminated immediately if the School defaults in the payment of mileage charges; provided, however, such termination will not prejudice the City's right to payment of any outstanding charges or the obligation of the School to pay them.

Section 9.0. Notice. Any notice which is permitted or required to be given under this Agreement shall be given in writing, sent by registered or certified mail, addressed to the respective parties, as follows:

Chief of Police
City of Tomball
400 Fannin Street
Tomball, Texas 77375

~~Assistant Superintendent for Administrative Services~~Chief Operating Officer
Tomball Independent School District
310 South Cherry Street
Tomball, Texas 77375

Notice shall be deemed given to either party upon delivery or deposit of the notice in the U.S. mail.

Section 10.0. General.

10.1. This Agreement is the sole agreement between the parties. There are no other agreements between the parties, nor will any purported agreement, oral or in writing, be given effect. This Agreement may be amended by the authorized execution of an amending document executed in the same manner and with the same formalities as this Agreement.

10.2. This Agreement shall be construed and governed by the laws of the State of Texas, and enforced in Harris County, Texas.

10.3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Agreement or the application of the same shall for any reason be adjudged invalid or held unconstitutional by a court of competent Jurisdiction, it shall not affect, impair, or invalidate this Agreement as a whole or Any part or provision hereof other than the part declared be invalid or unconstitutional.

10.4. This Agreement may not be assigned by either party.

Executed in multiple, original counterparts, each of which shall be considered an original

Agreement for all purposes, effective the _____ day of _____ 2021.

APPROVED AS TO FORM:
City of Tomball
ATTEST:

By:	By:
Doris Speer	David Esquivel
City Secretary	Interim City Manager

Tomball Independent School District
ATTEST:

By:	By:
Dr. Steven Gutierrez	Dr. Martha Salazar-Zamora

Chief Operating Officer

Superintendent of Schools

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: /05/2021

Topic:

Presentation of the Annual Financial Report for Fiscal Year ending September 30, 2020.

Background:

The firm of Weaver & Tidwell, LLP was engaged to audit the Financial Statements for the Fiscal Year ending September 30, 2020. They had previously performed the audit for fiscal 2016.

Sarah Weaver, CPA and lead Partner on the engagement will be at the meeting to present their report as well as additional comments on findings from the audit as well as recommendations for the upcoming fiscal year.

Origination: Finance

Recommendation: Acceptance of the audit report of the audit report for the fiscal year ended September 30, 2020.

Party(ies) responsible for placing this item on agenda: Glenn Windsor, CPA

Finance Director

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: # 100-116-6301

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

Signed Glenn Windsor, CPA Approved by

Finance Director Date City Manager Date

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City of Tomball, Texas





Comprehensive Annual Financial Report

Fiscal Year Ended September 30, 2020





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City of Tomball, Texas

Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2020

Issued by:
Finance Department

David Esquivel
City Manager

Glenn Windsor, CPA, CGFO
Finance Director

Christine Brookshire, CGFO
Senior Accountant

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City of Tomball, Texas

Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2020
Table of Contents

Page Number

Introductory Section (Unaudited)

Letter of Transmittal 1
Principal Officials 6
Organizational Chart 7
GFOA Certificate of Achievement 8

Financial Section

Independent Auditor's Report 12
Management's Discussion and Analysis (Unaudited) 16

Basic Financial Statements

Government-Wide Financial Statements:
Statement of Net Position 26
Statement of Activities 27
Fund Financial Statements:
Balance Sheet - Governmental Funds 29
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position 32
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds 33
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities 36
Statement of Net Position - Proprietary Funds 37
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Funds 38
Statement of Cash Flows - Proprietary Funds 39
Notes to the Basic Financial Statements 42

Required Supplementary Information

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual – Major Fund - General Fund 78
Notes to Required Supplementary Information 80
Schedule of Changes in the Net Pension Liability and Related Ratios – Texas Municipal Retirement System 81
Schedule of the City's Contributions – Texas Municipal Retirement System 83
Schedule of Changes in Total OPEB Liability and Related Ratios – Retiree Health Care Plan 85
Schedule of Changes in Total OPEB Liability and Related Ratios – Supplemental Death Benefits Fund 86

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City of Tomball, Texas

Comprehensive Annual Financial Report
For the Fiscal Year Ended September 30, 2020
Table of Contents - Continued

Page Number

Other Supplementary Information
- Nonmajor Governmental Funds
  - Combining Balance Sheet – Nonmajor Governmental Funds 91
  - Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds 93
- Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
  - Nonmajor Special Revenue Fund – Special General Fund 95
  - Nonmajor Special Revenue Fund – Court Security Fund 96
  - Nonmajor Special Revenue Fund – Court Technology Fund 97
  - Nonmajor Special Revenue Fund – Hotel Occupancy Tax Fund 98
  - Nonmajor Special Revenue Fund – Red Light Camera Fund 99
  - Nonmajor Special Revenue Fund – Child Safety Fund 100
  - Nonmajor Special Revenue Fund – Bunny Run Fund 101
  - Nonmajor Special Revenue Fund – Legacy Fund 102
  - Major Fund – Debt Service Fund 103
- Internal Service Funds
  - Combining Statement of Net Position – Internal Service Funds 105
  - Combining Statement of Revenues, Expenses, and Changes in Net Position – Internal Service Funds 106
  - Combining Statement of Cash Flows – Internal Service Funds 107
- Discretely Presented Component Unit Fund Based Financial Statements – Tomball Economic Development Corporation
  - Balance Sheet – Governmental Fund 110
  - Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Fund 111

Statistical Section (Unaudited)

- Net Position by Component 115
- Changes in Net Position 117
- Fund Balances of Governmental Funds 121
- Changes in Fund Balances of Governmental Funds 123
- Tax Revenues by Source 125
- Assessed Value and Estimated Actual Value of Taxable Property 127
- Direct and Overlapping Property Tax Rates - 129
- Principal Property Taxpayers 132
- Ad Valorem Tax Levies and Collections 133

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Page Number

Statistical Section (Unaudited) – Continued

Sales Tax Revenues by Industry 134
Ratios of Outstanding Debt by Type 135
Ratio of Net General Bonded Debt to Assessed Value, Net General Bonded Debt per Capita and Assessed and Estimated Actual Value of Taxable Property 137
Direct and Overlapping Governmental Activities Debt 139
Legal Debt Margin Information 140
Pledged Revenue Coverage 141
Demographic and Economic Statistics 143
Principal Employers 144
Full-Time Equivalent City Government Employees by Function/Program 145
Operating Indicators by Function/Program 147
Capital Asset Statistics by Function/Program 149

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Introductory Section

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City of Tomball

Gretchen Fagan
Mayor

David Esquivel
City Manager

August xx, 2021

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Tomball, Texas:

It is with great pleasure that we present to you a copy of the Annual Financial Report of the City of Tomball, Texas (the City) for the fiscal year ended September 30, 2020. The responsibility for both the accuracy of the presented information and the completeness and fairness of the presentation of the data, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the results of operations of the various funds of the City, as well as the fund balances. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The Annual Financial Report is presented in three sections: Introductory, Financial, and Statistical. The Introductory Section includes this transmittal letter, the City's organizational chart, and a list of principal officials, elected and appointed. The Financial Section includes Management's Discussion and Analysis (MD&A), Basic Financial Statements, Required Supplementary Information, Combining and Individual Fund Financial Statements and Schedules, as well as the independent auditors' report. The Statistical Section includes selected financial and demographic information generally presented on a multi-year basis.

MD&A immediately follows the independent auditors' report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter and should be read in conjunction with it.

Profile of the Government

The City, incorporated on July 18, 1933, is located northwest of Houston, Texas, in a rapidly growing area of Harris County. The City currently occupies a land area of 12.34 square miles and serves an estimated population of 11,643. The City of Tomball is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs when deemed appropriate by the governing council.

The City has operated under the Council-manager form of government since 1980. Policy-making and legislative authority are vested in a governing council consisting of the Mayor and five Council members. The Council is elected on a non-partisan basis. Council members serve three-year terms, with two Council members elected every year. The mayor is elected to serve a three-year term. The Mayor and Council are elected at large. The governing council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and City Attorney. The City Manager is responsible for carrying out the policies and ordinances of the governing Council, for overseeing the day-to-day operations of the government, and for appointing the heads of the various departments.

The City provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; recreational activities and cultural events. Solid waste services are provided through a contract with Waste Corporation of America.

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The annual budget serves as the foundation for the City's financial planning and control. All departments of the City are required to submit requests for appropriation to the Finance Director. These requests serve as a starting point for developing a proposed budget. The Finance Director provides the information to the City Manager who then presents this proposed budget to the Council for review. The Council is required to hold public hearings on the proposed budget and to adopt a final budget no later than September 30, the close of the City's fiscal year. The appropriated budget is prepared by fund, function, and department. Department heads may make requests to the City Manager for transfers of appropriations within a department. Transfers of appropriations between departments, however, require the approval of the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the general fund, this comparison is presented on Page 93 as part of required supplementary information. For governmental funds, other than the general fund, with appropriated annual budgets, this comparison is presented in the non-major governmental fund subsection of this report, which starts on Page 108.

Factors Affecting Financial Condition

The information presented in the financial statements is better understood when it is considered from the broader perspective of the specific environment within which the City of Tomball operates.

Local Economy

The City is located approximately 32 miles northwest of Houston and is primarily surrounded by various taxing districts, making it one of the only incorporated areas in this portion of Harris County. As a result, the City has evolved into the area's principal commercial center. Assessed values for Fiscal 2020 reflect an increase of 4.48% percent to $2.14 billion. This property value increase is the result of continued development within the City including both residential and commercial. The City is experiencing major residential growth with over 2,000 homes under development at year-end. Additionally, four Public Improvement Districts for residential development were added during the year.

During the pandemic, sales tax revenues were only down just under 1% from 2019. The City had anticipated this revenue source remaining level when the budget was adopted. At this writing, for fiscal year 2021, sales taxes revenues have recovered and are up 8.55% over last year.

The region (which covers an area within a five-mile radius from the center of the City) has an employed labor force of approximately 26,000. The largest groups of employers are in service and retail trade.

Long-term Financial Planning

The City issued $20,240,000 Certificates of Obligation in 2016 for the construction of Medical Complex Drive, Section 4B and the extension of Persimmon Street. The design and construction of these projects was in progress and nearing completion at year-end.

Additionally, infrastructure projects for water, sewer, drainage, and natural gas distribution continue to be funded through the budget process. All capital projects and major infrastructure needs are reviewed periodically during the year to assess both the progress of construction and the actual versus projected costs.

Major Initiatives

The largest revenue source in the General Fund is sales tax. The City has experienced significant commercial and retail growth over the last several years. The City continued a conservative approach in budgeting sales tax revenues. For fiscal year 2020, sales tax revenues were projected at $12,000,000. Because of the pandemic, the budget projection was lowered for FY21, but as previously stated, this major revenue source is up over 8%.

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The City made application to the Harris Galveston Area Council in 2015 for a grant to fund major improvements along FM 2920 (Main Street) from the downtown area to State Highway 249. At that time, the City Council approved local funding in the amount of $3,000,000 to assist in expediting the project. At this time, there is not a definite time set by the county for the beginning of construction on this project.

The Capital Project Fund includes major funding for park improvements, streets, sidewalks, and infrastructure for fiscal year 2021.

Financial Information

The City's management team is responsible for establishing and maintaining internal controls designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. Internal controls are designed to provide reasonable but not absolute assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of the controls should not exceed the benefits likely to be derived and (2) the valuation of cost and benefits requires estimates and judgments to be made by management.

Budgeting Controls

The City maintains budgetary controls to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council. Activities of the General Fund, Debt Service Fund, Special Revenue Funds, Utility Fund, and Internal Service Funds are included in the annual operating budget. The TEDC, a component unit of the City, is budgeted separately. A capital improvement plan is approved each year by the City Council and funded through a separate capital projects fund. The level of budgetary control (*i.e.*, the level at which expenditures cannot legally exceed the appropriated amount) is established at the Department level within an individual fund. The City maintains an encumbrance accounting system as a means of accomplishing budgetary controls and a technique of budgetary "lock out" which will prevent a transaction from exceeding legally appropriated budgetary amounts. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

Debt Administration

The City may issue General Obligation bonds that are approved by voters in a capital improvements plan. Certificates of Obligation can be used for major construction projects and for the financing of vehicles and equipment.

When available, sales tax revenue in excess of budgeted projections can be dedicated to one-time capital purchases.

Independent Audit

The City Charter requires an independent audit of the accounts of the City by an independent auditor. The firm of Weaver and Tidwell, LLP, Certified Public Accountants, has issued unmodified (clean) opinions on the City of Tomball's financial statements for the year ended September 30, 2020. The independent auditor's report is located at the front of the financial section of this report.

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Awards

The Government Finance Officers' Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report for the fiscal year ended September 30, 2019. This was the 30th consecutive year that the City has received this award. In order to be awarded the Certificate of Achievement, the City published an easily readable and efficiently organized Annual Financial Report. This report satisfies both generally accepted accounting principles and applicable legal requirements. The Certificate of Achievement is held for a period of one year only. Our current Annual Financial Report continues to meet the Certificate of Achievement requirements, and will be submitted to GFOA to determine its eligibility for another certificate.

The City also received the Distinguished Budget Presentation Award for the fiscal year beginning October 1, 2020. This is the twelfth consecutive year that the City has received this award from the GFOA. The award is made to those cities whose budget presentations meet very stringent presentation guidelines. The budget document must be of the very highest quality that reflects both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's recommended practices on budgeting.

Acknowledgements

The preparation of this report would not have been possible without the efficient and dedicated services of the administrative staff of the City and the members of the Finance Department. We also would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. Credit must also be given to the Mayor and the City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Tomball's finances.

Respectfully submitted,

Glenn Windsor, CPA, CFE, CGFO
Finance Director

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City of Tomball, Texas
Principal Officials

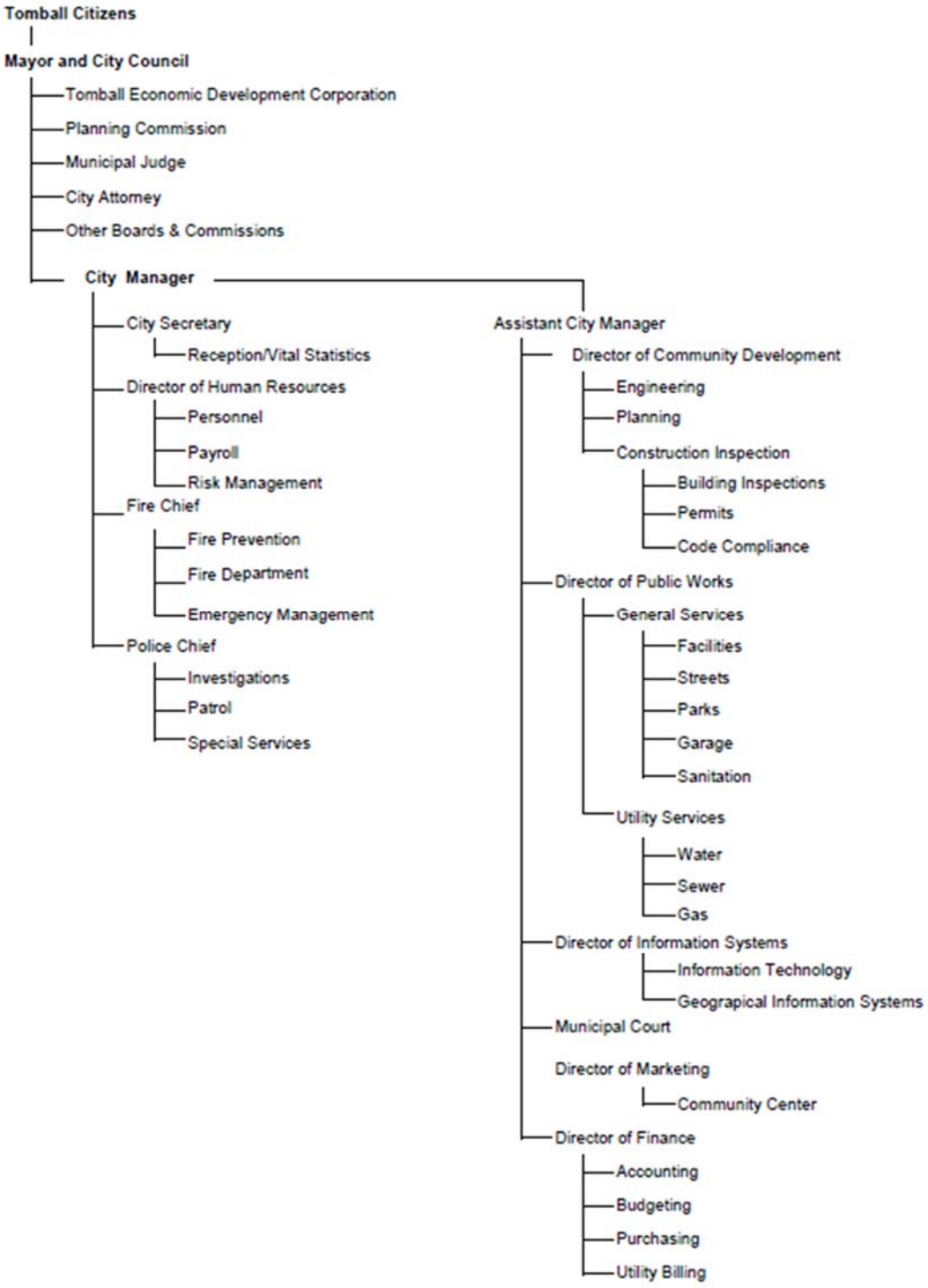
City Officials	Elected Position	Term Expires
Gretchen Fagan	Mayor	2022
John F. Ford	Council Member Position 1	2023
Mark Stoll	Council Member Position 2	2024
Chad Degges	Council Member Position 3	2022
Derek Townsend	Council Member Position 4	2024
Lori Klein Quinn	Council Member Position 5	2023

Administrative Officials	Position
David Esquivel	City Manager
Doris Speer	City Secretary
Jeff Bert	Interim Assistant City Manager / Chief of Police
Glenn Windsor	Director of Finance
Beth Jones	Director of Public Works
Randall Parr	Fire Chief
Craig Meyers	Director of Community Development
Lisa Coe	Director of Human Resources
Doug Tippey	Director of Information Technology
Kelly Violette	Director of TEDC
Loren Smith	City Attorney

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City of Tomball, Texas
Organizational Chart

Staff Organizational Chart



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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Tomball
Texas

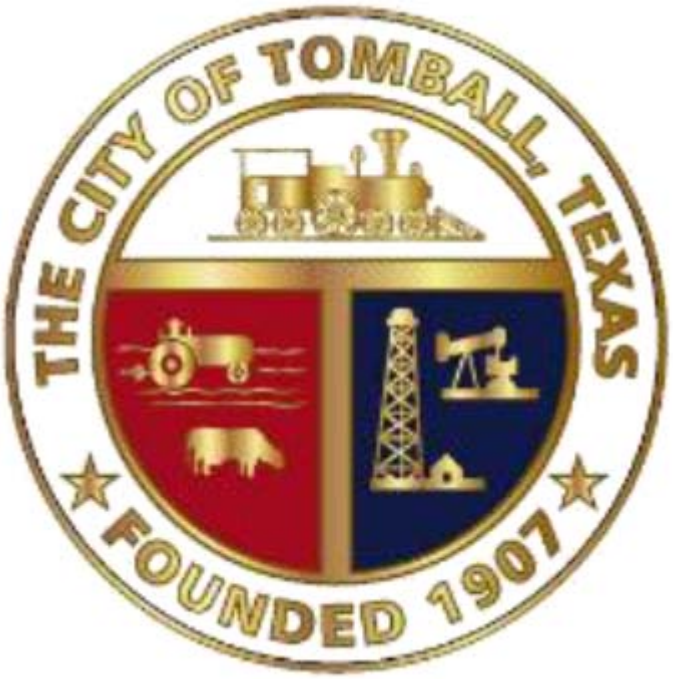
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

September 30, 2019

Christopher P. Morrill

Executive Director/CEO

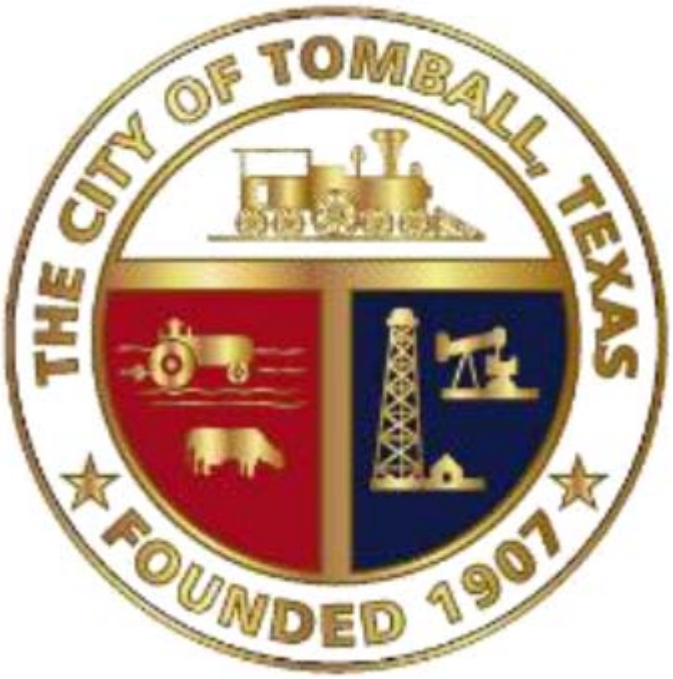
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Financial Section

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Independent Auditor's Report

The Honorable Mayor
and Members of the City Council
City of Tomball, Texas

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Tomball, Texas (the "City") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The City's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City as of September 30, 2020, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 15 to the basic financial statements, the City restated the beginning net position of governmental activities and the internal service fund and beginning fund balance of the general fund and nonmajor governmental funds to correct misstatements in its previously issued 2019 financial statements. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Required Supplementary Information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to this required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The Introductory Section, Other Supplementary Information section, and Statistical Section, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The statements and schedules included in the Other Supplementary Information section are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the other supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Introductory and Statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

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The Honorable Mayor
and Members of the City Council
City of Tomball, Texas

Other Matter

The financial statements of the City for the year ended September 30, 2019, before the restatements described in Note 15, were audited by another auditor whose report dated July 29, 2020, expressed an unmodified opinion.

As part of our audit of the September 30, 2020 financial statements, we also audited the adjustments described in Note 15 that were applied to restate the beginning net position and fund balances. In our opinion, such adjustments are appropriate and have been properly applied. We were not engaged to audit, review, or apply any procedures to the 2019 financial statements of the City other that with respect to the adjustments and, accordingly, we do not express an opinion or any other form of assurance on the 2019 financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August xx, 2021, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

WEAVER AND TIDWELL, L.L.P.

Houston, Texas
August xx, 2021

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Management's Discussion and Analysis (Unaudited)

The management of the City of Tomball (the "City") offers readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal and statistical section as listed in the table of contents.

Financial Highlights

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $116.5 million *(net position).* Of this amount, $33.3 million *(unrestricted net position)* may be used to meet the government's ongoing obligations to citizens and creditors.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $48.6 million, a decrease of $9.9 million over the prior year. Approximately 36% of this total amount, $17.4 million, is *available for spending* at the government's discretion *(unassigned fund balance).*
- The City's total long-term debt decreased by $7.9 million due primarily to repayment of bonded debt.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements.

Refer to the table of contents for the location of each of these components.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows.* Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities).* The governmental activities of the City include general government, public safety, public works, community development, and interest and fiscal agent fees. The business-type activities of the City include utility system administration, water, wastewater and gas operations.

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The government-wide financial statements include not only the City itself (known as *the primary government*), but also a legally separate entity (*Tomball Economic Development Corporation*) for which the City is financially accountable. Financial information for this *discretely presented component unit* is reported separately from the financial information presented for the primary government itself.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds - *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources,* as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains 12 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Debt Service Fund, and Capital Projects Fund, which are considered to be major funds. Data from the other nine governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements as noted in the table of contents.

Proprietary Funds - The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its gas system and water and sewer system. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for fleet replacement and health benefits. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the Enterprise Fund, which is considered to be a major fund. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements as noted in the table of contents.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data presented in the government-wide and fund financial statements.

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Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City's progress in funding its obligation to provide pension benefits and other post-employment benefits to its employees. The City adopts an annual appropriated budget for the general fund and certain other governmental funds. Budgetary comparison schedules have been provided to demonstrate compliance with these budgets as noted in the table of contents.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $116.5 million at the close of the most recent fiscal year.

City of Tomball, Texas Net Position

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Current and other assets	$ 58,515,845	$ 63,760,884	$ 9,242,019	$ 9,034,150	$ 67,757,864	$ 72,795,034
Capital assets	66,268,808	52,387,435	38,760,225	38,457,745	105,029,033	90,845,180
Total assets	124,784,653	116,148,319	48,002,244	47,491,895	172,786,897	163,640,214
Deferred outflows	1,927,466	3,076,496	325,774	600,025	2,253,240	3,676,521
Total deferred outflows of resources	1,927,466	3,076,496	325,774	600,025	2,253,240	3,676,521
Long-term liabilities outstanding	46,273,310	52,085,294	1,785,650	3,879,339	48,058,960	55,964,633
Other liabilities	7,040,497	2,304,176	1,541,970	1,556,525	8,582,467	3,860,701
Total liabilities	53,313,807	54,389,470	3,327,620	5,435,864	56,641,427	59,825,334
Deferred inflows	1,618,561	301,036	293,539	62,877	1,912,100	363,913
Total deferred inflows of resources	1,618,561	301,036	293,539	62,877	1,912,100	363,913
Net position:						
Net investment in capital assets	38,457,189	39,717,999	38,760,225	36,762,190	77,217,414	76,480,189
Restricted	5,959,267	6,024,527	-	-	5,959,267	6,024,527
Unrestricted	27,363,295	18,791,783	5,946,634	5,830,989	33,309,929	24,622,772
Total net position	$ 71,779,751	$ 64,534,309	$ 44,706,859	$ 42,593,179	$ 116,486,610	$ 107,127,488

By far the largest portion of the City's net position, 66.3% or $77.2 million, reflects its net investment in capital assets (e.g., land, construction in progress, buildings and improvements, machinery and equipment, vehicles, gas system, water and sewer system and infrastructure), less any related outstanding debt used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position, 5.1% or $6.0 million, represents resources that are subject to restrictions on how they may be used. The remaining balance of *unrestricted net position* of 28.6% or $33.3 million, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

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Governmental activities and business-type activities increased the City's net position by $9.3 million in 2020. The following table provides a summary of the City's operations for the year ended September 30, 2020.

City of Tomball, Texas Change in Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program revenues:						
Charges for services	$ 4,443,535	$ 4,412,612	$ 13,474,570	$ 12,011,055	$ 17,918,105	$ 16,423,667
Operating grants and contributions	473,851	839,316	-	-	473,851	839,316
General revenues:						
Property taxes	6,919,721	6,241,709	-	-	6,919,721	6,241,709
Sales taxes	12,291,928	12,523,084	-	-	12,291,928	12,523,084
Franchise and other taxes	1,565,842	2,098,687	-	-	1,565,842	2,098,687
Gain on sale of capital assets	162,560	-	-	38,462	162,560	38,462
Contributions not restricted	2,356,370	536,112	1,420,458	558,148	3,776,828	1,094,260
Unrestricted investment earnings	788,699	1,234,387	94,836	266,639	883,535	1,501,026
Other	633,271	184,901	140,513	-	773,784	184,901
Total revenues	29,635,777	28,070,808	15,130,377	12,874,304	44,766,154	40,945,112
Expenses:						
General government	8,008,324	5,944,428	-	-	8,008,324	5,944,428
Public safety	10,976,532	10,435,902	-	-	10,976,532	10,435,902
Public works	4,071,787	7,074,104	-	-	4,071,787	7,074,104
Community development	556,924	430,360	-	-	556,924	430,360
Interest on long-term debt	1,295,548	1,328,319	-	-	1,295,548	1,328,319
Utility administration	-	-	1,672,850	2,938,276	1,672,850	2,938,276
Water	-	-	5,115,488	3,793,224	5,115,488	3,793,224
Wastewater	-	-	2,114,431	1,448,029	2,114,431	1,448,029
Gas	-	-	1,646,494	1,774,315	1,646,494	1,774,315
Total expenses	24,909,115	25,213,113	10,549,263	9,953,844	35,458,378	35,166,957
Change in net position before transfers	4,726,662	2,857,695	4,581,114	2,920,460	9,307,776	5,778,155
Transfers	2,467,434	5,040,395	(2,467,434)	(5,040,395)	-	-
Change in net position	7,194,096	7,898,090	2,113,680	(2,119,935)	9,307,776	5,778,155
Net position - beginning	64,534,309	56,636,219	42,593,179	44,713,114	107,127,488	101,349,333
Prior period adjustments	51,346	-	-	-	51,346	-
Net position - beginning, restated	64,585,655	56,636,219	42,593,179	44,713,114	107,178,834	101,349,333
Net position - ending	$ 71,779,751	$ 64,534,309	$ 44,706,859	$ 42,593,179	$ 116,486,610	$ 107,127,488

Governmental Activities

Governmental activities increased the City's net position by $7.2 million, which is primarily due to 1) contribution of $1.6 million of capital assets from the Tomball Economic Development Corporation and 2) $2.5 million in transfers from business type activities related to subsidies and capital projects.

Business-type Activities

Business-type activities increased the City's net position by $2.1 million, due primarily to 1) $1.1 million in contribution of capital assets from the Tomball Economic Development Corporation and 2) reduction in transfers to governmental activities for capital projects.

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Financial Analysis of the City's Funds

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds - The focus of the City's governmental funds is to provide information of near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements, in particular, unassigned fund balance may serve as a useful measure of the City's net resources available for discretionary use as it represents a portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by City Council.

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $48.6 million, a decrease of $9.8 million over the prior year. Approximately 35.7% of this total amount, $17.4 million, is unassigned fund balance and 63.9%, or $31.1 million, is restricted fund balance. The remaining fund balance is less than 1% of the total.

Fund balance in the General Fund increased from the prior year by $1.5 million, resulting in an ending fund balance of $17.4 million at year end. The unassigned fund balance of $17.4 million represents 99.8% of total fund balance and 81.6% of total General Fund expenditures. The increase in fund balance results from fiscal year 2020 turned out to not be the year that we had anticipated. When the City prepared the FY 20 budget during the summer of 2019, the effects of COVID were not anticipated and the local economy at that time was on a downturn due primarily to the decrease in the price of oil. As projections were made, the City had planned on a conservative year in sales tax revenues but actually realized an increase of over $700 thousand, even during the pandemic. This was due both to a better than expected local economy and indirectly, an increase in spending from those that were working from home during COVID. Commercial and residential development began increasing in 2020. Revenues from building permits and licenses increased close to $300 thousand. Overall, revenues in the General Fund increased $ 1.4 million more than had been anticipated at the time the budget was prepared. On the expenditure side, the City experienced savings in several areas due to the effects of the pandemic. With many service-type businesses closed such as restaurants, total expenses for garbage services decreased, expenses for operating municipal court were down, and other service type expenses were less than originally budgeted.

The Debt Service Fund has a total fund balance of $5.0 million at year end, all of which is restricted for the payment of debt service. The net increase in fund balance during the current year in the Debt Service Fund was $0.4 million, due to an increase in tax values of approximately $200 million and subsequently increased tax revenues.

The Capital Projects Fund has a total fund balance of $24.9 million at year end, all of which is restricted for capital projects. The net decrease in fund balance during the current year in the Capital Projects Fund was $11.4 million, due primarily to planned expenditures of bond proceeds. The City also transferred $2.0 million into the Capital Projects Fund from other funds to supplement the bond proceeds.

Proprietary Funds - The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The Enterprise Fund has unrestricted net position at fiscal year-end of $5.7 million and total net position of $44.4 million. Other factors concerning the finances of the City's Proprietary Funds have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

Budget estimates for revenues between the original and final amended budget decreased by $1.3 million due to economic impacts of COVID-19 on revenues such as sales tax, hotel occupancy tax and charges for services.

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During the year there was a net increase between the original and final amended budget expenditure appropriations of $0.9 million due to health benefits.

The City budgeted a net decrease in fund balance of the General Fund of $1.1 million for the year ended September 30, 2020. The actual change in fund balance was an increase of $1.5 million, a favorable variance of $2.6 million. The City had a favorable variance of $1.4 million between actual revenues and budgeted revenues resulting primarily from receiving more sales taxes than anticipated. The City also had a favorable variance of $1.2 million between budgeted expenditures and actual expenditures due primarily to unanticipated savings resulting from COVID 19 disruptions.

Capital Assets and Debt Administration

Capital Assets

At the end of the current fiscal year 2020, the City's governmental activities and business-type activities had invested $66.3 million and $38.8 million, respectively, in a variety of capital assets and infrastructure, as reflected in the following schedule. This represents a net increase of $14.0 million or 26.7% over the end of last fiscal year for governmental activities and an increase of $0.3 million or 0.8% for business-type activities.

City of Tomball, Texas Capital Assets (net of depreciation)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Land	$ 7,982,088	$ 7,255,744	$ 1,897,333	$ 1,897,333	$ 9,879,421	$ 9,153,077
Construction in progress	19,191,012	8,637,362	802,128	5,617,045	19,993,140	14,254,407
Buildings and improvements	6,461,532	6,744,869	-	-	6,461,532	6,744,869
Gas system	-	-	2,928,289	2,894,903	2,928,289	2,894,903
Water and wastewater system	-	-	30,881,933	25,757,312	30,881,933	25,757,312
Machinery and equipment	1,524,782	1,204,464	2,250,542	2,291,152	3,775,324	3,495,616
Vehicles	2,441,541	2,349,340	-	-	2,441,541	2,349,340
Infrastructure	28,667,853	26,195,656	-	-	28,667,853	26,195,656
Totals	$ 66,268,808	$ 52,387,435	$ 38,760,225	$ 38,457,745	$ 105,029,033	$ 90,845,180

The overall increase in capital assets for governmental activities is due primarily to $12.9 million of additions to construction in progress related to on-going and new infrastructure projects. The business-type activities reported $2.3 million of additions and $1.5 million of depreciation expense.

Additional information on the City's capital assets can be found in Note 5 to the basic financial statements.

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Long-Term Debt

At the end of the current fiscal year, the City reported total long-term liabilities of $48.1 million. The City had net outstanding bonds payable of $33.3 million. Of this amount, $10.8 million was general obligation refunding debt and $22.5 million represents certificates of obligation. The City's other long-term liabilities include its compensated absences, landfill post closure costs, and net pension and total other post employments benefits liabilities.

City of Tomball, Texas Long-term Liabilities Outstanding

	Governmental Activities		Business-type Activities		Total Primary Government	
	2020	2019	2020	2019	2020	2019
Certificates of obligation	$ 22,535,000	$ 34,210,000	$ -	$ -	$ 22,535,000	$ 34,210,000
General obligation refunding bonds	10,790,000	3,603,000	-	1,672,000	10,790,000	5,275,000
Unamortized premiums	1,625,273	1,017,164	-	23,555	1,625,273	1,040,719
Public property finance contractual obligations	1,169,868	1,169,868	-	-	1,169,868	1,169,868
Compensated absences	1,829,038	1,767,481	319,111	289,378	2,148,149	2,056,859
Landfill postclosure care costs	345,375	345,375	-	-	345,375	345,375
Net pension liability	5,280,898	7,160,095	869,378	1,256,029	6,150,276	8,416,124
Total OPEB liability	2,697,858	2,812,311	597,161	638,377	3,295,019	3,450,688
Total	$ 46,273,310	$ 52,085,294	$ 1,785,650	$ 3,879,339	$ 48,058,960	$ 55,964,633

Bond debt decreased by $6.2 million as a result of scheduled debt service requirements.

The most recent ratings on debt issues are as follows:

	Standard and Poor's	Moody's
General obligation bonds	AA+	
Certificates of obligation	AA+	Aa3

Additional information on the City's long-term debt can be found in Note 6 to the basic financial statements.

Economic Factors and Next Year's Budgets and Rates

Tomball continues to experience development and growth, both residential and commercial. At this writing, the City has created its first "Debt PID" where 30 year non-recourse bonds were issued by the City and once homes are sold, the revenues generated from the assessments will be used to pay the debt on the bonds. Additionally over 2,000 new residential homes are in the development process. The City's current population is estimated to be 12,053. However, within a three-mile radius it is estimated to be approximately 16,000. Within a five-mile radius, the estimate rises to approximately 80,000.

The City is continuing to focus on economic development initiatives, including the revitalization of the historic downtown area and the continuing development of two major retail developments on the west side of the City. There was significant development within the City's industrial development park with the addition of two major employers, one with taxable value over $13 million. Residential development continues throughout the City with the addition of three Public Improvement Districts (PIDs), included two Debt PIDs where the City issues bonds that are to be repaid with the assessments on the homes. Active single family residential development at year end exceeded 2,000 new homes.

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The City's largest source of revenue continues to be sales taxes. During the fiscal year, as the City was experiencing the COVID pandemic, there were actually months in the summer where we experienced increases. We finished the fiscal year with just a small decrease and at this writing, the City is up over last year (through eight months) by over eight percent.

The City's largest taxpayer, HCA Houston Healthcare Tomball (North Houston Trmc, LLC), which encompasses the medical center in the center of the City, continues to expand their presence in Tomball. Pursuant to the City's financial management policy, fund balances in all funds exceeded the charter requirement of 25 percent of annual expenditures. For fiscal year 2021, the City expects continued growth in sales tax revenues and actually a small decrease in the tax rate due to new legislation and an increase in assessed values of over $ 200 million. Capital projects are nearing completion with the largest, Medical Complex Drive, Section 4B and Persimmon being complete near the end of calendar year 2021.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the resources it receives. Questions concerning this report or requests for additional financial information should be directed to phone (281) 290-1417 or:

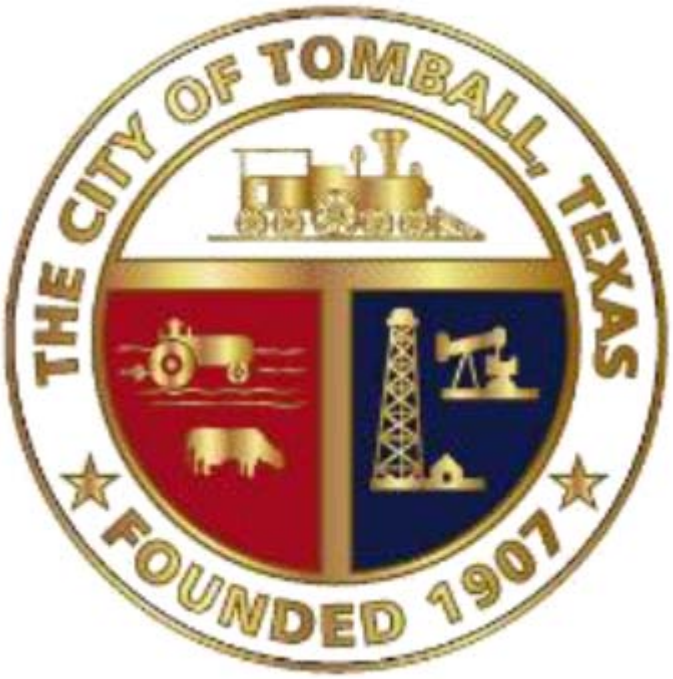
Finance Department
501 James Street
Tomball, Texas 77375

Or for general City information, please visit the City's website at https://www.tomballtx.gov .

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Basic Financial Statements

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City of Tomball, Texas
Statement of Net Position
September 30, 2020

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Tomball Economic Development Corporation
ASSETS				
Cash and cash equivalents	$ 25,518,716	$ 6,389,180	$ 31,907,896	$ 8,977,907
Investments	6,167,677	-	6,167,677	9,327,556
Receivables, net of allowance	2,550,506	1,600,917	4,151,423	700,475
Due from other governments	312,891	-	312,891	-
Due from component unit	256,040	-	256,040	-
Internal balances	(266,669)	266,669	-	-
Inventories	-	96,481	96,481	-
Prepaid items	242,130	-	242,130	-
Restricted cash and cash equivalents	23,734,554	888,772	24,623,326	-
Capital assets - nondepreciable	27,173,100	2,699,461	29,872,561	1,977,832
Capital assets - depreciable, net	39,095,708	36,060,764	75,156,472	4,058,211
Total assets	124,784,653	48,002,244	172,786,897	25,041,981
DEFERRED OUTFLOWS OF RESOURCES				
Deferred charge on refunding	34,357	-	34,357	-
Pensions	1,603,934	264,051	1,867,985	-
Other post employment benefits	289,175	61,723	350,898	-
Total deferred outflows of resources	1,927,466	325,774	2,253,240	-
Total assets and deferred outflows of resources	126,712,119	48,328,018	175,040,137	25,041,981
LIABILITIES				
Accounts payable	5,987,955	534,963	6,522,918	-
Accrued liabilities	782,535	118,235	900,770	-
Deposits payable	45,265	888,772	934,037	-
Due to primary government	-	-	-	256,040
Accrued interest payable	224,742	-	224,742	-
Noncurrent liabilities:				
Due within one year	3,186,335	79,778	3,266,113	-
Due in more than one year	43,086,975	1,705,872	44,792,847	-
Total liabilities	53,313,807	3,327,620	56,641,427	256,040
DEFERRED INFLOWS OF RESOURCES				
Pensions	1,202,301	197,931	1,400,232	-
Other post employment benefits	416,260	95,608	511,868	-
Total deferred inflows of resources	1,618,561	293,539	1,912,100	-
Total liabilities and deferred inflows of resources	54,932,368	3,621,159	58,553,527	256,040
NET POSITION				
Net investment in capital assets	38,457,189	38,760,225	77,217,414	6,036,043
Restricted for				
Debt service	4,836,970	-	4,836,970	-
Court security	243,269	-	243,269	-
Court technology	184,018	-	184,018	-
Hotel occupancy tax	622,411	-	622,411	-
Red light camera	61,670	-	61,670	-
Child safety	10,929	-	10,929	-
Unrestricted	27,363,295	5,946,634	33,309,929	18,749,898
TOTAL NET POSITION	$ 71,779,751	$ 44,706,859	$ 116,486,610	$ 24,785,941

The Notes to the Basic Financial Statements are an integral part of this statement.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas
Statement of Activities
For the Fiscal Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions
PRIMARY GOVERNMENT			
Governmental activities			
General government	$ 8,008,324	$ 71,864	$ 69,004
Public safety	10,976,532	1,468,491	404,847
Public works	4,071,787	1,793,191	-
Community development	556,924	1,109,989	-
Interest and fiscal agent fees	1,295,548	-	-
Total governmental activities	24,909,115	4,443,535	473,851
Business-type activities			
Utility administration	1,672,850	1,384,685	-
Water	5,115,488	6,376,840	-
Wastewater	2,114,431	2,208,301	-
Gas	1,646,494	3,504,744	-
Total business-type activities	10,549,263	13,474,570	-
Total primary government	$ 35,458,378	$ 17,918,105	$ 473,851
COMPONENT UNIT			
Tomball Economic Development Corporation	5,479,189	-	-
	$ 5,479,189	$ -	$ -

GENERAL REVENUES	
Taxes:	
Property taxes	
Sales taxes	
Franchise and other taxes	
Gain on sale of capital assets	
Contributions not restricted to specific programs	
Unrestricted investment earnings	
Other	
Transfers	
Total general revenues and transfers	
Change in net position	
NET POSITION, beginning of year - as reported	
Prior period adjustments (Note 15)	
NET POSITION, beginning of year - restated	
NET POSITION, end of year	

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Net (Expense) Revenue and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business - type Activities	Total	Tomball Economic Development Corporation
$ (7,867,456)	$ -	$ (7,867,456)	$ -
(9,103,194)	-	(9,103,194)	-
(2,278,596)	-	(2,278,596)	-
553,065	-	553,065	-
(1,295,548)	-	(1,295,548)	-
(19,991,729)	-	(19,991,729)	-
-	(288,165)	(288,165)	-
-	1,261,352	1,261,352	-
-	93,870	93,870	-
-	1,858,250	1,858,250	-
-	2,925,307	2,925,307	-
(19,991,729)	2,925,307	(17,066,422)	-
-	-	-	(5,479,189)
-	-	-	(5,479,189)
6,919,721	-	6,919,721	-
12,291,928	-	12,291,928	4,064,895
1,565,842	-	1,565,842	-
162,560	-	162,560	408,504
2,356,370	1,420,458	3,776,828	-
788,699	94,836	883,535	426,876
633,271	140,513	773,784	120,988
2,467,434	(2,467,434)	-	-
27,185,825	(811,627)	26,374,198	5,021,263
7,194,096	2,113,680	9,307,776	(457,926)
64,534,309	42,593,179	107,127,488	25,243,867
51,346	-	51,346	-
64,585,655	42,593,179	107,178,834	25,243,867
$ 71,779,751	$ 44,706,859	$ 116,486,610	$ 24,785,941

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Balance Sheet - Governmental Funds
September 30, 2020

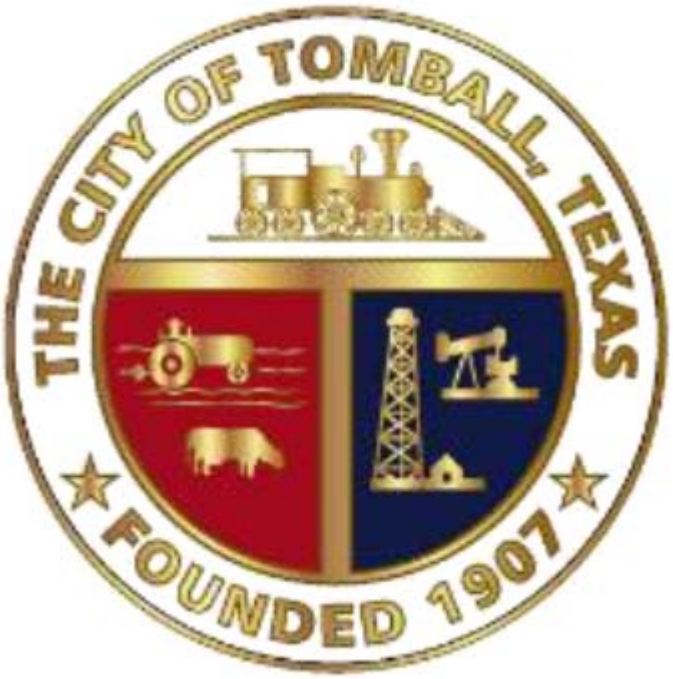
	General Fund	Debt Service Fund
ASSETS		
Cash and cash equivalents	$ 16,076,426	$ 4,947,466
Investments	-	-
Receivables, net of allowance	2,493,432	-
Due from other governments	265,574	-
Due from component unit	183,734	72,306
Due from other funds	57,074	-
Prepaid items	32,959	-
Restricted cash and cash equivalents - construction	-	-
Restricted cash and cash equivalents - deposits	45,265	-
TOTAL ASSETS	$ 19,154,464	$ 5,019,772
LIABILITIES AND FUND BALANCES		
LIABILITIES		
Accounts payable	$ 947,695	$ -
Accrued liabilities	772,039	-
Deposits payable	45,265	-
Due to other funds	-	-
Total liabilities	1,764,999	-
FUND BALANCES		
Nonspendable:		
Prepaid items	32,959	-
Restricted:		
Debt service	-	5,019,772
Construction	-	-
Court security	-	-
Court technology	-	-
Hotel occupancy tax	-	-
Red light camera	-	-
Child safety	-	-
Committed:		
City functions	-	-
Assigned:		
Special projects	-	-
Unassigned	17,356,506	-
Total fund balances	17,389,465	5,019,772
TOTAL LIABILITIES AND FUND BALANCES	$ 19,154,464	$ 5,019,772

The Notes to the Basic Financial Statements are an integral part of this statement.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ 1,319,821	$ 22,343,713
6,167,677	-	6,167,677
-	57,074	2,550,506
-	-	265,574
-	-	256,040
-	-	57,074
-	-	32,959
23,689,289	-	23,689,289
-	-	45,265
$ 29,856,966	$ 1,376,895	$ 55,408,097
$ 4,938,164	$ 46,160	$ 5,932,019
-	10,496	782,535
-	-	45,265
-	57,074	57,074
4,938,164	113,730	6,816,893
-	-	32,959
-	-	5,019,772
24,918,802	-	24,918,802
-	243,269	243,269
-	184,018	184,018
-	622,411	622,411
-	61,670	61,670
-	10,929	10,929
-	39,052	39,052
-	101,816	101,816
-	-	17,356,506
24,918,802	1,263,165	48,591,204
$ 29,856,966	$ 1,376,895	$ 55,408,097

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City of Tomball, Texas

Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
September 30, 2020

TOTAL FUND BALANCES - GOVERNMENTAL FUNDS		$ 48,591,204
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not current financial resources, and therefore are not reported in the governmental funds balance sheet.		
Capital assets, cost	$ 87,175,033	
Capital assets, accumulated depreciation	(23,541,293)	63,633,740
Deferred charge on issuance of refunding bonds is not recorded in the fund financial statements but is recorded as a deferred outflow of resources on the statement of net position.		34,357
Long-term liabilities are not due and payable in the current period, and therefore are not reported in the fund financial statements. The components of long-term liabilities are:		
Bonds payable, par	$ (33,325,000)	
Bonds payable, premiums	(1,625,273)	
Accrued interest payable	(182,802)	
Landfill post closure care costs	(345,375)	
Compensated absences payable	(1,829,038)	
Net pension liability	(5,280,898)	
Total OPEB liability	(2,697,858)	(45,286,244)
The deferred outflows and inflows of resources related to the net pension liability and the total OPEB liability are recognized on the statement of net position:		
Deferred outflows - pensions	$ 1,603,934	
Deferred outflows - OPEB	289,175	
Deferred inflows - pensions	(1,202,301)	
Deferred inflows - OPEB	(416,260)	274,548
Internal service funds are used by management to charge the cost of certain activities, such as fleet management and health benefits, to individual funds. A portion of the assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		4,532,146
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES		$ 71,779,751

The Notes to the Basic Financial Statements are an integral part of this statement.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds

For the Fiscal Year Ended September 30, 2020

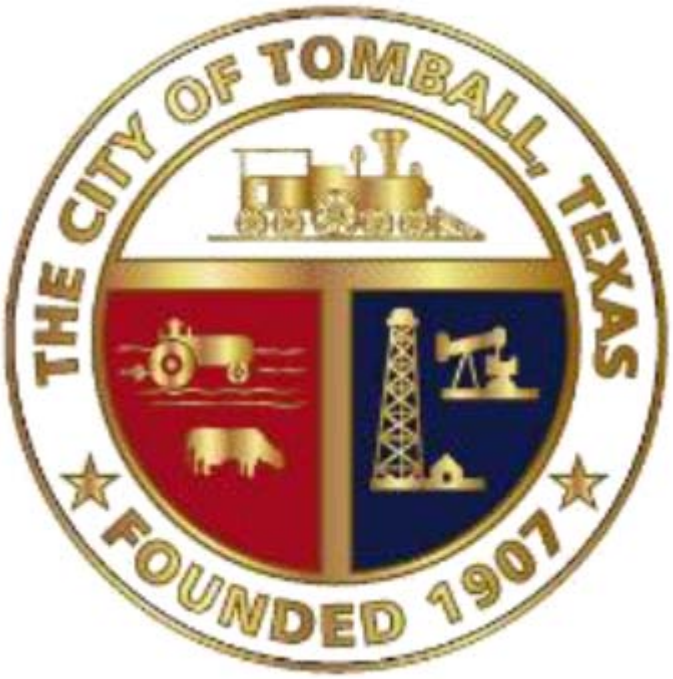
	General Fund	Debt Service Fund
REVENUES		
Property tax	$ 2,265,470	$ 4,654,251
Sales tax	12,291,928	-
Franchise and other taxes	1,084,860	-
Licenses and permits	1,113,989	-
Fines and forfeitures	349,302	-
Charges for services	2,967,034	-
Intergovernmental	416,777	-
Contributions from component unit for debt service	-	755,684
Investment earnings	168,109	34,175
Other	60,475	818
Total revenues	20,717,944	5,444,928
EXPENDITURES		
Current		
General government	6,112,797	-
Public safety	9,894,372	-
Public works	3,747,361	-
Parks and recreation	870,206	-
Tourism and arts	-	-
Community development	400,824	-
Debt service		
Principal	-	3,923,000
Interest	-	1,128,683
Issuance costs and fiscal agent fees	-	181,880
Capital outlay	235,180	-
Total expenditures	21,260,740	5,233,563
Excess (deficiency) of revenues over expenditures	(542,796)	211,365
OTHER FINANCING SOURCES (USES)		
Proceeds from issuance of refunding bonds	-	9,100,000
Premiums on bonds issued	-	733,352
Proceeds from sale of capital assets	166,059	-
Payments to refunding bond escrow agent	-	(9,663,255)
Transfers in	2,603,335	-
Transfers out	(726,000)	-
Total other financing sources (uses)	2,043,394	170,097
Net change in fund balances	1,500,598	381,462
Fund balances, beginning of year - as reported	16,081,063	4,638,310
Prior period adjustments (Note 15)	(192,196)	-
Fund balances, beginning of year - restated	15,888,867	4,638,310
FUND BALANCES, END OF YEAR	$ 17,389,465	$ 5,019,772

The Notes to the Basic Financial Statements are an integral part of this statement.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
$ -	$ -	$ 6,919,721
-	-	12,291,928
-	480,982	1,565,842
-	-	1,113,989
-	38,210	387,512
-	-	2,967,034
-	57,074	473,851
-	-	755,684
543,692	14,282	760,258
357,688	48,232	467,213
901,380	638,780	27,703,032
-	13,725	6,126,522
-	44,623	9,938,995
-	-	3,747,361
-	62,926	933,132
-	604,578	604,578
-	-	400,824
-	-	3,923,000
-	-	1,128,683
-	-	181,880
14,365,723	57,074	14,657,977
14,365,723	782,926	41,642,952
(13,464,343)	(144,146)	(13,939,920)
-	-	9,100,000
-	-	733,352
-	-	166,059
-	-	(9,663,255)
2,025,050	161,000	4,789,385
-	(362,050)	(1,088,050)
2,025,050	(201,050)	4,037,491
(11,439,293)	(345,196)	(9,902,429)
36,358,095	1,546,238	58,623,706
-	62,123	(130,073)
36,358,095	1,608,361	58,493,633
$ 24,918,802	$ 1,263,165	$ 48,591,204

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City of Tomball, Texas

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Fiscal Year Ended September 30, 2020

Net change in fund balances - total governmental funds		$ (9,902,429)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital asset additions recorded in the current period.		15,167,645
Depreciation expense on capital assets is reported in the statement of activities, but does not require the use of current financial resources. Therefore, depreciation expense is not reported as expenditures in the governmental funds.		(1,598,766)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, disposals, and transfers) is not reported in the governmental funds.		22,964
The issuance of long term debt provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the statement of net postition. Also, governmental funds report the effect of bond premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The effect of these differences in the treatment of long-term debt and related items was:		
Proceeds from issuance of refunding bonds	$ (9,100,000)	
Premiums on bonds issued	(733,352)	
Payments to refunding bond escrow agent	9,663,255	
Amortization of premium on bonds payable	126,988	
Amortization of deferred loss on refunding	(63,124)	
Accrued interest payable increased	(6,909)	
Principal paid on bonds	3,923,000	3,809,858
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. The following long-term liabilities (increased) / decreased:		
Compensated absences	$ (61,557)	
Net pension liability	1,879,197	
Total OPEB liability	114,453	1,932,093
Some deferred outflows and deferred inflows reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as revenues or expenditures in the governmental funds. The following deferred outflows and deferred inflows of resources changed:		
Deferred outflows of resources - pensions	$ (1,188,173)	
Deferred outflows of resources - OPEB	105,267	
Deferred inflows of resources - pensions	(1,013,416)	
Deferred inflows of resources - OPEB	(304,109)	(2,400,431)
An internal service fund is used by management to charge the cost of certain activites, such as fleet management and health benefits, to individual funds. A portion of the change in the net position of the internal service funds is included in governmental activities in the statement of activities.		163,162
Change in net position - governmental activities		$ 7,194,096

The Notes to the Basic Financial Statements are an integral part of this statement.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas
Statement of Net Position
Proprietary Funds
September 30, 2020

	Business-type Activities Enterprise Fund	Governmental Activities Internal Service
ASSETS		
Current assets		
Cash and cash equivalents	$ 6,389,180	$ 3,175,003
Receivables, net of allowance	1,600,917	-
Due from other governments	-	47,317
Prepaid items	-	209,171
Inventories	96,481	-
Total current assets	8,086,578	3,431,491
Noncurrent assets		
Restricted cash and cash equivalents - deposits	888,772	-
Capital assets		
Capital assets - nondepreciable	2,699,461	-
Capital assets - depreciable, net	36,060,764	2,635,068
Net capital assets	38,760,225	2,635,068
Total noncurrent assets	39,648,997	2,635,068
Total assets	47,735,575	6,066,559
DEFERRED OUTFLOWS OF RESOURCES		
Pensions	264,051	-
Other post employment benefits	61,723	-
Total deferred outflows of resources	325,774	-
Total assets and deferred outflows of resources	48,061,349	6,066,559
LIABILITIES		
Current liabilities		
Accounts payable	534,963	55,936
Accrued liabilities	118,235	-
Deposits payable	888,772	-
Accrued interest payable	-	41,940
Public property finance contract obligation, current	-	130,000
Compensated absences, current	79,778	-
Total current liabilities	1,621,748	227,876
Noncurrent liabilities		
Public property finance contract obligation	-	1,039,868
Compensated absences	239,333	-
Net pension liability	869,378	-
Total OPEB liability	597,161	-
Total noncurrent liabilities	1,705,872	1,039,868
Total liabilities	3,327,620	1,267,744
DEFERRED INFLOWS OF RESOURCES		
Pensions	197,931	-
Other post employment benefits	95,608	-
Total deferred inflows of resources	293,539	-
Total liabilities and deferred inflows of resources	3,621,159	1,267,744
NET POSITION		
Net investment in capital assets	38,760,225	1,465,200
Unrestricted	5,679,965	3,333,615
TOTAL NET POSITION	44,440,190	$ 4,798,815
Reconciliation to government-wide statement of net position		
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise fund over time	266,669	
NET POSITION OF BUSINESS-TYPE ACTIVITIES	$ 44,706,859	

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City of Tomball, Texas

Statement of Revenues, Expenses, and Changes in Net Position - Proprietary Funds

For the Fiscal Year Ended September 30, 2020

	Business Type Activities	Governmental Activities
	Enterprise Fund	Internal Service Fund
OPERATING REVENUES		
Charges for sales and services		
Water sales	$ 6,376,840	$ -
Sewer sales	2,208,301	-
Gas sales	3,504,744	-
Internal service charges	-	3,177,795
Impact fees	1,384,685	-
Other	140,513	-
Total operating revenues	13,615,083	3,177,795
OPERATING EXPENSES		
Materials, supplies and contracted services	6,365,796	2,592,773
Personnel services	2,229,111	-
Depreciation	1,474,549	367,120
Total operating expenses	10,069,456	2,959,893
Operating income	3,545,627	217,902
NONOPERATING REVENUES (EXPENSES)		
Investment earnings	94,836	28,441
Contributions from component unit for debt service	370,000	-
Capital asset contributions from governmental activities	1,233,901	-
Capital asset contributions from component unit	1,050,458	-
Interest	(86,080)	(41,940)
Gain (loss) on disposal of capital assets	(434,968)	-
Total nonoperating revenues (expenses)	2,228,147	(13,499)
Income before transfers	5,773,774	204,403
Transfers out	(3,701,335)	-
Change in net positon	2,072,439	204,403
Net position, beginning of year - as reported	42,367,751	4,412,993
Prior period adjustments (Note 15)	-	181,419
Net position, beginning of year - restated	42,367,751	4,594,412
NET POSITION, END OF YEAR	$ 44,440,190	$ 4,798,815
RECONCILIATION TO GOVERNMENT-WIDE STATEMENT OF ACTIVITIES		
Change in net position	$ 2,072,439	
Adjustment for the net effect of the current year activity between the internal service fund and the enterprise fund	41,241	
CHANGE IN NET POSITION OF BUSINESS-TYPE ACTIVITIES	$ 2,113,680	

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City of Tomball, Texas
Statement of Cash Flows
Proprietary Funds
For the Fiscal Year Ended September 30, 2020

	Business Type Activities	Governmental Activities
	Enterprise Fund	Internal Service Fund
OPERATING ACTIVITIES		
Receipts from customers	$ 13,709,341	$ -
Receipts from interfund charges	-	3,331,564
Payments to suppliers and service providers	(6,391,035)	(2,603,437)
Payments to employees for salaries and benefits	(2,087,068)	-
Net cash provided by operating activities	5,231,238	728,127
NONCAPITAL FINANCING ACTIVITIES		
Transfers to other funds	(3,701,335)	-
Net cash used for noncapital financing activities	(3,701,335)	-
CAPITAL AND RELATED FINANCING ACTIVITIES		
Acquisition and construction of capital assets	(6,788)	(653,650)
Proceeds from sale of capital assets	79,151	-
Receipts from component unit for debt service	370,000	-
Principal paid on long-term debt	(1,695,555)	-
Interest paid on long-term debt	(86,080)	-
Net cash used for capital and related financing activities	(1,339,272)	(653,650)
INVESTING ACTIVITIES		
Investment earnings	94,836	28,441
Net cash provided by investing activities	94,836	28,441
Net change in cash and cash equivalents	285,467	102,918
Cash and cash equivalents, beginning of year	6,992,485	3,072,085
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 7,277,952	$ 3,175,003

The Notes to the Basic Financial Statements are an integral part of this statement.

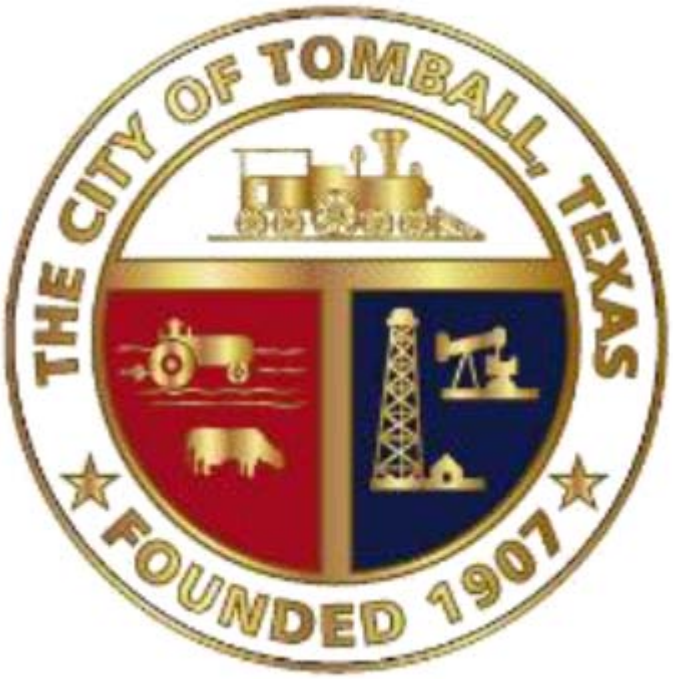
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City of Tomball, Texas

Statement of Cash Flows - Continued
Proprietary Funds
For the Fiscal Year Ended September 30, 2020

	Business Type Activities	Governmental Activities
	Enterprise Fund	Internal Service Fund
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating income	$ 3,545,627	$ 217,902
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	1,474,549	367,120
(Increase) decrease in assets and deferred outflows		
Accounts receivable	118,839	-
Due from other governments	-	153,769
Prepaid items	-	(3,794)
Deferred outflows of resources - pension and OPEB	274,251	-
Increase (decrease) in liabilities and deferred inflows		
Accounts payable	(25,239)	(6,870)
Accrued liabilities	35,265	-
Deposits payable	(24,581)	-
Compensated absences	29,732	-
Pension and OPEB liability	(427,867)	-
Deferred inflows of resources - pension and OPEB	230,662	-
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 5,231,238	$ 728,127
NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES		
Capital asset contributions from governmental activities	$ 1,233,901	$ -
Capital asset contributions from component unit	$ 1,050,458	$ -
RECONCILIATION OF CASH TO STATEMENT OF NET POSITION		
Cash and cash equivalents	$ 6,389,180	$ 3,175,003
Restricted cash and cash equivalents	888,772	-
CASH AND CASH EQUIVALENTS	$ 7,277,952	$ 3,175,003

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Note 1. Summary of Significant Accounting Policies

A. Financial Reporting Entity

The City of Tomball, Texas, (the "City") was incorporated on July 18, 1933. The City has operated under a "Home Rule Charter", which provides for a Council-City Manager form of government, since 1987. The City Council is the principle legislative body of the City.

The City Manager is appointed by a majority vote of the City Council and is responsible to the Council for the administration of all the affairs of the City. The City Manager is responsible for the appointment and removal of department directors and employees, supervision and control of all City departments, and preparation of the annual budget.

The City provides the following services: public safety to include police and fire services; municipal court; streets; drainage; water, wastewater and gas services; solid waste collection and disposal; community development; and general administration.

The City is an independent political subdivision of the State of Texas governed by an elected council and a mayor and is considered a primary government. As required by accounting principles generally accepted in the United States of America (GAAP), these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City's financial reporting entity utilizing criteria prescribed by GAAP. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City's financial reporting entity status is that of a primary government are that it has a separately elected governing body; it is legally separate; and it is fiscally independent of other state and local governments. Additionally, prescribed criteria under GAAP include considerations pertaining to organizations for which the primary government is financially accountable and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The Tomball Economic Development Corporation, Employee Benefits Trust, and Tomball Legacy Fund, Inc., although legally separate organizations, are considered part of the reporting entity. No other entities have been included in the City's reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Discretely Presented Component Unit

Tomball Economic Development Corporation

The Tomball Economic Development Corporation (the Corporation) was formed in 1994 pursuant to the *Development Corporation Act of 1979* (the Act), governed under Section 4B of the Act. It receives and utilizes the proceeds of a one-half cent sales tax to promote and assist in the economic development of the City. The seven directors of the Corporation are appointed by the governing body of the City. Directors are removable by the governing body of the City at any time without cause. Separately issued audited financial statements are not available for the Corporation. Financial information for the Corporation may be obtained from the following address:

Tomball Economic Development Corporation
401 West Market Street
Tomball, Texas 77375

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Blended Component Units

Employee Benefits Trust
The Employee Benefits Trust (the Trust) has been included in the reporting entity as a blended component unit. The Trust is a revocable trust and a not-for-profit entity and is organized under Section 222.002(c)(5) of the Texas Insurance Code. The Trust's Board of Trustees are the members of City Council. The Trust is organized for the purpose of providing or offering City officers, employees, and qualified retirees and their dependents with life, disability, sickness, accident, and other health benefits either directly or through the purchase of insurance. The operations of the Trust are presented as a proprietary fund type in the Health Benefits internal service fund. The Trust does not issue separate financial statements.

Tomball Legacy Fund, Inc.
Tomball Legacy Fund, Inc. has been included in the reporting entity as a blended component unit. Tomball Legacy Fund, Inc. is a not-for-profit 501(c)3 foundation managed by a seven-member Board of Directors consisting of the Mayor and City Council of the City of Tomball, plus one appointed individual. Tomball Legacy Fund, Inc. was established to allow the City to receive private and corporate grant funds to be used on behalf of the City. The operations of Tomball Legacy Fund, Inc. are presented as a governmental fund type in a special revenue fund. Tomball Legacy Fund, Inc. does not issue separate financial statements.

B. Government-wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information about the City as a whole. These statements include all activities of the primary government and its discretely presented component unit. Governmental activities, which normally are supported by taxes, intergovernmental revenues and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from discretely presented component units for which the primary government is financially accountable.

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column in the government-wide financial statements incorporates data from governmental funds and internal service funds, while business-type activities incorporate data from the City's enterprise fund.

As a general rule, the effect of interfund activity has been eliminated from the government-wide statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the City's business-type and governmental activities. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

C. Fund Financial Statements

The fund financial statements provide information about the City's funds, including its blended component units. Separate statements for each fund category—governmental and proprietary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

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Governmental funds are those funds through which most governmental functions are typically financed.

The City reports the following major governmental funds:

The *General Fund* is used to account for all financial transactions not reported in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, public works, parks and recreation, community development, and capital outlay.

The *Debt Service Fund* is used to account for the payment of interest and principal on all general obligation bonds and other long-term debt of the City. The principal source of revenue for debt service is local property taxes.

The *Capital Projects Fund* is used to account for the expenditures of resources accumulated from the sale of bonds, appropriations of local resources from other funds and related interest earnings for capital improvement projects.

In addition, the City reports the following nonmajor fund types:

Special revenue funds are governmental funds used to account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specific purposes other than debt service or capital projects. The City's special revenue funds are aggregated and reported as nonmajor funds.

Proprietary funds are used to account for activities that are similar to those often found in the private sector, and include all assets, liabilities, deferred outflows and inflow of resources, net position, revenues, expenses and interfund transfers related to enterprise funds and internal service funds.

The City reports the following proprietary funds:

The *Enterprise Fund* is a major fund used to account for the City's water, wastewater and gas operations. The services are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis will be financed or recovered primarily through user charges.

The *Internal Service Fund* is a type of proprietary fund used to account for the financing of goods or services provided by one department or program to other departments or programs of the City on a cost-reimbursement basis. Goods and services provided by the internal service fund include fleet replacement and employee health benefits.

D. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. *Measurement focus* indicates the type of resources being measured such as current financial resources or economic resources. The *basis of accounting* indicates the timing of transactions or events for recognition in the financial statements.

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The government-wide financial statements and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. "Measurable" means that the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City generally considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as required under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Interest associated with the current period is considered to be susceptible to accrual, and has been recognized as revenues of the current period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period. All other revenue items, including property taxes, are considered to be measurable and available only when cash is received by the City.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Cash Equivalents

The City's cash and cash equivalents are considered to be cash on hand, bank demand or time deposits, money market mutual funds and local government investment pools with original maturities of three months or less from the date of acquisition. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost or net asset value. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

2. Investments

Investments for the City are reported at fair value.

3. Restricted Cash and Investments

The City has restricted certain cash and investments for refundable customer deposits. The remaining unspent proceeds from bonded debt are restricted in the capital projects fund.

4. Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. Estimated unbilled revenues from the Enterprise Fund are recognized at the end of each fiscal year on a pro rata basis, based on billings during the month following the close of the fiscal year.

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5. Inventories and Prepaid Items

Inventories consist of expendable supplies (stock / parts) held for consumption, and the cost thereof is recorded as an expense/expenditure at the time the inventory items are used (consumption method).

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

6. Capital Assets

Capital assets, including land, construction in progress, buildings and improvements, machinery and equipment, vehicles, infrastructure (e.g., roads, bridges and similar items) and water, wastewater and gas system, are reported in the applicable governmental or business-type activities column in the government-wide financial statements and are reported in the proprietary fund statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000, and an estimated useful life in excess of one year.

In the case of the initial capitalization of infrastructure assets, the City chose to include all such items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of some of these assets through back trending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and using an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year). As the City constructs or acquires additional capital assets each period, including infrastructure assets, they are capitalized and reported at historical cost. The reported value excludes normal maintenance and repairs which are essentially amounts spent in relation to capital assets that do not increase the capacity or efficiency of the item or increase its estimated useful life. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Land and construction in progress are not depreciated. The remaining capital assets of the City are depreciated using the straight line method over the following estimated useful lives:

Capial Asset Classification	Estimated Useful Life
Buildings and improvements	20 to 50 years
Machinery and equipment	3 to 40 years
Vehicles	3 to 15 years
Infrastucture	40 to 50 years
Water, wastewater and gas system	20 to 40 years

7. Deferred Outflows/Inflows of Resources

Deferred outflows of resources represent a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditures) until then. Deferred inflows of resources represent an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

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The City has the following items that qualify for reporting in these categories:

- Deferred charge on refunding – results from the difference in the carrying value of refunded debt and its reacquisition price. This is amortized over the shorter of the life of the refunded or refunding debt.
- Deferred outflows of resources - contributions to the pension and OPEB plans after the measurement date of each plan are recognized as reductions of the applicable liability in the subsequent year.
- Deferred outflows/inflows of resources from other pension and OPEB activities are amortized over the weighted average remaining service life of all participants in the respective qualified pension plan and OPEB plan, except for projected and actual earnings differences on investments which are amortized on a closed basis over a 5-year period.

8. Compensated Absences

The City's policy permits employees to accumulate earned but unused vacation, sick and compensatory time benefits. Eligible time accumulated, up to certain limits, may be paid to employees upon separation from service.

The liability for such leave is reported as incurred in the government-wide and proprietary fund financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable.

9. Landfill Post-Closure Care Costs

The City reports municipal solid waste landfill costs in accordance with Governmental Accounting Standards Board (GASB) Statement No. 18, *Accounting for Municipal Solid Waste Landfill Closure and Post-Closure Care Costs*. The liability for landfill post-closure costs is reported as long-term debt.

10. Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, City specific information about its fiduciary net position in the Texas Municipal Retirement System (TMRS) and additions to/deductions from the City's fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

11. Other Post-Employment Benefits

The City participates in two single-employer defined benefit other post-employment benefit (OPEB) plans (the Plans). For purposes of measuring the total OPEB liability, OPEB related deferred outflows and inflows of resources, and OPEB expense have been determined on the same basis as they are reported by the Plans. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms for the Plans.

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12. Net Position Policies

Net position within the government-wide and proprietary fund financial statements is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City classifies net position as follows:

Net investment in capital assets – the component of net position that reports capital assets, net of accumulated depreciation, and net of related debt, excluding unspent proceeds, that is directly attributable to the acquisition, construction or improvement of these capital assets.

Restricted - the component of net position that is constrained for specific purposes which are externally imposed by providers, such as creditors or amounts restricted due to constitutional provisions or enabling legislation.

Unrestricted - the component of net position that includes the residual difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources that is not classified in the categories mentioned above.

13. Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

14. Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City classifies governmental fund balances as follows:

Nonspendable – includes amounts that cannot be spent because they are either not in spendable form, or, for legal or contractual reasons, must be kept intact. This classification includes prepaid items and inventories.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts restricted due to constitutional provisions or enabling legislation.

Committed – includes amounts that are constrained for specific purposes that are internally imposed by the City through formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by action or adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by City Council action or the resolution remains in place until a similar action is taken (the action or adoption of another resolution) to remove or revise the limitation.

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Assigned – includes fund balance amounts that are self-imposed by the City to be used for specific purposes, but do not meet the criteria to be classified as nonspendable, restricted or committed. City Council has, by policy, authorized the City Manager or his/her designee to assign fund balance. City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned – includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. The general fund should be the only fund that reports a positive unassigned fund balance. Unassigned fund balance may also include deficit balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City strives to maintain an unassigned fund balance of not less than 25 percent of the budgeted operational expenditures in all City funds. Due to the volatile nature of a majority of its revenues, it is not deemed excessive for the City to maintain an unassigned fund balance in the general fund at levels greater than 33 percent of the budget operational expenditures. The purpose of this unassigned balance is to alleviate significant unanticipated budget shortfalls and to ensure the orderly provisions of service to citizens. Should unassigned fund balance fall below the goal or have a deficiency, the City will seek to reduce expenditures prior to increasing revenues to replenish fund balance within a reasonable timeframe.

15. Fund Balance Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

F. Revenues and Expenditures / Expenses

1. Program Revenues

Amounts reported as program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

2. Property Taxes

Property values are determined by the Harris County Appraisal District as of January 1 of each year. Prior to October 1 of each year, the City must adopt its annual budget and as soon thereafter as practicable, shall adopt a tax rate thus creating the tax levy. Property taxes for the current calendar year are levied on approximately October 1 of each year and are payable by January 31 of the following year. Property tax receivables are recorded as of the date levied. Unpaid taxes become delinquent on February 1 and a tax lien on real property is created as of July 1 of each year.

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3. Proprietary Fund Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise fund are charges to customers for sales and services. The enterprise fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

G. Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

H. Recent Accounting Pronouncements

GASB Statement No. 84, *Fiduciary Activities* (GASB 84), establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on 1) whether a government is controlling the assets of the fiduciary activity and 2) the beneficiaries with whom a fiduciary relationship exists. Separate criteria are included to identify fiduciary component units and postemployment benefit arrangements that are fiduciary activities. The requirements of this statement were originally effective for reporting periods beginning after December 15, 2018; however, issuance of GASB Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance* (GASB 95), extended the effective date of GASB 84 to reporting periods beginning after December 15, 2019, with earlier application encouraged. GASB 84 will be implemented in the City's fiscal year 2021 financial statements and the impact has not yet been determined.

GASB Statement No. 87, *Leases* (GASB 87), establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under GASB 87, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The requirements of this statement were originally effective for reporting periods beginning after December 15, 2019; however, issuance of GASB 95 extended the effective date of GASB 87 to reporting periods beginning after June 15, 2021, with earlier application encouraged. GASB 87 will be implemented in the City's fiscal year 2022 financial statements and the impact has not yet been determined.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period* (GASB 89), establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5-22 of GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*, which are superseded by GASB 89. The requirements of this statement were originally effective for reporting periods beginning after December 15, 2019; however, issuance of GASB 95 extended the effective date of GASB 89 to reporting periods beginning after December 15, 2020, with earlier application encouraged. GASB 89 will be implemented in the City's fiscal year 2022 financial statements and the impact has not yet been determined.

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GASB Statement No. 96, *Subscription-Based Information Technology Arrangements* (GASB 96), provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. This statement 1) defines a SBITA; 2) establishes that a SBITA results in a right-to-use subscription asset – an intangible asset - and a corresponding subscription liability; 3) provides the capitalization criteria for outlays other than subscription payments; and 4) requires note disclosures regarding a SBITA. The requirements of this statement are effective for reporting periods beginning after June 15, 2022, with earlier application encouraged. GASB 96 will be implemented in the City's fiscal year 2023 financial statements and the impact has not yet been determined.

Note 2. Stewardship, Compliance and Accountability

Budget

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund, debt service fund, court security fund, court technology fund, hotel occupancy tax fund, child safety fund, red light camera fund, bunny run fund and the special general fund. The capital projects fund is appropriated on a project-length basis.

The original budget is adopted by the City Council prior to the beginning of the fiscal year. The legal level of budgetary control as defined by the City Charter is the department level in the general fund, and fund level for all other funds. The City Manager may transfer appropriations within departments without seeking approval from City Council.

Appropriations in all budgeted funds lapse at the end of the fiscal year even if they have related encumbrances. Encumbrances are commitments related to unperformed (executory) contracts for goods or services (i.e., purchase orders, contracts, and commitments). Encumbrance accounting is utilized to the extent necessary to assure effective budgetary control and accountability and to facilitate effective cash planning and control. While all appropriations and encumbrances lapse at year end, valid outstanding encumbrances (those for which performance under the executory contract is expected in the next year) are re-appropriated and become part of the subsequent year's budget.

Note 3. Deposits and Investments

A. Cash Deposits

The City's funds are required to be deposited and invested under the terms of a depository contract pursuant to the Texas Public Funds Collateral Act. The depository bank pledges securities which comply with state law and these securities are held for safekeeping and trust with the City's and the depository banks' agent bank. The pledged securities shall be in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation (FDIC) insurance.

Custodial Credit Risk - Cash Deposits

In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may not be returned to it. As of September 30, 2020, the City's bank balances were $4.79 million, which exceeded FDIC coverage and collateral by approximately $48 thousand.

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B. Investments

The Public Funds Investment Act (PFIA) (Government Code Chapter 2256) contains specific provisions in the areas of investment practices, management reports and establishment of appropriate policies. Among other things, it requires the City to adopt, implement, and publicize an investment policy. That policy must address the following areas: (1) safety of principal and liquidity, (2) portfolio diversification, (3) allowable investments, (4) acceptable risk levels, (5) expected rates of return, (6) maximum allowable stated maturity of portfolio investments, (7) maximum average dollar-weighted maturity, allowed based on the stated maturity date for the portfolio, (8) investment staff quality and capabilities, (9) and bid solicitation preferences for certificates of deposit.

The City is authorized to invest in the following instruments provided that they meet the guidelines of the investment policy:

1. Obligations of, or guaranteed by governmental entities as permitted by Government Code 2256.009
2. Certificates of deposit and share certificates as permitted by Government Code 2256.010
3. Fully collateralized repurchase agreements permitted by Government Code 2256.011
4. Commercial paper as permitted by Government Code 2256.013
5. No-load money market mutual funds and no-load mutual funds as permitted by Government Code 2256.014
6. Public funds investment pools as permitted by Government Code 2256.016.

The Council has adopted a written investment policy regarding the investment of City funds as required by the PFIA. The City's investment policy is more restrictive than the PFIA requires. The City's investment policy does not allow investments in bankers' acceptances.

Cash, cash equivalents and investments as of September 30, 2020 are classified in the financial statements as follows:

	Cash and Cash Equivalents	Restricted Cash and Cash Equivalents	Investments
Governmental funds	$ 22,343,713	$ 23,734,554	$ 6,167,677
Internal service fund	3,175,003	-	-
Total governmental activities	25,518,716	23,734,554	6,167,677
Enterprise fund	6,389,180	888,772	-
Total business-type activities	6,389,180	888,772	-
Total Primary Government	$ 31,907,896	$ 24,623,326	$ 6,167,677
Total Discretely Presented Component Unit	$ 8,977,907	$ -	$ 9,327,556

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As of September 30, 2020, the City had the following cash, cash equivalents and investments:

	Amount	%	Fair Value Level 2	Weighted Average Maturity (Days)	Credit Risk Rating S&P	Credit Risk Rating Moodys
Primary Government						
Investments measured at fair value:						
Municipal bonds	$ 6,167,677	100%	6,167,677	756	AA- to AAA	Aa1 to Aaa
Total investments	$ 6,167,677					
Cash	$ 2,817,059					
Cash equivalents:						
Local government investment pools:						
TexPool	16,909,743				AAAm	
TexPool Prime	26,967,636				AAAm	
Texas CLASS	7,793,055				AAAm	
Money market	2,043,729					
Total cash and cash equivalents	$ 56,531,222					
Discretely Presented Component Unit						
Investments measured at fair value:						
Municipal bonds	$ 9,327,556	100%	9,327,556	562	AA to AAA	Aa1 to Aaa
Total investments	$ 9,327,556					
Cash	$ 155,581					
Cash equivalents:						
Local government investment pools:						
TexPool	7,847,195				AAAm	
Texas CLASS	975,131				AAAm	
Total cash and cash equivalents	$ 8,977,907					

Fair Value Measurement

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. GASB Statement No. 72, *Fair Value Measurement and Application*, provides a framework for measuring fair value which establishes a three-level fair value hierarchy that describes the inputs that are used to measure assets and liabilities.

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs—other than quoted prices included within Level 1—that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

Municipal bonds classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

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Local Government Investment Pools
Local government investment pools are considered cash equivalents and are measured at either amortized cost or net asset value (NAV), depending on the valuation policies of the underlying portfolio.

TexPool and TexPool Prime
TexPool is duly chartered and overseen by the State Comptroller's Office, administered and managed by Federated Investors, Inc. State Street Bank serves as the custodial bank. The TexPool portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; and AAA rated money market mutual funds. The TexPool Prime portfolio consists of these instruments as well as commercial paper and certificates of deposit.

TexPool and TexPool Prime transact at a net asset value of $1.00 per share, have a weighted average maturity of 60 days or less and weighted average life of 120 days or less, investments held are highly rated by a nationally recognized statistical rating organization, have no more than 5% of portfolio with one issuer (excluding US government securities), and can meet reasonably foreseeable redemptions. The investment pools have a redemption notice period of one day and no maximum transaction amounts. The investment pools' authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pools' liquidity.

Texas Cooperative Liquid Asset Securities System Trust (Texas CLASS)
Texas CLASS was created in accordance with the requirements contained in section 2256.016 of the PFIA. The Texas CLASS Trust Agreement is an agreement of indefinite term regarding the investment, reinvestment, and withdrawal of local government funds. The parties to the Trust Agreement are Texas local government entities that choose to participate in the Trust (the Participants), Public Trust Advisors, LLC (Public Trust) as Program Administrator, and Wells Fargo Bank Texas, N.A. as Custodian.

Texas CLASS is an external investment pool measured at fair value, i.e. net asset value. The investment pool's strategy is to seek preservation of principal, liquidity and current income through investment in a diversified portfolio of short term marketable securities. Texas CLASS has a redemption notice period of one day and may redeem daily. The investment pool's authorities may only impose restrictions on redemptions in the event of a general suspension of trading on major securities market, general banking moratorium or national or state emergency that affects the pool's liquidity. The Texas CLASS portfolio consists of U.S. Government securities; collateralized repurchase and reverse repurchase agreements; AAA rated money market mutual funds; and commercial paper.

Interest Rate Risk
Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment the greater the sensitivity of its fair value to changes in market interest rates. The City monitors interest rate risk utilizing weighted average maturity analysis and specific identification. In accordance with its investment policy, the City reduces its exposure to declines in fair values by limiting the weighted average maturity of any internally created pool to no more than 90 days and any individual investment not to exceed four years from the date of purchase, unless approved by the governing body. During the year ended September 30, 2020, the City did not invest in any securities which were highly sensitive to interest rate fluctuations.

Credit Risk
Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. The minimum rating required by the Public Funds Investment Act for local government investment pools is AAA or AAAm. Obligations of federal, state or local government securities and must be rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent. During the year ended September 30, 2020, the City was not significantly exposed to credit risk, and its investment pools and municipal bonds met the minimum required rating as noted in the preceding table.

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Concentration of Credit Risk

The investment policy of the City requires the investment portfolio to be diversified in terms of investment instruments, maturity scheduling, and financial institutions in order to reduce the risk of loss resulting from over-concentration of assets in a specific class of investments, specific maturity, or specific issuer.

Custodial Credit Risk – Investments

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. To limit its exposure, the City's investment policy requires all security transactions that are exposed to custodial credit risk to be processed on a delivery versus payment (DVP) basis with the underlying investments held by a third party custodian.

Note 4. Receivables

Receivables at September 30, 2020, consist of the following:

	Governmental Activities					Business-Type Activities	Tomball
	General Fund	Debt Service Fund	Nonmajor Governmental Funds	Total Governmental Funds	Internal Service Fund	Enterprise Fund	Economic Development Corporation
Property taxes	$ 62,391	$ 124,055	$ -	$ 186,446	$ -	$ -	$ -
Sales and other taxes	2,187,010	-	-	2,187,010	-	-	690,197
Utility receivable	352,135	-	-	352,135	-	1,901,875	-
Grants	-	-	57,074	57,074	-	-	-
Other	76,060	-	-	76,060	-	-	10,278
Due from other governments	265,574	-	-	265,574	47,317	-	-
Due from component unit	183,734	72,306	-	256,040	-	-	-
Less: allowance for uncollectibles	(184,164)	(124,055)	-	(308,219)	-	(300,958)	-
Totals	$ 2,942,740	$ 72,306	$ 57,074	$ 3,072,120	$ 47,317	$ 1,600,917	$ 700,475

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Note 5. Capital Assets

Changes in the capital assets for governmental activities for the year ended September 30, 2020, are summarized as follows:

	Beginning Balance	Increases	Decreases	Reclass and Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 7,255,744	$ 454,017	$ -	$ 272,327	$ 7,982,088
Construction in progress	8,637,362	12,837,634	(38,780)	(2,245,204)	19,191,012
Total capital assets, not being depreciated	15,893,106	13,291,651	(38,780)	(1,972,877)	27,173,100
Capital assets, being depreciated:					
Buildings and improvements	11,507,293	97,238	(2,959)	(116,137)	11,485,435
Machinery and equipment	6,624,100	409,561	(1,031,133)	103,112	6,105,640
Vehicles	6,938,639	447,158	(1,229,399)	-	6,156,398
Infrastructure	38,214,282	1,575,686	-	1,827,051	41,617,019
Total capital assets, being depreciated	63,284,314	2,529,643	(2,263,491)	1,814,026	65,364,492
Less accumulated depreciation for:					
Buildings and improvements	(4,762,424)	(314,661)	53,182	-	(5,023,903)
Machinery and equipment	(5,419,636)	(192,355)	1,031,133	-	(4,580,858)
Vehicles	(4,589,299)	(354,957)	1,229,399	-	(3,714,857)
Infrastructure	(12,018,626)	(1,103,913)	110,769	62,604	(12,949,166)
Total accumulated depreciation	(26,789,985)	(1,965,886)	2,424,483	62,604	(26,268,784)
Total depreciable capital assets, net	36,494,329	563,757	160,992	1,876,630	39,095,708
Governmental activities capital assets, net	$ 52,387,435	$ 13,855,408	$ 122,212	$ (96,247)	$ 66,268,808

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Changes in the capital assets for business-type activities for the year ended September 30, 2020, are summarized as follows:

	Beginning Balance	Increases	Decreases	Reclass and Transfers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Land	$ 1,897,333	$ -	$ -	$ -	$ 1,897,333
Construction in progress	5,617,045	1,137,654	(445,200)	(5,507,371)	802,128
Total capital assets, not being depreciated	7,514,378	1,137,654	(445,200)	(5,507,371)	2,699,461
Capital assets, being depreciated:					
Gas system	6,335,356	210,092	(54,836)	-	6,490,612
Water and wastewater system	49,434,556	858,349	(297,274)	5,666,223	55,661,854
Machinery and equipment	4,600,395	85,053	(276,420)	-	4,409,028
Total capital assets, being depreciated	60,370,307	1,153,494	(628,530)	5,666,223	66,561,494
Less accumulated depreciation for:					
Gas system	(3,440,453)	(150,524)	28,654	-	(3,562,323)
Water and wastewater system	(23,677,244)	(1,198,363)	158,291	(62,605)	(24,779,921)
Machinery and equipment	(2,309,243)	(125,662)	276,419	-	(2,158,486)
Total accumulated depreciation	(29,426,940)	(1,474,549)	463,364	(62,605)	(30,500,730)
Total depreciable capital assets, net	30,943,367	(321,055)	(165,166)	5,603,618	36,060,764
Business-type activities capital assets, net	$ 38,457,745	$ 816,599	$ (610,366)	$ 96,247	$ 38,760,225

Depreciation was charged to governmental and business-type activities as follows:

Governmental activities:	
General government	$ 450,310
Public safety	730,533
Public works	275,437
Community development	142,486
Internal service fund	367,120
Total depreciation expense, governmental activities	$ 1,965,886
Business-type activities:	
Utility administration	$ 125,662
Water	531,158
Wastewater	667,205
Gas	150,524
Total depreciation expense, business-type activities	$ 1,474,549

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The City has active construction projects and remaining commitments under related contracts. As of September 30, 2020, the City's contractual commitments on projects for governmental and business-type activities were as follows:

Project Description	Project Authorization	Total Expended	Remaining Commitment
Governmental activities:			
Rudolph Road and Utilities	$ 82,570	$ 61,697	$ 20,873
M121 Final Phase (Drainage Channels)	11,339,208	9,034,920	2,304,288
Medical Complex Drive	16,588,603	8,155,556	8,433,047
Sidewalks	694,830	625,938	68,892
Persimmons Drainage Improvements	394,000	212,336	181,664
Alley Improvement Project	125,254	73,427	51,827
Total governmental activities	$ 29,224,465	$ 18,163,874	$ 11,060,591
Business-type activities:			
Critical Needs Assessment - Improvements	$ 5,228,555	$ 4,549,401	$ 679,154
Design of SCADA	9,500	7,924	1,576
DRI Prime System - 2920 Lift Station	31,430	2,196	29,234
Sanitary Sewer Rehab	526,355	186,740	339,615
Sensus Meter Conversion	73,324	37,968	35,356
Total business-type activities	$ 5,869,164	$ 4,784,229	$ 1,084,935

Changes in the capital assets for the discretely presented component unit for the year ended September 30, 2020, are summarized as follows:

	Beginning Balance	Increases	Decreases	Reclass and Transfers	Ending Balance
Discretely presented component unit:					
Capital assets, not being depreciated:					
Land	$ 1,124,682	$ 900,363	$ (47,213)	$ -	$ 1,977,832
Construction in progress	2,470,129	156,015	(2,626,144)	-	-
Total capital assets, not being depreciated	3,594,811	1,056,378	(2,673,357)	-	1,977,832
Capital assets, being depreciated:					
Buildings and improvements	-	4,162,268	-	-	4,162,268
Total capital assets, being depreciated	-	4,162,268	-	-	4,162,268
Less accumulated depreciation for:					
Buildings and improvements	-	(104,057)	-	-	(104,057)
Total accumulated depreciation	-	(104,057)	-	-	(104,057)
Total depreciable capital assets, net	-	4,058,211	-	-	4,058,211
Discretely presented component unit capital assets, not being depreciated	$ 3,594,811	$ 5,114,589	$ (2,673,357)	$ -	$ 6,036,043

The discretely presented component unit contributed $1,575,687 and $1,050,458 of completed construction in progress to the governmental activities and business-type activities of the primary government, respectively, during 2020.

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Note 6. Long-Term Debt

Changes in Long-Term Liabilities

The City's long-term liabilities consist of bond indebtedness, public property finance contractual obligations, compensated absences, landfill postclosure care costs, and net pension liability and total OPEB liability.

Certificates of obligation are issued to acquire and construct major capital facilities. General obligation refunding bonds are issued to legally defease previously issued bonded debt. The debt service requirements for the certificates and general obligation bonds are paid through the Debt Service Fund from tax revenues, transfers from the Enterprise Fund and contributions from the Discretely Presented Component Unit. Public property finance contractual obligations are accounted for and serviced through the Internal Service Fund. Other long-term liabilities are typically liquidated by the General Fund (Governmental Activities) and the Enterprise Fund (Business-Type Activities).

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period, and accordingly, are not reported as fund liabilities in the governmental funds. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

The following is a summary of changes in the City's long-term liabilities for the year ended September 30, 2020.

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental activities:					
Certificates of obligation	$ 34,210,000	$ -	$ (11,675,000)	$ 22,535,000	$ 1,370,000
General obligation refunding bonds	3,603,000	9,100,000	(1,913,000)	10,790,000	1,170,000
Unamortized premiums	1,017,164	733,352	(125,243)	1,625,273	-
Bonds payable, net	38,830,164	9,833,352	(13,713,243)	34,950,273	2,540,000
Public property finance contractual obligation	1,169,868	-	-	1,169,868	130,000
Compensated absences	1,767,481	876,266	(814,709)	1,829,038	457,260
Landfill postclosure care costs	345,375	54,875	(54,875)	345,375	59,075
Net pension liability	7,160,095	4,837,513	(6,716,710)	5,280,898	-
Total OPEB liability	2,812,311	377,768	(492,221)	2,697,858	-
Total governmental activities	$ 52,085,294	$ 15,979,774	$ (21,791,758)	$ 46,273,310	$ 3,186,335
Business-type activities:					
General obligation refunding bonds	$ 1,672,000	$ -	$ (1,672,000)	$ -	$ -
Unamortized premiums	23,555	-	(23,555)	-	-
Bonds payable, net	1,695,555	-	(1,695,555)	-	-
Compensated absences	289,378	148,662	(118,929)	319,111	79,778
Net pension liability	1,256,029	817,351	(1,204,002)	869,378	-
Total OPEB liability	638,377	89,261	(130,477)	597,161	-
Total business-type activities	$ 3,879,339	$ 1,055,274	$ (3,148,963)	$ 1,785,650	$ 79,778

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General Obligation Bonds and Certificates of Obligation

A summary of the terms of general obligation bonds and certificates of obligation, as of September 30, 2020, follows:

Description	Original Issue	Final Maturity	Interest Rates (%)	Balance
Certificates of obligation				
Series 2013	$ 8,500,000	2033	2.00-3.00	$ 6,020,000
Series 2016	20,240,000	2037	3.00-5.00	16,515,000
Total certificates of obligation				22,535,000
General obligation refunding bonds				
Series 2013	8,650,000	2023	1.00-1.65	1,690,000
Series 2019	9,100,000	2032	2.00-4.00	9,100,000
Total general obligation refunding bonds				10,790,000
Total governmental activities bonds payable				$ 33,325,000

Public Property Finance Contractual Obligations

The City issued $1,300,000 in Public Property Finance Obligations to finance acquisition of equipment for the Fire Department. Principal and interest payments are due in annual installments through November 1, 2028, with interest at 3.65 percent through November 1, 2023 and at a fixed rate equal to the Wall Street Journal Prime Rate minus 1.35 percent per annum from November 1, 2023 through 2028.

Debt Service Requirements

The annual debt service requirements to maturity for general obligation refunding bonds, certificates of obligation and public property finance contractual obligations outstanding at September 30, 2020, are as follows:

	Governmental Activities					
	General Obligation Refunding Bonds and Certificates of Obligation			Public Property Finance Contractual Obligations		
Year Ending September 30,	Principal	Interest	Total	Principal	Interest	Total
2021	$ 2,540,000	$ 1,068,625	$ 3,608,625	$ 130,000	$ 42,705	$ 172,705
2022	2,580,000	983,360	3,563,360	130,000	37,960	167,960
2023	2,635,000	891,185	3,526,185	130,000	33,215	163,215
2024	2,095,000	802,100	2,897,100	130,000	28,470	158,470
2025	2,135,000	716,450	2,851,450	130,000	23,725	153,725
2026	2,165,000	629,625	2,794,625	130,000	18,980	148,980
2027	2,210,000	550,650	2,760,650	130,000	14,235	144,235
2028	2,250,000	479,288	2,729,288	130,000	9,490	139,490
2029	2,290,000	410,113	2,700,113	129,868	4,745	134,613
2030	2,315,000	347,119	2,662,119	-	-	-
2031	2,345,000	285,806	2,630,806	-	-	-
2032	2,375,000	221,363	2,596,363	-	-	-
2033	1,510,000	163,300	1,673,300	-	-	-
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	-	-	-
Totals	$ 33,325,000	$ 7,827,859	$ 41,152,859	$ 1,169,868	$ 213,525	$ 1,383,393

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Debt Issuances and Prior Defeased Debt
In current and prior years, the City legally defeased certain bonds and certificates of obligation by placing cash and/or proceeds of refunding bond issues in an irrevocable trust to provide for all future debt services payments on the refunded debt. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2020, there were no outstanding balances of defeased bonds.

On December 20, 2019 the City issued General Obligation Refunding Bonds (the Bonds), Series 2019, in the par amount of $9,100,000. The Bonds refunded $3,040,000 of General Obligation Refunding Bonds, Series 2011 and $9,665,000 of Combination Tax and Revenue Certificates of Obligation, Series 2012. The Bonds were issued to lower overall annual debt service requirements of the City and to pay the costs of issuance of the Bonds. Additionally, the City contributed cash of $3.2 million. The refunding transaction yielded a reduction in debt service and an economic gain (difference between the present values of the debt service payments on the old and new debt) of $3,342,513 and $1,225,018, respectively. The Bonds are scheduled to mature on February 15, 2032.

Federal Arbitrage
The Tax Reform Act of 1986 instituted certain arbitrage restrictions consisting of complex regulations with respect to issuance of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed or are not performed correctly, a liability to the City could result. The City periodically engages an arbitrage consultant to perform the calculations in accordance with the Internal Revenue Service's rules and regulations. The City did not identify arbitrage liability as of September 30, 2020.

Note 7. Commitments and Contingencies

A. Risk Management

Property Damage / General Liability
The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; law enforcement operations; cyber security; pollution; injuries to employees, and natural disasters for which the City participates in the Texas Municipal League's Intergovernmental Risk Pool (the Pool). In accordance with an interlocal agreement, the Pool will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of acceptable risk levels. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums and claims above the City's deductibles. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three years.

Workers' Compensation
The City participates in the Texas Municipal League's Intergovernmental Risk Pool (the Pool) for workers' compensation. In accordance with an interlocal agreement, the Pool will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of acceptable risk levels. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums and claims above the City's deductibles. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three years.

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B. Contingent Liabilities

The City is a party to various legal action due to nature of its operations. Liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. It is the opinion of the City's management that the resolution of these matters, although the outcome is not presently determinable, will not have a material adverse effect on the financial condition of the City.

The City participates in a number of federal and state financial assistance programs. Although the City's financial statements have been audited through September 30, 2020, these programs are subject to financial and compliance audits by the grantor agencies. These audits could result in questioned costs or refunds to be paid back to the granting agencies.

Note 8. Interfund Transactions

Interfund Receivables and Payables
The composition of interfund receivables and payables for the year ended September 30, 2020 is as follows:

Receivable Fund	Payable Fund	Amount	Purpose
General Fund	Nonmajor Governmental Funds	$ 57,074	Short Term Loan - Grant
Total		$ 57,074	

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

Interfund Transfers
The composition of interfund transfers in and out for the year ended September 30, 2020 is as follows:

	Governmental Funds		Proprietary Fund	
	Transfers Out			
Transfers In	General Fund	Nonmajor Governmental Funds	Enterprise Fund	Total
General fund	$ -	$ -	$ 2,603,335	$ 2,603,335
Capital projects fund	600,000	327,050	1,098,000	2,025,050
Nonmajor governmental funds	126,000	35,000	-	161,000
Total	$ 726,000	$ 362,050	$ 3,701,335	$ 4,789,385

Transfers are primarily used to:

- move enterprise fund resources to provide an annual subsidy to the general fund
- move available resources to fund special revenue programs, and
- move available resources to provide funding for capital projects

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In addition, the City transferred $1,233,901 of capital assets between governmental activities and business-type activities, which is reflected in the government-wide financial statements as transfers and proprietary fund financial statements as non-operating revenue.

Note 9. Pension Plan

Plan Description and Provisions

The City participates as one of 888 plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report that can be obtained at www.tmrs.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the City financed monetary credits with interest were used to purchase an annuity. Members may choose to receive their retirement benefit in one of seven actuarially equivalent payments options. Members may also choose to receive a portion of their benefit as a partial lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statues governing TMRS. A summary of plan provisions for the City is as follows:

	Plan Year 2020	Plan Year 2019
Employee deposit rate	7.00%	7.00%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service retirement eligibility (expressed as age/years of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity increase (to retirees)	70% of CPI Repeating	70% of CPI Repeating
Supplemental death benefit:		
to active employees	Yes	Yes
to retirees	Yes	Yes

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At the December 31, 2019 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	90
Inactive employees entitled to but not yet receiving benefits	91
Active employees	177
Total	358

Contributions
The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employee gross earnings, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the State law governing TMRS, the contribution rate for each City is determined annually by the consulting actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rate for the City was 13.49% in both calendar years 2019 and 2020. For the fiscal year ended September 30, 2020, the City made contributions of $1,607,743, which were equal to the required contributions.

Net Pension Liability
The City's net pension liability (NPL) was measured as of December 31, 2019, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions
The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment rate of return	6.75%, net of pension plan investment expense, including

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor. The post-retirement mortality assumption for annuity purchase rates is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation.

Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

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The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. In determining their best estimate of a recommended investment return assumption under the various alternative asset allocation portfolios, the actuarial approach focused on the area between (1) arithmetic mean (aggressive) without an adjustment for time (conservative) and (2) the geometric mean (conservative) with an adjustment for time (aggressive). The target allocation for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return (Arithmetic)
Global equity	30.0%	5.30%
Core fixed income	10.0%	1.25%
Non-core fixed income	20.0%	4.14%
Real return	10.0%	3.85%
Real estate	10.0%	4.00%
Absolute return	10.0%	3.48%
Private equity	10.0%	7.75%
Total	100%	

Discount Rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balance at December 31, 2018	$ 44,068,807	$ 35,652,683	$ 8,416,124
Changes for the year:			
Service cost	1,952,260	-	1,952,260
Interest	2,978,534	-	2,978,534
Difference between expected and actual experience	363,731	-	363,731
Changes in assumptions	295,730	-	295,730
Employer contributions	-	1,562,039	(1,562,039)
Employee contributions	-	810,547	(810,547)
Net investment income	-	5,515,598	(5,515,598)
Benefit payments, including refunds of employee	(1,837,004)	(1,837,004)	-
Administrative expense	-	(31,144)	31,144
Other changes	-	(937)	937
Net changes	3,753,251	6,019,099	(2,265,848)
Balance at December 31, 2019	$ 47,822,058	$ 41,671,782	$ 6,150,276

Sensitivity of the Net Pension Liability

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease to 5.75%	Current Single Discount Rate Assumption 6.75%	1% Increase to 7.75%
City's net pension liability	$ 13,641,803	$ 6,150,276	$ 125,203

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in a separately-issued TMRS financial report. That report may be obtained at www.tmrs.com.

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Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2020, the City recognized pension expense of $1,981,742.

At September 30, 2020, the City reported deferred outflows and inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 462,224	$ 153,847
Changes in actuarial assumptions used	238,108	-
Differences between projected and actual investment earnings	-	1,246,385
Contributions subsequent to the measurement date	1,167,653	-
Totals	$ 1,867,985	$ 1,400,232

Deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date of $1,167,653 will be recognized as a reduction of the net pension liability for the measurement year ending December 31, 2020 (i.e. recognized in the City's fiscal year 2021 financial statements). Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense in the City's fiscal years as follows:

Year Ending September 30,	Net Deferred Outflows (Inflows) of Resources
2021	$ (179,036)
2022	(183,264)
2023	192,029
2024	(529,629)
2025	-
Totals	$ (699,900)

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Note 10. Other Postemployment Benefits Plans

The City offers two other postemployment benefit (OPEB) plans: Texas Municipal Retirement System's (TMRS) Supplemental Death Benefits Fund, and the City's Retiree Health Care Plan.

Plan Descriptions and Provisions, Benefits, Contributions

TMRS Supplemental Death Benefits Fund (SDBF)
The City participates in the cost sharing multiple-employer defined benefit group-term life insurance plan operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The City may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death); retired employees are insured for $7,500; this coverage is an OPEB.

As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e. no plan assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75).

Contributions are made monthly based on the covered payroll of employee members of the participating member city. The contractually required contribution rate is determined annually for each city. The rate is based on the mortality and service experience of all employees covered by the SDBF and the demographics specific to the workforce of the city. There is a one-year delay between the actuarial valuation that serves as the basis for the employer contribution rate and the calendar year when the rate goes into effect. The funding policy of this plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers. As such, contributions are utilized to fund active member deaths on a pay-as-you-go basis; any excess contributions and investment income over payments then become net position available for benefits.

The retiree portion of contribution rates to the SDBF for the City was 0.04% and 0.03% in calendar years 2020 and 2019, respectively. The City's contributions to the SDBF for the year ended September 30, 2020 were $4,441, and were equal to the required contributions.

Retiree Health Care Plan (RHCP)
The City's administers a single employer defined benefit OPEB plan, City of Tomball Retiree Health Care Plan (RHCP), where the City will pay a portion of the premium for continuation of the medical and dental insurance coverage of certain retirees. Enrollment for retiree coverage must be completed no later than 30 days after the date of retirement. Later enrollment is not permitted. Any retiree eligible for medical coverage with another group plan shall not qualify for medical coverage with the City.

The RHCP is closed to new entrants as the benefit is only provided to employees who were hired prior to October 1, 2014.

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In order to be eligible for this benefit, the retiree must meet the following criteria:

- Retiree must be vested, age 55 or older and a current recipient of retirement benefits from the Texas Municipal System
- Retiree must have been a full-time equivalent of the City for 10 consecutive years immediately prior to retirement
- Retiree must satisfy the application plan requirements for the extension of retiree coverage under the medical and dental insurance benefit plan offered by the City at the time of retirement

Beginning with retirement and ending when the person is eligible for Medicare coverage, the City may pay a portion of the retiree medical and dental coverage premiums in accordance with the following schedule:

- 40% of the premium costs for retirees having at least 10 year, but less than 15 years, of full-time service with the City
- 55% of the premium costs for retirees having at least 15 years, but less than 20 years, of full-time service with the City
- 70% of the premium costs for retirees having at least 20 years, but less than 25 years, of full-time service with the City
- 85% of the premium costs for retirees having at least 25 years of full-time service with the City

Eligible retirees shall pay 100% of vision premiums and 100% of the premiums for basic life insurance. Presently, a retiree's spouse and dependent(s) are also eligible for continued coverage if they are already covered at the time of retirement. Retirees may not add dependents after retiring. Each retiree is responsible for all costs, including premiums, associated with spouse and dependent benefits. The benefit includes the same medical coverage approved by City Council and selected for current employees and excludes accidental death and life coverage.

The City will no longer pay any retiree premiums once the retiree is eligible for Medicare coverage. Retirees who are eligible for Medicare coverage may, at their sole expense, continue to purchase coverage for themselves and their eligible dependents as provided under the applicable terms of the City's policies. The City's policy will be a secondary policy to Medicare.

The benefit levels and contribution rates are approved annually by the City management and City Council as part of the budget process. Since the City does not contribute toward the RHCP in advance, the City employs a pay-as-you-go method ensuring the annually retiree contributions are equal to the benefits that are paid on behalf of the retirees.

There are no plan assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75 to fund the future requirements of the RHCP.

Plan Membership
Membership in the plans as of the measurement date of December 31, 2019 was as follows:

	SDBF	RHCP
Inactive plan members or beneficiaries currently receiving benefits	77	29
Inactive plan members entitled to but not yet receiving benefits	32	-
Active employees	177	85
Total plan members	286	114

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Total OPEB Liability

The City's total OPEB liability for each of its OPEB plans was measured as of December 31, 2019, and was determined by an actuarial valuation as of that date. The total OPEB liabilities reported in the City's September 30, 2020 financial statements were as follows:

SDBF	$ 564,627
RHCP	2,730,392
	$ 3,295,019

Actuarial Methods and Assumptions

The total OPEB liabilities were determined using the following actuarial assumptions and other inputs.

Inflation	2.50%
Salary increases	3.50% to 11.50% including inflation
Discount rate	2.75% - based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2019.

The retiree's share of benefit-related costs for the SDBF OPEB is assumed to be $0, and the healthcare trend cost rate for the RHCP actuarial valuation is assumed at an initial rate of 7.00%, declining to an ultimate rate of 4.15% after 15 years.

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with the Public Safety table used for males and the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by Scale UMP to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees is used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by Scale UMP to account for future mortality improvements subject to the floor. The Entry Age Normal actuarial cost method is used.

The actuarial assumptions were developed primarily from the actuarial investigation over the four-year period from December 31, 2014 to December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019 actuarial valuation.

Change in Actuarial Methods and Assumptions

The discount rate changed from 3.71% as of December 31, 2018 to 2.75% as of December 31, 2019. Additionally, the demographic assumptions were updated to reflect the 2019 Experience Study and the health care trend rates were updated to reflect both the RHCP's anticipated experience and the repeal of the excise tax on high-cost employer health plans.

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Changes in the Total OPEB Liability

	SDBF	RHCP
Service cost	$ 23,158	$ 113,492
Interest	16,760	111,415
Changes in benefit terms	-	-
Difference between expected and actual experience	(8,489)	(453,167)
Changes in assumptions or other inputs	94,765	74,725
Benefit payments	(3,474)	(124,854)
Net changes	122,720	(278,389)
Total OPEB liability - beginning	441,907	3,008,781
Total OPEB liability - ending	$ 564,627	$ 2,730,392

Sensitivity Analysis

The following presents the City's total OPEB liabilities calculated using the discount rate of 2.75%, as well as what the liabilities would be if they were calculated using a discount rate that is 1 percentage point lower (1.75%) or 1 percentage point higher (3.75%) than the current rate.

	1% Decrease to 1.75%	Current Discount Rate Assumption 2.75%	1% Increase to 3.75%
SDBF	$ 688,825	$ 564,627	$ 469,982
RHCP	3,015,887	2,730,392	2,474,146

The following presents the RHCP plan's total OPEB liability, calculated using the assumed healthcare cost trend rates as well as what the plan's total OPEB liability would be if it were calculated using a trend rate that is one percent lower or one percent higher. Note that the healthcare cost trend rate does not affect the total SDBF OPEB liability, therefore the sensitivity to the healthcare cost trend rate is not shown for SDBF.

	1% Decrease	Current Healthcare Cost Trend Rate Assumption	1% Increase
RHCP	$ 2,398,756	$ 2,730,392	$ 3,131,744

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OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2020, the City recognized OPEB expense of $55,267 relating to the SDBF plan and OPEB expense of $176,760 relating to the RHCP plan. Total OPEB expense for the two plans was $232,027.

As of September 30, 2020, the City reported deferred outflows and inflows of resources related to OPEB from the following sources:

	SDBF		RHCP	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ -	$ 7,315	$ 10,898	$ 389,261
Changes in assumptions and other inputs	95,605	21,280	157,130	94,012
Contributions subsequent to the measurement date	3,462	-	83,803	-
Total	$ 99,067	$ 28,595	$ 251,831	$ 483,273

The amounts reported as deferred outflows of resources resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ending September 30, 2021.

Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense in the City's fiscal years as follows:

Year Ending September 30,	Net Deferred Outflows (Inflows) of Resources	
	SDBF	RHCP
2021	$ 15,349	$ (48,147)
2022	15,349	(48,147)
2023	14,994	(48,147)
2024	9,807	(48,147)
2025	11,511	(54,439)
Thereafter	-	(68,218)
Totals	$ 67,010	$ (315,245)

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Note 11. Deferred Compensation Plan

The City has a deferred compensation plan for its employees, created in accordance with Internal Revenue Code, Section 457. Participation in the plan is open to all regular employees and is voluntary. The City does not contribute to, own or administer the amount deferred by employees and, therefore, the liability and corresponding investments are not reflected in the basic statements.

Note 12. Landfill Post Closure Care Costs

The City's municipal solid waste landfill is in the post closure process as the landfill has been closed. State and federal laws and regulations required that the City place a final cover on its landfill when closed and perform certain maintenance and monitoring functions at the landfill site until approved for final regulatory closure by the Texas Commission on Environmental Quality.

The estimated liability for landfill post closure case costs of $345,375 as of September 30, 2020, represents the remaining estimated post closure costs required to achieve regulatory approval for closure including costs through 2025. However, the actual cost of remaining post closure care may be higher due to inflation, changes in technology, or changes in landfill laws and regulations.

Note 13. Tax Abatements

State law authorizes subdivisions of the State of Texas to grant tax abatements to any person, organization or corporation in order to stimulate economic development within the State under Chapter 312 of the Texas Tax Code. Consequently, the City Council has adopted a resolution establishing criteria whereby the City will, on a case-by-case basis, give consideration to providing tax abatement to any qualifying applicant. Generally, the period of abatement is for a maximum period of up to ten years subsequent to meeting the minimum criteria outlined in the agreement. The percentage of tax abated shall be determined based upon the level capital investment and number of new jobs created. Notwithstanding the resolution adopted by the City Council, or the criteria attendant thereto, it is not implied or suggested that the City is under any obligation to provide tax abatement to any applicant. The abatements are provided as a reduction of taxable assessed value of the property, and the recipient receives a tax bill that is already net of the abated amount.

As of January 1, 2020, the estimated value of property in the City that was subject to tax abatement was $0, as no participants met the minimum criteria identified in the agreements, therefore, no taxes were abated.

Note 14. Related Parties

During the fiscal year ended September 30, 2020, transactions with related parties of the City and the Corporation were as follows.

The Corporation approved an agreement with a company controlled by a director of the Corporation to make direct incentives to that company in the amount of $84,894, for the creation or retention of jobs associated with the expansion and development of its current facility. The City's expenditure transactions with that same company during the fiscal year amounted to approximately $217 thousand.

The City incurred expenditures of approximately $321 thousand to install utilities in area developments of a development company controlled by a director of the Corporation.

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Note 15. Prior Period Adjustments

During the year ended September 30, 2020, the City's management identified errors in amounts reported in the City's previously-issued 2019 financial statements. The following represents the effect on beginning net position or fund balance (as applicable), as presented in the accompanying 2020 financial statements, of correcting these errors.

	Governmental Activities	General Fund	Nonmajor Governmental Funds	Internal Service
Beginning net position / fund balance, as previously reported	$ 64,534,309	$ 16,081,063	$ 1,546,238	$ 4,412,993
Correction of error - health insurance premiums (1)	205,377	-	-	205,377
Correction of error - ESD# 15 (2)	(216,154)	(192,196)	-	(23,958)
Correction of error - state court fees (3)	62,123	-	62,123	-
Total prior period adjustments	51,346	(192,196)	62,123	181,419
Beginning net position / fund balance, restated	$ 64,585,655	$ 15,888,867	$ 1,608,361	$ 4,594,412

1. Beginning net position of governmental activities and internal service funds was increased to reflect prepaid health insurance premiums as of September 30, 2019. The effect of this correction on the 2019 financial statements is to increase net position and total assets, and decrease the reported expenses for the period by this amount.

2. Beginning net position of governmental activities and internal service funds, and beginning fund balance of the general fund, was decreased to correct an overstatement in the balance recognized in the 2019 financial statements as accounts receivable for emergency services provided to Harris County ESD #15. The effect of this correction on the 2019 financial statements is to decrease net position/fund balance and total assets, and decrease the reported revenues for the period by this amount.

3. Beginning net position of governmental activities and beginning fund balance of the nonmajor governmental funds was increased to correct an overstatement in the balance recognized in the 2019 financial statements as accounts payable for state court fees. The effect of this correction on the 2019 financial statements is to increase net position/fund balance, decrease total liabilities, and increase the reported revenues for the period by this amount.

Note 16. Subsequent Events

General Obligation Refunding Bonds, Series 2020

n December 16, 2020, the City issued $5,255,000 of General Obligation Refunding Bonds, Series 2020. The issuance refunded $5,625,000 of the City's Series 2013 Certificates of Obligation, lowered overall annual debt service requirements of the City and paid the costs of issuance of the bonds. Cash flows savings over the life of the new debt is $495,581 while net present value savings is $454,987. The bonds are scheduled to mature on February 15, 2033.

Special Assessment Revenue Bonds, Series 2020

On October 20, 2020, the City issued $2,490,000 of Special Assessment Revenue Bonds, Series 2020. The bonds were issued to fund projects related to the Raburn Reserve Public Improvement District and pay for the costs of issuance. The bonds are scheduled to mature on September 15, 2050.

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Winter Storms

During February 14-19, 2021, exceptionally cold weather was experienced across the State of Texas. This event caused extreme spikes in demand for natural gas, which resulted in historical spikes in price of natural gas due to limitations in supply. The unprecedented pricing resulted in the City receiving a $2.7 million bill from the City's natural gas supplier for February gas usage. The average monthly natural gas bill during winter months is typically less than 100 thousand.

The cost for the purchased gas is passed on to City's gas utility customers every month. To minimize the immediate impact on its customers, City management analyzed various options and decided the best alternative would be to absorb the additional cost within the City's enterprise fund and consider the effect on gas rates in future fiscal periods.

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Required Supplementary Information (Unaudited)

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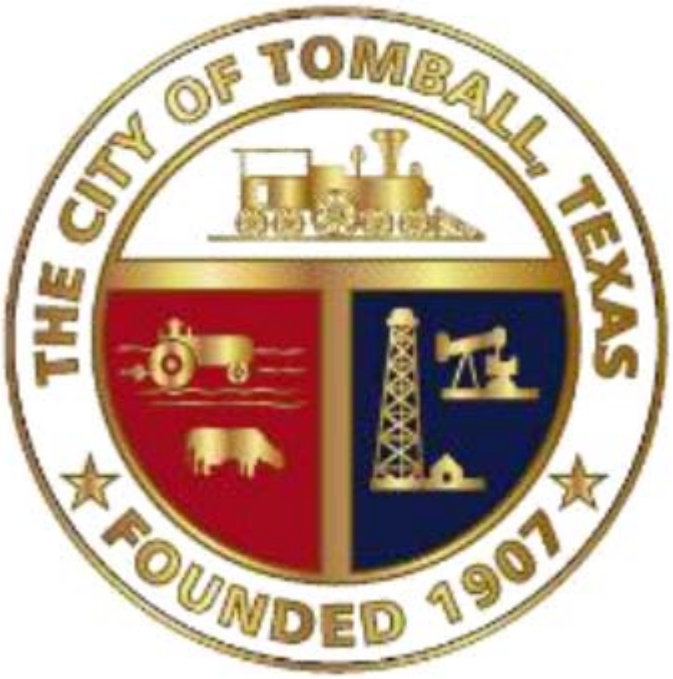
City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
Major Fund - General Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property tax	$ 2,265,000	$ 2,345,000	$ 2,265,470	$ (79,530)
Sales tax	12,000,000	11,590,000	12,291,928	701,928
Franchise and other taxes	1,295,000	910,020	1,084,860	174,840
Licenses and permits	575,200	830,700	1,113,989	283,289
Fines and forfeitures	460,200	459,500	349,302	(110,198)
Charges for services	3,360,983	2,505,567	2,967,034	461,467
Intergovernmental	367,876	378,883	416,777	37,894
Investment earnings	225,000	225,000	168,109	(56,891)
Other	100,000	55,175	60,475	5,300
Total revenues	20,649,259	19,299,845	20,717,944	1,418,099
EXPENDITURES				
Current				
General government				
City manager's office	400,832	389,660	383,301	6,359
Mayor and council	102,198	84,590	58,629	25,961
City secretary	443,945	380,867	327,103	53,764
Human resources	466,213	462,399	434,352	28,047
Finance	766,518	767,757	871,850	(104,093)
Information systems	971,750	902,265	829,171	73,094
Legal	142,000	130,000	144,705	(14,705)
Non-departmental	3,186,800	3,261,516	3,205,107	56,409
Total	6,480,256	6,379,054	6,254,218	124,836
Public safety				
Police	6,002,880	5,955,575	5,915,355	40,220
Fire	3,089,055	2,904,260	2,747,308	156,952
Municipal court	426,322	415,342	401,136	14,206
Emergency management	19,250	26,502	19,626	6,876
ESD#15 - Station 5	981,747	925,931	837,626	88,305
Total	10,519,254	10,227,610	9,921,051	306,559
Public works				
Public works administration	69,017	68,946	66,849	2,097
Garage	156,123	-	-	-
Streets	1,456,359	1,156,689	859,918	296,771
Engineering and planning	592,614	554,052	496,004	58,048
Sanitation	2,305,300	2,113,200	1,756,976	356,224
Facilities maintenance	597,274	622,002	605,994	16,008
Total	5,176,687	4,514,889	3,785,741	729,148
Parks and recreation				
Parks	1,147,662	737,229	742,570	(5,341)
Community center	171,296	162,416	156,336	6,080
Total	1,318,958	899,645	898,906	739
Community development				
Permits and inspections	485,169	412,582	400,824	11,758
Total expenditures	23,980,324	22,433,780	21,260,740	1,173,040
Excess (deficiency) of revenues over expenditures	(3,331,065)	(3,133,935)	(542,796)	2,591,139
OTHER FINANCING SOURCES (USES)				
Proceeds from sale of capital assets	-	40,000	166,059	126,059
Transfers in	2,603,335	2,603,335	2,603,335	-
Transfers out	-	(546,000)	(726,000)	(180,000)
Total other financing sources (uses)	2,603,335	2,097,335	2,043,394	(53,941)
Net change in fund balances	(727,730)	(1,036,600)	1,500,598	2,537,198
Fund balance, beginning of year - restated	15,888,867	15,888,867	15,888,867	-
FUND BALANCE, END OF YEAR	$ 15,161,137	$ 14,852,267	$ 17,389,465	$ 2,537,198

The Notes to the Required Supplementary Information are an integral part of this schedule.

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A. Budget – General Fund

Annual budgets are adopted on a basis consistent with generally accepted accounting principles, which is the modified accrual basis of accounting for the general fund.

The original budget is adopted by the City Council prior to the beginning of the fiscal year. The legal level of budgetary control as defined by the City Charter is the department level in the general fund, and fund level for all other funds. The City Manager may transfer appropriations within departments without seeking approval from City Council.

Expenditures exceeded budget at the legal level of control for the following departments:

	Final Budget	Actual Amount	Variance With Final Budget Positive (Negative)
General government - finance	$ 767,757	$ 871,850	$ (104,093)
General government - legal	130,000	144,705	(14,705)
Parks and recreation - parks	737,229	742,570	(5,341)

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City of Tomball, Texas

Schedule of Changes in the Net Pension Liability and Related Ratios

Texas Municipal Retirement System

For the Last Six Measurement Years Ended December 31*

	2019	2018
TOTAL PENSION LIABILITY		
Service cost	$ 1,952,260	$ 1,799,563
Interest	2,978,534	2,801,748
Differences between expected and actual experience	363,731	(223,279)
Changes in assumptions	295,730	-
Benefit payments, including refunds of employee contributions	(1,837,004)	(1,833,649)
Net change in total pension liability	3,753,251	2,544,383
Total pension liability - beginning	44,068,807	41,524,424
TOTAL PENSION LIABILITY - ENDING (a)	$ 47,822,058	$ 44,068,807
PLAN FIDUCIARY NET POSITION		
Contributions - employer	$ 1,562,039	$ 1,431,544
Contributions - employee	810,547	746,707
Net investment income	5,515,598	(1,091,540)
Benefit payments, including refunds of employee contributions	(1,837,004)	(1,833,649)
Administrative expense	(31,144)	(21,086)
Other	(937)	(1,101)
Net change in plan fiduciary net position	6,019,099	(769,125)
Plan fiduciary net position - beginning	35,652,683	36,421,808
PLAN FIDUCIARY NET POSITION - ENDING (b)	$ 41,671,782	$ 35,652,683
NET PENSION LIABILITY - ENDING (a)-(b)	$ 6,150,276	$ 8,416,124
Plan fiduciary net position as a percentage of total pension liability	87.14%	80.90%
Covered payroll	$ 11,579,239	$ 10,667,238
Net pension liability as a percentage of covered payroll	53.11%	78.90%

*GASB Statement No. 68 requires 10 years of data; however, six years of data is presented as the data for the years prior to 2014 is not available. Additionally, GASB Statement No. 68 requires that the information on this schedule correspond with the period covered as of the plan measurement date (December 31 of the prior year).

Notes to Required Supplementary Information:

The following factors significantly affect trends in the amounts reported for the City's net pension liability:

Actuarial Assumptions:	2019	2018
Inflation	2.50%	2.50%
Payroll growth	2.75%	3.00%
Investment rate of return	6.75%	6.75%
Discount rate	6.75%	6.75%

Measurement Date December 31, 2019 - Actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2014 to December 31, 2018.

Measurement Date December 31, 2015 - Actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four year period from December 31, 2010 to December 31, 2014.

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2017	2016	2015	2014
$ 1,780,118	$ 1,678,897	$ 1,631,504	$ 1,405,192
2,582,435	2,396,517	2,283,312	2,122,080
437,533	(109,994)	153,806	(75,098)
-	-	112,706	-
(1,287,794)	(1,235,596)	(1,404,009)	(1,120,036)
3,512,292	2,729,824	2,777,319	2,332,138
38,012,132	35,282,308	32,504,989	30,172,851
$ 41,524,424	$ 38,012,132	$ 35,282,308	$ 32,504,989
$ 1,428,931	$ 1,309,638	$ 1,321,927	$ 1,106,867
736,020	689,283	680,604	629,009
4,330,256	1,930,676	41,253	1,480,415
(1,287,794)	(1,235,596)	(1,404,009)	(1,120,036)
(22,437)	(21,804)	(25,124)	(15,453)
(1,137)	(1,175)	(1,240)	(1,271)
5,183,839	2,671,022	613,411	2,079,531
31,237,969	28,566,947	27,953,536	25,874,005
$ 36,421,808	$ 31,237,969	$ 28,566,947	$ 27,953,536
$ 5,102,616	$ 6,774,163	$ 6,715,361	$ 4,551,453
87.71%	82.18%	80.97%	86.00%
$ 10,514,577	$ 9,846,905	$ 9,722,909	$ 8,985,838
48.53%	68.79%	69.07%	50.65%

2017	2016	2015	2014
2.50%	2.50%	2.50%	3.00%
3.00%	3.00%	3.00%	3.00%
6.75%	6.75%	6.75%	7.00%
6.75%	6.75%	6.75%	7.00%

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City of Tomball, Texas

Schedule of the City's Contributions
Texas Municipal Retirement System
For the Last Six Measurement Years Ended December 31*

	2020	2019
Actuarially determined contribution	$ 1,607,743	$ 1,542,211
Contributions in relation to the actuarially determined contribution	(1,607,743)	(1,542,211)
CONTRIBUTIONS DEFICIENCY (EXCESS)	$ -	$ -
Covered payroll	$ 11,918,038	$ 11,447,890
Contributions as a percentage of covered payroll	13.5%	13.47%

Notes to Required Supplementary Information

Valuation date	Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	26 years
Asset valuation method	10 year smoothed market; 12% soft corridor
Inflation	2.50%
Salary increases	3.50% to 11.50% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2019 valuation pursuant to an experience study of the period 2014-2018.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generation basis with scale UMP. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a fully generational basis with scale UMP.
Other Information:	There were no benefit changes during the year.

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2018	2017	2016	2015
$ 1,439,971	$ 1,435,572	$ 1,285,841	$ 1,246,735
(1,439,971)	(1,435,572)	(1,285,841)	(1,246,735)
$ -	$ -	$ -	$ -
$ 10,693,441	$ 10,481,687	$ 9,620,867	$ 9,404,137
13.47%	13.70%	13.37%	13.26%

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City of Tomball, Texas

Schedule of Changes in Total OPEB Liability and Related Ratios

Retiree Health Care Plan

For the Last Three Measurement Years Ended December 31*

	2019	2018	2017
TOTAL OPEB LIABILITY			
Service cost	$ 113,492	$ 145,528	$ 130,909
Interest	111,415	99,651	104,080
Difference between expected and actual experience	(453,167)	14,732	-
Changes in assumptions	74,725	(127,098)	152,484
Benefit payments	(124,854)	(123,721)	(108,157)
Net change in total OPEB liability	(278,389)	9,092	279,316
Total OPEB liability - beginning	3,008,781	2,999,689	2,720,373
TOTAL OPEB LIABILITY - ENDING	$ 2,730,392	$ 3,008,781	$ 2,999,689
Covered-employee payroll	$ 6,474,035	$ 7,633,706	$ 10,520,156
Total OPEB liability as a percentage of covered-employee payroll	42.17%	39.41%	28.51%

*GASB Statement No. 75 requires 10 years of data; however, three years of data are presented as the data for the years prior to 2017 are not available. Additionally, GASB Statement No. 75 requires that information on this schedule correspond with the period covered as of the plan measurement date (December 31 of the prior year).

Notes to Required Supplementary Information:

The following factors significantly affect trends in the amounts reported for the City's total OPEB liability:

Actuarial Assumptions:	2019	2018	2017
Inflation	2.50%	2.50%	2.50%
Payroll growth	3.50%	3.50%	3.50%
Discount rate	2.75%	3.71%	3.31%

Measurement Date December 31, 2019 - Demographic assumptions were updated to reflect the 2019 Experience Study and the health care trend rates were updated to reflect both the RHCP's anticipated experience and the repeal of the excise tax on high-cost employer health plans

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City of Tomball, Texas

Schedule of Changes in Total OPEB Liability and Related Ratios

Supplemental Death Benefits Fund

For the Last Three Measurement Years Ended December 31*

	2019	2018	2017
TOTAL OPEB LIABILITY			
Service cost	$ 23,158	$ 24,535	$ 21,029
Interest	16,760	14,859	14,366
Difference between expected and actual experience	(8,489)	-	-
Changes in assumptions	94,765	(32,082)	34,434
Benefit payments	(3,474)	(3,200)	(3,154)
Net change in total OPEB liability	122,720	4,112	66,675
Total OPEB liability - beginning	441,907	437,795	371,120
TOTAL OPEB LIABILITY - ENDING	$ 564,627	$ 441,907	$ 437,795
Covered-employee payroll	$ 11,579,239	$ 10,667,238	$ 10,514,577
Total OPEB liability as a percentage of covered-employee payroll	4.88%	4.14%	4.16%

*GASB Statement No. 75 requires 10 years of data; however, three years of data are presented as the data for the years prior to 2017 are not available. Additionally, GASB Statement No. 75 requires that information on this schedule correspond with the period covered as of the plan measurement date (December 31 of the prior year).

Notes to Required Supplementary Information:

The following factors significantly affect trends in the amounts reported for the City's total OPEB liability:

Actuarial Assumptions:	2019	2018	2017
Inflation	2.50%	2.50%	2.50%
Payroll growth	3.50%	3.50%	3.50%
Discount rate	2.75%	3.71%	3.31%

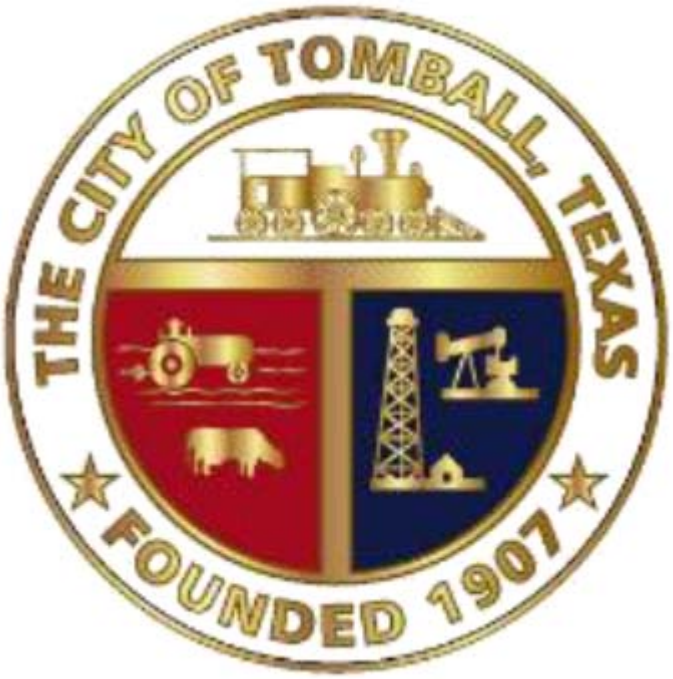
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Other Supplementary Information

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NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted or committed for expenditures for specific purposes.

Special General Fund - This fund is used to account for police forfeiture funds and child safety fees.

State and Federal Grants Fund - This fund is used to account for the state and federal grant funds restricted for specific programs.

Court Security Fund - This fund is used to account for fees generated from court fines which, by law, can only be spent on the City's municipal court security.

Court Technology Fund - This fund is used to account for fees generated from court fines which, by law, can only be spent on the City's municipal court technology.

Hotel Occupancy Tax Fund - This fund is used to account for revenues received from hotel occupancy taxes which are spent on efforts to promote local tourism.

Red Light Camera Fund - This fund is used to account for the use of revenues that, by law, are limited to traffic safety programs, including pedestrian safety programs, public safety programs, intersection improvements and traffic enforcement.

Child Safety Fund - The State of Texas allocates a percentage of each court fee to the Child Safety Program, a portion of which is remitted back to the City to be used for educational material for children.

Bunny Run Fund - This fund is used to account for the revenues generated by City-sponsored races.

Tomball Legacy Fund – This fund represents the activities of the City's blended component unit, a 401c(3) nonprofit corporation, which accounts for private and corporate grant funds received by the City.

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City of Tomball, Texas
Combining Balance Sheet
Nonmajor Governmental Funds
September 30, 2020

	Special General	State and Federal Grants Fund	Court Security	Court Technology
ASSETS				
Current assets				
Cash and cash equivalents	$ 98,803	$ -	$ 243,269	$ 184,104
Receivables, net of allowance	-	57,074	-	-
TOTAL ASSETS	$ 98,803	$ 57,074	$ 243,269	$ 184,104
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ -	$ -	$ -	$ 86
Accrued liabilities	-	-	-	-
Due to other funds	-	57,074	-	-
Total liabilities	-	57,074	-	86
FUND BALANCES				
Restricted by enabling legislation	-	-	243,269	184,018
Committed for city functions	-	-	-	-
Assigned	98,803	-	-	-
Total fund balances	98,803	-	243,269	184,018
TOTAL LIABILITIES AND FUND BALANCES	$ 98,803	$ 57,074	$ 243,269	$ 184,104

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Hotel Occupancy Tax	Red Light Camera	Child Safety Fund	Bunny Run	Tomball Legacy Fund	Total Nonmajor Governmental Funds
$ 678,981	$ 61,670	$ 10,929	$ 3,013	$ 39,052	$ 1,319,821
-	-	-	-	-	57,074
$ 678,981	$ 61,670	$ 10,929	$ 3,013	$ 39,052	$ 1,376,895
$ 46,074	$ -	$ -	$ -	$ -	$ 46,160
10,496	-	-	-	-	10,496
-	-	-	-	-	57,074
56,570	-	-	-	-	113,730
622,411	61,670	10,929	-	-	1,122,297
-	-	-	-	39,052	39,052
-	-	-	3,013	-	101,816
622,411	61,670	10,929	3,013	39,052	1,263,165
$ 678,981	$ 61,670	$ 10,929	$ 3,013	$ 39,052	$ 1,376,895

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City of Tomball, Texas

Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Fiscal Year Ended September 30, 2020

	Special General	State and Federal Grants Fund	Court Security	Court Technology
REVENUES				
Franchise and other taxes	$ -	$ -	$ -	$ -
Fines and forfeitures	-	-	8,480	9,372
Intergovernmental	-	57,074	-	-
Investment earnings	1,032	-	2,074	1,846
Other	6,573	-	-	-
Total revenues	7,605	57,074	10,554	11,218
EXPENDITURES				
Current				
General government	-	-	2,623	8,292
Public safety	-	-	-	-
Parks and recreation	-	-	-	-
Tourism and arts	-	-	-	-
Capital outlay	-	57,074	-	-
Total expenditures	-	57,074	2,623	8,292
Excess (deficiency) of revenues over (under) expenditures	7,605	-	7,931	2,926
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balances	7,605	-	7,931	2,926
Fund balances, beginning of year	91,198	-	235,338	181,092
Prior period adjustment	-	-	-	-
Fund balances, beginning of year - restated	91,198	-	235,338	181,092
FUND BALANCE, END OF YEAR	$ 98,803	$ -	$ 243,269	$ 184,018

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Hotel Occupancy Tax	Red Light Camera	Child Safety Fund	Bunny Run	Tomball Legacy Fund	Total Nonmajor Governmental Funds
$ 480,982	$ -	$ -	$ -	$ -	$ 480,982
-	8,164	12,194	-	-	38,210
-	-	-	-	-	57,074
4,592	4,369	-	61	308	14,282
3,050	-	-	8,409	30,200	48,232
488,624	12,533	12,194	8,470	30,508	638,780
-	-	-	-	2,810	13,725
-	43,358	1,265	-	-	44,623
-	-	-	62,926	-	62,926
604,578	-	-	-	-	604,578
-	-	-	-	-	57,074
604,578	43,358	1,265	62,926	2,810	782,926
(115,954)	(30,825)	10,929	(54,456)	27,698	(144,146)
126,000	-	-	35,000	-	161,000
-	(327,050)	-	-	(35,000)	(362,050)
126,000	(327,050)	-	35,000	(35,000)	(201,050)
10,046	(357,875)	10,929	(19,456)	(7,302)	(345,196)
612,365	357,422	-	22,469	46,354	1,546,238
-	62,123	-	-	-	62,123
612,365	419,545	-	22,469	46,354	1,608,361
$ 622,411	$ 61,670	$ 10,929	$ 3,013	$ 39,052	$ 1,263,165

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City of Tomball, Texas
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Special General Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Investment earnings	$ 750	$ 1,250	$ 1,032	$ (218)
Other	-	40,000	6,573	(33,427)
Total revenues	750	41,250	7,605	(33,645)
EXPENDITURES				
Current				
General government	-	-	-	-
Total expenditures	-	-	-	-
Net change in fund balances	750	41,250	7,605	(33,645)
Fund balance, beginning of year	91,198	91,198	91,198	-
FUND BALANCE, END OF YEAR	$ 91,948	$ 132,448	$ 98,803	$ (33,645)

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Court Security Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Fines and forfeitures	$ 11,000	$ 11,000	$ 8,480	$ (2,520)
Investment earnings	3,000	2,500	2,074	(426)
Total revenues	14,000	13,500	10,554	(2,946)
EXPENDITURES				
Current				
General government	50,000	10,000	2,623	7,377
Total expenditures	50,000	10,000	2,623	7,377
Excess (deficiency) of revenues over expenditures	(36,000)	3,500	7,931	4,431
Net change in fund balances	(36,000)	3,500	7,931	4,431
Fund balance, beginning of year	235,338	235,338	235,338	-
FUND BALANCE, END OF YEAR	$ 199,338	$ 238,838	$ 243,269	$ 4,431

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Court Technology Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Fines and forfeitures	$ 18,000	$ 15,000	$ 9,372	$ (5,628)
Investment earnings	3,000	2,000	1,846	(154)
Total revenues	21,000	17,000	11,218	(5,782)
EXPENDITURES				
Current				
General government	20,000	10,000	8,292	1,708
Total expenditures	20,000	10,000	8,292	1,708
Excess (deficiency) of revenues over expenditures	1,000	7,000	2,926	(4,074)
Net change in fund balances	1,000	7,000	2,926	(4,074)
Fund balance, beginning of year	181,092	181,092	181,092	-
FUND BALANCE, END OF YEAR	$ 182,092	$ 188,092	$ 184,018	$ (4,074)

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Hotel Occupancy Tax Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Franchise and other taxes	$ 650,000	$ 550,000	$ 480,982	$ (69,018)
Investment earnings	8,000	6,000	4,592	(1,408)
Other	13,000	7,000	3,050	(3,950)
Total revenues	671,000	563,000	488,624	(74,376)
EXPENDITURES				
Current				
Tourism and arts	834,099	608,649	604,578	4,071
Total expenditures	834,099	608,649	604,578	4,071
Excess (deficiency) of revenues over expenditures	(163,099)	(45,649)	(115,954)	(70,305)
OTHER FINANCING SOURCES				
Transfers in	126,000	126,000	126,000	-
Total other financing sources	126,000	126,000	126,000	-
Net change in fund balances	(37,099)	80,351	10,046	(70,305)
Fund balance, beginning of year	612,365	612,365	612,365	-
FUND BALANCE, END OF YEAR	$ 575,266	$ 692,716	$ 622,411	$ (70,305)

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Red Light Camera Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Fines and forfeitures	$ 11,000	$ 4,000	$ 8,164	$ 4,164
Investment earnings	600	600	4,369	3,769
Total revenues	11,600	4,600	12,533	7,933
EXPENDITURES				
Current				
Public safety	38,856	34,973	43,358	(8,385)
Total expenditures	38,856	34,973	43,358	(8,385)
Excess (deficiency) of revenues over expenditures	(27,256)	(30,373)	(30,825)	(452)
OTHER FINANCING USES				
Transfers out	(299,217)	(327,050)	(327,050)	-
Total other financing uses	(299,217)	(327,050)	(327,050)	-
Net change in fund balances	(326,473)	(357,423)	(357,875)	(452)
Fund balance, beginning of year	419,545	419,545	419,545	-
FUND BALANCE, END OF YEAR	$ 93,072	$ 62,122	$ 61,670	$ (452)

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City of Tomball, Texas
Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Child Safety Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Fines and forfeitures	$ 13,000	$ 13,000	$ 12,194	$ (806)
Investment earnings	750	750	-	(750)
Total revenues	13,750	13,750	12,194	(1,556)
EXPENDITURES				
Current				
Public safety	13,000	5,000	1,265	3,735
Total expenditures	13,000	5,000	1,265	3,735
Net change in fund balances	750	8,750	10,929	2,179
Fund balance, beginning of year	-	-	-	-
FUND BALANCE, END OF YEAR	$ 750	$ 8,750	$ 10,929	$ 2,179

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Bunny Run Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Investment earnings	$ 200	$ 200	$ 61	$ (139)
Other	23,000	48,000	8,409	(39,591)
Total revenues	23,200	48,200	8,470	(39,730)
EXPENDITURES				
Current				
Parks and recreation	21,700	62,926	62,926	-
Total expenditures	21,700	62,926	62,926	-
Excess (deficiency) of revenues over expenditures	1,500	(14,726)	(54,456)	(39,730)
OTHER FINANCING SOURCES				
Transfers in	-	-	35,000	35,000
Total other financing sources	-	-	35,000	35,000
Net change in fund balances	1,500	(14,726)	(19,456)	(4,730)
Fund balance, beginning of year	22,469	22,469	22,469	-
FUND BALANCE, END OF YEAR	$ 23,969	$ 7,743	$ 3,013	$ (4,730)

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Nonmajor Special Revenue Fund – Legacy Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Investment earnings	$ -	$ -	$ 308	$ 308
Other	-	-	30,200	30,200
Total revenues	-	-	30,508	30,508
EXPENDITURES				
Current				
General government	-	-	2,810	(2,810)
Total expenditures	-	-	2,810	(2,810)
Excess (deficiency) of revenues over expenditures	-	-	27,698	27,698
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(35,000)	(35,000)
Total other financing uses	-	-	(35,000)	(35,000)
Net change in fund balances	-	-	(7,302)	(7,302)
Fund balance, beginning of year	46,354	46,354	46,354	-
FUND BALANCE, END OF YEAR	$ 46,354	$ 46,354	$ 39,052	$ (7,302)

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City of Tomball, Texas

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the Fiscal Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance With Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property tax	$ 4,640,000	$ 4,793,210	$ 4,654,251	$ (138,959)
Contributions from component unit for debt service	533,463	755,685	755,684	(1)
Investment earnings	70,000	70,000	34,175	(35,825)
Other	-	-	818	818
Total revenues	5,243,463	5,618,895	5,444,928	(173,967)
EXPENDITURES				
Debt service				
Principal	3,146,250	5,924,337	3,923,000	2,001,337
Interest	1,287,013	1,090,385	1,128,683	(38,298)
Issuance costs and fiscal agent fees	14,000	14,000	181,880	(167,880)
Total expenditures	4,447,263	7,028,722	5,233,563	1,795,159
Excess (deficiency) of revenues over expenditures	796,200	(1,409,827)	211,365	1,621,192
OTHER FINANCING SOURCES (USES)				
Proceeds from issuance of refunding bonds	-	-	9,100,000	9,100,000
Premiums on bonds issued	-	-	733,352	733,352
Payments to refunding bond escrow agent	-	-	(9,663,255)	(9,663,255)
Total other financing sources (uses)	-	-	170,097	170,097
Net change in fund balances	796,200	(1,409,827)	381,462	1,791,289
Fund balance, beginning of year	4,638,310	4,638,310	4,638,310	-
FUND BALANCE, END OF YEAR	$ 5,434,510	$ 3,228,483	$ 5,019,772	$ 1,791,289

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INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

Fleet Replacement Fund - This internal service fund is used to account for transportation fleet replacement to departments or agencies of the City on a cost-reimbursement basis.

Health Benefits Fund - This internal service fund is used to account for the costs associated with health benefits to departments or agencies of the City on a cost-reimbursement basis.

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City of Tomball, Texas
Combining Statement of Net Position
Internal Service Funds
September 30, 2020

	Fleet Replacement	Health Benefits	Total
ASSETS			
Current assets			
Cash and cash equivalents	$ 992,347	$ 2,182,656	$ 3,175,003
Due from other governments	-	47,317	47,317
Prepaid items	-	209,171	209,171
Total current assets	992,347	2,439,144	3,431,491
Noncurrent assets			
Capital assets - depreciable, net	2,635,068	-	2,635,068
Total noncurrent assets	2,635,068	-	2,635,068
Total assets	3,627,415	2,439,144	6,066,559
LIABILITIES			
Current liabilities			
Accounts payable	1,440	54,496	55,936
Accrued interest payable	41,940	-	41,940
Public property finance contract obligation, current	130,000	-	130,000
Total current liabilities	173,380	54,496	227,876
Noncurrent liabilities			
Public property finance contract obligation	1,039,868	-	1,039,868
Total noncurrent liabilities	1,039,868	-	1,039,868
Total liabilities	1,213,248	54,496	1,267,744
NET POSITION			
Net investment in capital assets	1,465,200	-	1,465,200
Unrestricted	948,967	2,384,648	3,333,615
TOTAL NET POSITION	$ 2,414,167	$ 2,384,648	$ 4,798,815

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City of Tomball, Texas

Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Fiscal Year Ended September 30, 2020

	Fleet Replacement Fund	Health Benefits Fund	Total
OPERATING REVENUES			
Internal service charges	$ 141,745	$ 3,036,050	$ 3,177,795
Total operating revenues	141,745	3,036,050	3,177,795
OPERATING EXPENSES			
Materials, supplies and contracted services	1,061	2,591,712	2,592,773
Depreciation	367,120	-	367,120
Total operating expenses	368,181	2,591,712	2,959,893
Operating income (loss)	(226,436)	444,338	217,902
NON-OPERATING REVENUES (EXPENSES)			
Investment earnings	8,911	19,530	28,441
Interest	(41,940)	-	(41,940)
Total non-operating revenues (expenses)	(33,029)	19,530	(13,499)
Change in net positon	(259,465)	463,868	204,403
Net position, beginning of year	2,673,632	1,739,361	4,412,993
Prior period adjustments	-	181,419	181,419
Net position, beginning of year - restated	2,673,632	1,920,780	4,594,412
NET POSITION, END OF YEAR	$ 2,414,167	$ 2,384,648	$ 4,798,815

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City of Tomball, Texas
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended September 30, 2020

	Fleet Replacement Fund	Health Benefits Fund	Total
OPERATING ACTIVITIES			
Receipts from interfund charges	$ 141,745	$ 3,189,819	$ 3,331,564
Payments to suppliers and service providers	(1,171)	(2,602,266)	(2,603,437)
Net cash provided by operating activities	140,574	587,553	728,127
CAPITAL AND RELATED FINANCING ACTIVITIES			
Acquisition and construction of capital assets	(653,650)	-	(653,650)
Net cash used for capital and related financing activities	(653,650)	-	(653,650)
INVESTING ACTIVITIES			
Investment earnings	8,911	19,530	28,441
Net cash provided by investing activities	8,911	19,530	28,441
Net change in cash and cash equivalents	(504,165)	607,083	102,918
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	1,496,512	1,575,573	3,072,085
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 992,347	$ 2,182,656	$ 3,175,003
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income (loss)	$ (226,436)	$ 444,338	$ 217,902
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Depreciation	367,120	-	367,120
(Increase) decrease in assets			
Due from other governments	-	153,769	153,769
Prepaid items	-	(3,794)	(3,794)
Increase (decrease) in liabilities			
Accounts payable	(110)	(6,760)	(6,870)
NET CASH PROVIDED BY OPERATING ACTIVITIES	$ 140,574	$ 587,553	$ 728,127

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Discretely Presented Component Unit
Fund Based Financial Statements
Tomball Economic Development Corporation

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City of Tomball, Texas

Discretely Presented Component Unit
Balance Sheet – Governmental Fund
September 30, 2020

ASSETS		
Cash and cash equivalents	$	8,977,907
Investments		9,327,556
Receivables, net of allowance		700,475
TOTAL ASSETS	$	19,005,938
LIABILITIES		
Accounts payable	$	-
Due to primary government		256,040
Total liabilities		256,040
FUND BALANCE		
Assigned		18,749,898
Total fund balance		18,749,898
TOTAL LIABILITIES AND FUND BALANCE	$	19,005,938
Reconciliation to government-wide statement of net position		
Total fund balance	$	18,749,898
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the fund		6,036,043
NET POSITION OF COMPONENT UNIT	$	24,785,941

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City of Tomball, Texas

Discretely Presented Component Unit
Statement of Revenues, Expenditures, and
Changes in Fund Balance – Governmental Fund
For the Fiscal Year Ended September 30, 2020

REVENUES		
Sales tax	$	4,064,895
Investment earnings		426,876
Other		120,988
Total operating revenues		4,612,759
EXPENDITURES		
Current		
Economic development		7,970,924
Total expenses		7,970,924
Deficiency of revenues under expenditures		(3,358,165)
OTHER FINANCING SOURCE		
Proceeds from sale of capital assets		459,007
Net change in fund balance		(2,899,158)
Fund balance, beginning of year		21,649,056
FUND BALANCE, END OF YEAR	$	18,749,898
RECONCILIATION TO GOVERNMENT-WIDE STATEMENT OF ACTIVITIES		
Net change in fund balance	$	(2,899,158)
Governmental funds report capital outlay as expenditures. However, in the government-wide statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. Transactions in the current period involving capital assets incude:		
Capital outlay recorded as capital assets		5,218,646
Depreciation expense		(104,057)
Asset retirements/disposals		(2,673,357)
CHANGE IN NET POSITION OF COMPONENT UNIT	$	(457,926)

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Statistical Section

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Statistical Section
(Unaudited)

This part of the City's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

	Page
Financial Trends – Schedules 1-4	115
These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	
Revenue Capacity – Schedules 5-10	125
These schedules contain information to help the reader assess the City's most significant local revenue sources: sales and property taxes.	
Debt Capacity – Schedules 11-15	135
These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	
Demographic and Economic Information – Schedules 16-18	143
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	
Operating Information – Schedules 19-20	147
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

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City of Tomball, Texas

Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2011	2012	2013	2014
GOVERNMENTAL ACTIVITIES				
Net investment in capital assets	$ 18,306,705	$ 23,370,524	$ 25,646,519	$ 28,189,848
Restricted	1,895,850	2,675,627	2,804,100	3,557,490
Unrestricted	12,518,847	10,571,977	12,612,754	13,566,745
Total governmental activities net position	32,721,402	36,618,128	41,063,373	45,314,083
BUSINESS-TYPE ACTIVITIES				
Net investment in capital assets	29,338,053	30,368,908	30,721,512	30,851,835
Restricted	-	-	-	1,095,173
Unrestricted	10,299,638	9,636,451	10,646,792	11,354,769
Total business-type activities net position	39,637,691	40,005,359	41,368,304	43,301,777
PRIMARY GOVERNMENT				
Net investment in capital assets	47,644,758	53,739,432	56,368,031	59,041,683
Restricted	1,895,850	2,675,627	2,804,100	4,652,663
Unrestricted	22,818,485	20,208,428	23,259,546	24,921,514
TOTAL PRIMARY GOVERNMENT NET POSITION	$ 72,359,093	$ 76,623,487	$ 82,431,677	$ 88,615,860

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Schedule 1

2015	2016	2017	2018	2019	2020
$ 31,267,016	$ 34,220,115	$ 40,779,628	$ 38,896,658	$ 39,717,999	$ 38,457,189
4,308,595	5,821,510	3,912,411	4,303,114	6,024,527	5,959,267
10,694,702	10,340,744	11,385,550	13,436,447	18,791,783	27,363,295
46,270,313	50,382,369	56,077,589	56,636,219	64,534,309	71,779,751
33,433,571	33,059,434	33,038,353	34,874,499	36,762,190	38,760,225
-	-	-	-	-	-
10,960,950	11,445,362	8,966,625	9,838,615	5,830,989	5,946,634
44,394,521	44,504,796	42,004,978	44,713,114	42,593,179	44,706,859
64,700,587	67,279,549	73,817,981	73,771,157	76,480,189	77,217,414
4,308,595	5,821,510	3,912,411	4,303,114	6,024,527	5,959,267
21,655,652	21,786,106	20,352,175	23,275,062	24,622,772	33,309,929
$ 90,664,834	$ 94,887,165	$ 98,082,567	$ 101,349,333	$ 107,127,488	$ 116,486,610

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City of Tomball, Texas

Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	2011	2012	2013	2014
EXPENSES				
Governmental activities:				
General government	$ 4,472,541	$ 4,077,633	$ 5,131,879	$ 4,789,051
Public safety	6,546,562	6,845,653	7,508,811	8,069,621
Public works	4,739,268	5,794,907	5,456,886	6,137,989
Community development	255,764	287,085	302,564	338,381
Interest and fiscal agent fees	353,188	821,705	830,054	926,584
Total governmental activities expenses	16,367,323	17,826,983	19,230,194	20,261,626
Business-type activities:				
Utility administration	2,207,488	979,390	955,026	909,211
Water	3,003,537	3,262,366	2,962,612	3,087,563
Sewer	1,757,176	1,736,531	1,978,197	2,418,443
Gas	1,600,490	1,743,258	2,229,583	1,963,162
Interest and fiscal agent fees	272,406	321,443	245,129	-
Total business-type activities expenses	8,841,097	8,042,988	8,370,547	8,378,379
Total primary government expenses	25,208,420	25,869,971	27,600,741	28,640,005
PROGRAM REVENUES				
Governmental activities:				
Charges for services				
General government	-	-	-	-
Public safety	1,143,981	1,181,742	1,066,313	999,667
Public works	2,384,406	2,613,043	2,695,712	2,694,670
Communtiy development	-	-	-	-
Operating grants and contributions	1,295,653	1,313,128	1,844,224	1,039,237
Total governmental activities program revenues	4,824,040	5,107,913	5,606,249	4,733,574
Business-type activities:				
Charges for services				
Utility administration	622,320	1,001,306	807,673	842,468
Water	4,470,657	4,668,205	4,578,777	4,449,383
Sewer	2,262,268	2,365,611	2,372,163	2,320,748
Gas	2,894,447	3,061,634	3,578,145	3,295,521
Operating grants and contributions	720,000	670,000	670,000	670,000
Capital grants and contributions	-	-	-	-
Total business-type activities program revenues	10,969,692	11,766,756	12,006,758	11,578,120
Total primary government program revenues	15,793,732	16,874,669	17,613,007	16,311,694
NET (EXPENSE/REVENUE)				
Governmental activities	(11,543,283)	(12,719,070)	(13,623,945)	(15,528,052)
Business-type activities	2,128,595	3,723,768	3,636,211	3,199,741
TOTAL PRIMARY GOVERNMENT NET EXPENSE	$ (9,414,688)	$ (8,995,302)	$ (9,987,734)	$ (12,328,311)

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2015	2016	2017	2018	2019	2020
$ 4,968,344	$ 5,391,624	$ 5,916,485	$ 5,107,870	$ 5,944,428	$ 8,008,324
8,493,353	9,028,841	9,650,665	10,000,655	10,435,902	10,976,532
6,181,783	6,436,355	6,952,664	8,912,367	7,074,104	4,071,787
313,713	421,381	386,153	431,157	430,360	556,924
891,258	830,716	1,252,064	1,452,252	1,328,319	1,295,548
20,848,451	22,108,917	24,158,031	25,904,301	25,213,113	24,909,115
979,161	1,179,100	1,362,874	2,876,373	2,938,276	1,672,850
3,410,534	3,410,534	3,937,152	3,356,893	3,793,224	5,115,488
2,483,923	2,483,923	2,228,636	1,239,276	1,448,029	2,114,431
1,429,950	1,429,950	1,507,955	1,529,924	1,774,315	1,646,494
-	-	-	-	-	-
8,303,568	8,503,507	9,036,617	9,002,466	9,953,844	10,549,263
29,152,019	30,612,424	33,194,648	34,906,767	35,166,957	35,458,378
-	-	-	-	-	71,864
1,334,938	1,334,938	1,315,754	1,528,423	1,899,018	1,468,491
2,673,999	2,673,999	2,359,008	1,961,957	1,954,602	1,793,191
-	-	441,542	513,522	558,992	1,109,989
544,607	544,607	1,420,653	1,012,028	839,316	473,851
4,553,544	4,553,544	5,536,957	5,015,930	5,251,928	4,917,386
907,654	907,654	739,061	1,335,974	934,852	1,384,685
4,654,613	4,654,613	5,092,916	5,347,170	5,494,083	6,376,840
2,316,495	2,316,495	2,434,143	2,405,689	2,310,252	2,208,301
2,844,005	2,844,005	2,655,884	3,139,726	3,271,868	3,504,744
558,148	558,148	558,148	558,148	-	-
-	-	-	-	-	-
11,280,915	11,280,915	11,480,152	12,786,707	12,011,055	13,474,570
15,834,459	15,834,459	17,017,109	17,802,637	17,262,983	18,391,956
(16,294,907)	(17,555,373)	(18,621,074)	(20,888,371)	(19,961,185)	(19,991,729)
2,977,347	2,777,408	2,443,535	3,784,241	2,057,211	2,925,307
$ (13,317,560)	$ (14,777,965)	$ (16,177,539)	$ (17,104,130)	$ (17,903,974)	$ (17,066,422)

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City of Tomball, Texas

Changes in Net Position - Continued

Last Ten Fiscal Years

(Accrual Basis of Accounting)

	2011	2012	2013	2014
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION				
Governmental activities:				
Taxes:				
Property taxes, levied for general purposes	$ 1,270,645	$ 1,228,461	$ 1,543,913	$ 1,638,673
Property taxes, levied for debt service	1,586,918	2,557,169	3,164,416	3,371,282
Sales taxes	7,023,409	8,189,360	9,442,376	10,532,691
Franchise and local taxes	1,186,272	1,227,784	1,267,302	1,253,077
Other taxes	325,360	444,032	428,208	590,910
Gain (loss) on sale of capital assets	-	-	-	-
Contributions not restricted to specific programs	-	-	-	-
Other	361,026	151,142	227,592	253,375
Unrestricted investment earnings	43,035	46,763	44,877	30,636
Transfers	2,393,458	3,054,958	2,448,842	1,691,621
Total governmental activities	14,190,123	16,899,669	18,567,526	19,362,265
Business-type activities:				
Gain on sale of capital assets	-	-	-	-
Other	121,344	44,212	50,567	45,800
Contributions	-	-	-	-
Unrestricted investment earnings	30,414	21,721	13,088	(1,417)
Transfers	(2,393,458)	(3,054,958)	(2,448,842)	(1,691,621)
Total business-type activities	(2,241,700)	(2,989,025)	(2,385,187)	(1,647,238)
Total primary government	11,948,423	13,910,644	16,182,339	17,715,027
CHANGE IN NET POSITION				
Governmental activities	2,646,840	4,180,599	4,943,581	3,834,213
Business-type activities	(113,105)	734,743	1,251,024	1,552,503
TOTAL PRIMARY GOVERNMENT	$ 2,533,735	$ 4,915,342	$ 6,194,605	$ 5,386,716

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2015	2016	2017	2018	2019	2020
$ 1,715,949	$ 1,855,706	$ 1,964,345	$ 2,144,861	$ 2,046,480	$ 2,265,470
3,525,979	3,818,986	4,042,945	4,374,552	4,195,229	4,654,251
10,839,818	10,578,683	10,791,147	12,427,660	12,523,084	12,291,928
1,282,598	1,331,077	1,307,171	1,270,927	1,300,064	1,565,842
538,843	628,932	554,839	711,245	798,623	-
17,634	127,134	-	-	-	162,560
-	-	-	-	536,112	2,356,370
475,712	395,060	145,114	376,266	1,234,387	633,271
40,115	133,673	473,077	920,613	184,901	788,699
1,607,068	2,798,178	5,037,656	836,473	5,040,395	2,467,434
20,043,716	21,667,429	24,316,294	23,062,597	27,859,275	27,185,825
-	-	-	-	38,462	-
47,847	87,304	11,511	4,417	266,639	140,513
-	-	-	-	558,148	1,420,458
33,771	43,741	82,792	154,619	-	94,836
(1,607,068)	(2,798,178)	(5,037,656)	(836,473)	(5,040,395)	(2,467,434)
(1,525,450)	(2,667,133)	- (4,943,353)	(677,437)	(4,177,146)	(811,627)
18,518,266	19,000,296	19,372,941	22,385,160	23,682,129	26,374,198
3,748,809	4,112,056	5,695,220	2,174,226	7,898,090	7,194,096
1,451,897	110,275	(2,499,818)	3,106,804	(2,119,935)	2,113,680
$ 5,200,706	$ 4,222,331	$ 3,195,402	$ 5,281,030	$ 5,778,155	$ 9,307,776

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2011	2012	2013	2014
GENERAL FUND				
Nonspendable	$ -	$ 39,913	$ 30,441	$ 15,894
Restricted	-	-	-	-
Assigned	-	325,879	161,921	322,702
Unassigned	11,797,535	9,489,655	11,559,755	13,075,443
Total General fund	11,797,535	9,855,447	11,752,117	13,414,039
ALL OTHER GOVERNMENTAL FUNDS				
Restricted	1,896,380	19,319,655	27,524,034	26,470,729
Committed	-	-	-	-
Assigned, reported in:				
Capital project funds	135,609	-	-	-
Nonmajor governmental funds	141,129	133,570	143,436	168,245
Total all other governmental funds	2,173,118	19,453,225	27,667,470	26,638,974
TOTAL GOVERNMENTAL FUNDS	$ 13,970,653	$ 29,308,672	$ 39,419,587	$ 40,053,013

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

Schedule 3

2015	2016	2017	2018	2019	2020
$ 14,435	$ 12,047	$ 14,956	$ 22,244	$ 41,027	$ 32,959
-	-	-	-	-	-
127,671	35,379	24,767	78,620	-	-
13,340,472	13,245,355	13,021,273	14,649,687	16,040,036	17,356,506
13,482,578	13,292,781	13,060,996	14,750,551	16,081,063	17,389,465
23,370,264	19,434,478	42,711,890	39,639,759	42,382,622	31,060,871
-	-	-	-	-	39,052
-	-	-	-	-	-
167,060	128,489	140,059	150,799	160,021	101,816
23,537,324	19,562,967	42,851,949	39,790,558	42,542,643	31,201,739
$ 37,019,902	$ 32,855,748	$ 55,912,945	$ 54,541,109	$ 58,623,706	$ 48,591,204

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	2011	2012	2013	2014
REVENUES				
Taxes	$ 11,400,964	$ 13,886,856	$ 15,846,215	$ 17,386,633
Pemits, licenses, and fees	262,713	308,621	445,104	446,292
Fines and forfeitures	1,083,408	1,143,981	1,181,742	1,066,313
Service Revenue	2,021,769	2,075,785	2,167,939	2,249,420
Intergovernmental	168,782	273,950	784,918	939,861
Contributions from Component Unit	99,893	1,021,703	528,210	904,363
Investment earnings	40,760	44,347	42,913	29,604
Other revenues	386,935	151,143	178,501	242,361
Total revenues	15,465,224	18,906,386	21,175,542	23,264,847
EXPENDITURES				
General government	4,507,290	4,520,919	5,099,473	4,929,295
Public safety	6,391,016	7,344,336	7,353,064	8,230,705
Public works	3,090,590	3,407,143	3,217,149	3,364,509
Public service	1,179,637	266,984	1,677,586	1,627,610
Parks and recreation	-	-	-	-
Tourism and arts	-	-	-	-
Community development	-	-	-	-
Capital outlay	1,445,273	4,311,250	1,939,517	2,996,663
Debt service				
Principal	1,195,500	1,192,057	1,800,649	2,210,330
Interest and paying agent	626,247	913,371	1,017,839	963,930
Total expenditures	18,435,553	21,956,060	22,105,277	24,323,042
Excess of revenues over (under) expenditures	(2,970,329)	(3,049,674)	(929,735)	(1,058,195)
OTHER FINANCING SOURCES (USES)				
Transfers in	2,393,458	5,206,958	2,748,842	2,491,049
Transfers out	-	(2,152,000)	(300,000)	(799,428)
Issuance of debt	3,892,500	14,500,000	14,270,500	-
Premium on debt issued	278,253	107,735	205,934	-
Payment to refunded bond escrow agent	(4,096,752)	-	(5,884,626)	-
Capital leases	-	725,000	-	-
Proceeds from sale of capital assets	-	-	-	-
Total other financing sources	2,467,459	18,387,693	11,040,650	1,691,621
NET CHANGE IN FUND BALANCE	$ (502,870)	$ 15,338,019	$ 10,110,915	$ 633,426
DEBT SERVICE AS A PERCENTAGE OF NONCAPITAL EXPENDITURES	10.29%	11.31%	13.34%	14.85%

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

Schedule 4

2015	2016	2017	2018	2019	2020
$ 17,903,187	$ 18,213,384	$ 18,660,447	$ 20,855,485	$ 20,863,480	$ 20,777,491
492,646	439,677	477,934	532,615	580,397	1,113,989
999,667	892,654	811,084	664,577	702,464	387,512
2,202,024	2,234,322	2,236,863	1,844,191	2,944,374	2,967,034
384,308	288,988	879,740	453,416	814,316	473,851
606,753	538,012	540,913	558,612	561,112	755,684
38,372	125,092	451,739	920,616	1,234,387	760,258
538,244	637,104	746,050	1,412,658	370,277	467,213
23,165,201	23,369,233	24,804,770	27,242,170	28,070,807	27,703,032
5,128,871	5,226,561	6,100,527	5,393,013	5,864,176	6,126,522
9,114,221	8,509,599	9,089,408	9,299,659	9,343,944	9,938,995
3,464,256	3,386,348	6,526,127	4,125,511	3,981,985	3,747,361
1,366,045	2,716,596	-	-	-	-
-	-	741,577	637,942	780,799	933,132
-	-	-	648,305	688,638	604,578
-	-	702,393	431,157	430,037	400,824
5,923,542	7,384,704	777,156	4,135,518	2,804,551	14,657,977
2,742,812	2,285,608	3,119,373	3,322,713	3,576,806	3,923,000
865,633	822,149	1,657,511	1,456,661	1,379,033	1,310,563
28,605,380	30,331,565	28,714,072	29,450,479	28,849,969	41,642,952
(5,440,179)	(6,962,332)	(3,909,302)	(2,208,309)	(779,162)	(13,939,920)
3,261,023	3,979,455	8,138,353	4,204,166	6,314,895	4,789,385
(1,653,955)	(1,181,277)	(2,323,541)	(3,367,693)	(1,453,136)	(1,088,050)
-	-	20,240,000	-	-	9,100,000
-	-	911,687	-	-	733,352
-	-	-	-	-	(9,663,255)
800,000	-	-	-	-	-
-	-	-	-	-	166,059
2,407,068	2,798,178	26,966,499	836,473	4,861,759	4,037,491
$ (3,033,111)	$ (4,164,154)	$ 23,057,197	$ (1,371,836)	$ 4,082,597	$ (9,902,429)
15.86%	13.50%	17.06%	18.84%	18.99%	19.36%

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas
Tax Revenues by Source
Last Ten Fiscal Years

Function	2011	2012	2013	2014
Property	$ 2,865,923	$ 4,025,680	$ 4,708,329	$ 5,009,955
Sales	6,976,875	8,189,360	9,442,376	10,532,691
Franchise fee	1,262,187	964,790	1,267,302	1,253,077
Other taxes	295,979	707,026	428,208	590,910
	$ 11,400,964	$ 13,886,856	$ 15,846,215	$ 17,386,633

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

Schedule 5

2015	2016	2017	2018	2019	2020
$ 5,241,928	$ 5,674,692	$ 6,007,290	$ 6,519,413	$ 6,241,709	$ 6,919,721
10,839,818	10,578,683	10,791,147	12,427,660	12,594,274	12,291,928
1,282,598	1,331,076	1,064,371	1,026,440	996,118	832,450
538,843	628,933	797,639	881,972	1,031,379	733,392
$ 17,903,187	$ 18,213,384	$ 18,660,447	$ 20,855,485	$ 20,863,480	$ 20,777,491

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City of Tomball, Texas

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

	2011	2012	2013	2014
Residential property	$ 435,637,242	$ 436,949,202	$ 433,331,223	$ 439,396,850
Commercial property	988,693,074	1,071,555,690	1,192,905,533	1,303,924,316
Less: Tax exempt property	(305,154,366)	(341,307,250)	(261,641,054)	(274,973,296)
TOTAL TAXABLE ASSESSED VALUE [1]	$ 1,119,175,950	$ 1,167,197,642	$ 1,364,595,702	$ 1,468,347,870
TOTAL DIRECT TAX RATE	0.251455	0.341455	0.341455	0.341455

Source: Harris County Certified / Uncertified Tax Roll.

(1) Property is assessed at actual value; therefore, the assessed values are equal to actual value.
Tax rates are per $100 of assessed value.

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Schedule 6

2015	2016	2017	2018	2019	2020
$ 497,193,417	$ 561,634,471	$ 588,671,706	$ 623,634,272	$ 710,129,040	$ 925,530,809
1,314,023,000	1,395,710,026	1,451,279,183	1,469,452,394	1,709,373,371	1,575,407,601
(280,967,178)	(290,126,523)	(298,380,174)	(263,289,888)	(345,460,031)	(362,380,020)
$ 1,530,249,239	$ 1,667,217,974	$ 1,741,570,715	$ 1,829,796,778	$ 2,074,042,380	$ 2,138,558,390
0.341455	0.341455	0.341455	0.341455	0.341455	0.341455

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City of Tomball, Texas

Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

	2011	2012	2013	2014
City of Tomball by fund:				
General	$ 0.111455	$ 0.111455	$ 0.111455	$ 0.111455
Debt service	0.140000	0.230000	0.230000	0.230000
Total Direct Rates	0.251455	0.341455	0.341455	0.341455
Tomball Independent School District	1.360000	1.360000	1.360000	1.360000
Harris County	0.388050	0.391170	0.400210	0.414550
Harris County Flood Control District	0.029230	0.028090	0.028090	0.028270
Port of Houston Authority	0.020540	0.185600	0.019520	0.017160
Harris County Hospital District	0.192160	0.192160	0.182160	0.170000
Harris County Dept. of Education	0.006581	0.006581	0.006617	0.006358
Lone Star College System District	0.117600	0.121000	0.119800	0.116000
Emergency Service District #8	0.050000	0.050000	0.050000	0.050000
TOTAL DIRECT AND OVERLAPPING RATES [1]	$ 2.415616	$ 2.676056	$ 2.507852	$ 2.503793

Tax rates per $100 of assessed valuation
Source: Harris County Appraisal District

(1) Overlapping rates are those of local and county governments that apply within the City of Tomball.

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2015	2016	2017	2018	2019	2020
$ 0.111455	$ 0.111455	$ 0.111455	$ 0.111455	$ 0.111455	$ 0.111455
0.230000	0.230000	0.230000	0.230000	0.230000	0.230000
0.341455	0.341455	0.341455	0.341455	0.341455	0.341455
1.360000	1.340000	1.340000	1.340000	1.290000	1.290000
0.417310	0.419230	0.416560	0.418580	0.407130	0.407130
0.027360	0.027330	0.028290	0.028770	0.027920	0.027920
0.015310	0.013420	0.013340	0.011550	0.010740	0.010740
0.170000	0.170000	0.171790	0.171080	0.165910	0.165910
0.005999	0.005422	0.005200	0.005190	0.005000	0.005000
0.108100	0.107900	0.107800	0.107800	0.107800	0.107800
0.100000	0.100000	0.095470	0.098250	0.096700	0.096700
$ 2.545534	$ 2.524757	$ 2.519905	$ 2.522675	$ 2.452655	$ 2.452655

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City of Tomball, Texas

Schedule 8

Principal Property Taxpayers
Current Year and Nine Years Ago

Property Tax Payer	2020	Rank	% of Taxable Assessed Value	2011	Rank	% of Taxable Assessed Value
North Houston TRMC	$ 135,138,028	1	6.32%	$ -	n/a	0.00%
B J Services	70,130,906	2	3.28%	143,360,751	1	12.81%
Weingarten Investments Inc.	39,391,533	3	1.84%	15,258,558	4	1.36%
Baker Hughes	32,567,978	4	1.52%	-	n/a	
Mustang CAT Manufacturing	27,430,656	5	1.28%	-	n/a	
CH Realty VIII R Houston Tomball LP	20,960,648	6	0.98%	-	n/a	
29807 Tomball LLC	20,851,042	7	0.98%	-	n/a	
CenterPoint Energy	20,346,020	8	0.95%	14,893,289	5	1.33%
Wal Mart	19,605,245	9	0.92%	18,141,178	2	1.62%
Hospital Corporation of America (HCA)	18,394,430	10	0.86%	-	n/a	
Welltower TCG	-	n/a		16,593,203	3	1.48%
BK 2920 LTD	-			13,234,575	6	1.18%
Harrison Street Real Estate LLC	-			11,447,514	7	1.02%
Benadam Corporation	-			9,500,000	9	0.85%
MSR TX Tomball LP	-			10,591,803	8	0.95%
Lowe's	-			9,493,791	10	0.85%
Subtotal	404,816,486		18.93%	262,514,662		23.46%
Other Taxpayers	1,733,741,904		81.07%	856,661,288		76.54%
TOTAL TAXABLE ASSESSED VALUE	$ 2,138,558,390		100.00%	$ 1,119,175,950		100.00%

Source: Harris County Tax Assessor-Collector's records.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Schedule 9

Ad Valorem Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year	Collected Within the Fiscal Year of the Levy		Collections in Subsequent Periods	Total Collections to date	
		Amount	Percentage of Net Tax Levy		Amount	Percent of Total Tax Collections To Net Tax Levy
2011	$ 2,815,500	$ 2,776,954	99%	$ 31,595	$ 2,808,549	100%
2012	3,983,961	3,943,188	99%	23,756	3,966,944	100%
2013	4,649,753	4,633,156	100%	7,900	4,641,056	100%
2014	4,985,054	4,967,598	100%	11,539	4,979,137	100%
2015	5,185,007	5,168,570	100%	21,097	5,189,667	100%
2016	5,688,531	5,591,963	98%	58,445	5,650,408	99%
2017	6,077,755	5,870,159	97%	185,790	6,055,949	100%
2018	6,285,748	6,210,139	99%	49,524	6,259,663	100%
2019	6,400,713	6,344,039	99%	26,112	6,370,151	100%
2020	6,844,962	6,751,924	99%	-	6,751,924	99%

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Schedule 10

Sales Tax Revenues by Industry
Current Year and Nine Years Ago

	Calendar Year 2020				Calendar Year 2011			
Sales Tax Remitter	Number of Outlets	Percentage of Total	Tax Liability (thousands)	Percentage of Total	Number of Outlets	Percentage of Total	Tax Liability (thousands)	Percentage of Total
Retail trade	2,365	30.92%	$ 8,010	49.14%	1,221	25.13%	$ 3,919	41.17%
Services	1,241	16.22%	2,669	16.37%	926	19.06%	1,440	15.13%
Wholesale trade	1,243	16.25%	1,839	11.28%	729	15.01%	498	5.23%
Utilities, transportation, communications	557	7.28%	929	5.70%	335	6.90%	527	5.54%
Manufacturing	888	11.61%	734	4.50%	427	8.79%	321	3.37%
Construction	389	5.08%	309	1.90%	275	5.66%	198	2.08%
Finance, insurance, real estate	257	3.36%	765	4.69%	196	4.03%	361	3.79%
Mining, quarrying, and oil and gas extraction	80	1.05%	327	2.01%	-	0.00%	-	0.00%
All other outlets	630	8.24%	719	4.41%	749	15.42%	2,256	23.70%
TOTAL	7,650	100.00%	$ 16,301	100.00%	4,858	100.00%	$ 9,520	100.00%

Notes: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's revenue.

Source: Texas State Comptroller of Public Accounts

Tax liability information is not available on a fiscal-year basis.

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.11.21

City of Tomball, Texas

Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	2011	2012	2013	2014
PRIMARY GOVERNMENT				
Governmental activities:				
General obligation bonds	$ 5,767,500	$ 5,501,750	$ 10,985,250	$ 9,710,500
Certificates of obligation	7,516,500	21,151,000	22,435,000	21,565,000
Premiums	255,065	332,990	492,862	449,806
Public property finance contactual obligation	-	-	-	-
Other debt items	(376,266)	(338,639)	(453,956)	-
Capital leases	-	664,193	601,044	535,464
Subtotal	13,162,799	27,311,294	34,060,200	32,260,770
Business-type activities:				
General obligation bonds	4,757,500	4,738,250	5,304,750	4,669,500
Certificates of obligation	1,798,500	1,199,000	-	-
Premiums	129,540	105,987	94,211	82,435
Revenue bonds	3,715,000	3,315,000	2,900,000	2,465,000
Subtotal	10,400,540	9,358,237	8,298,961	7,216,935
TOTAL PRIMARY GOVERNMENT	$ 23,563,339	$ 36,669,531	$ 42,359,161	$ 39,477,705
PERSONAL INCOME	273,663,850	315,207,090	315,207,090	463,247,856
DEBT AS A PERCENTAGE OF PERSONAL INCOME	8.610%	11.633%	13.439%	8.522%
POPULATION	10,753	10,979	10,979	11,124
DEBT PER CAPITA	2,191	3,340	3,858	3,549

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

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Schedule 11

2015	2016	2017	2018	2019	2020
$ 8,437,500	$ 7,165,750	$ 5,887,500	$ 4,603,250	$ 3,603,000	$ 10,790,000
20,640,000	19,695,000	38,165,000	36,200,000	34,210,000	22,535,000
406,750	363,694	1,188,911	1,103,038	1,017,164	1,625,273
-	-	-	1,300,000	1,169,868	1,169,868
-	-	-	-	-	-
800,000	731,142	660,019	586,556	-	-
30,284,250	27,955,586	45,901,430	43,792,844	40,000,032	36,120,141
4,042,500	3,429,250	2,832,500	2,246,750	1,672,000	-
-	-	-	-	-	-
70,659	58,883	47,107	35,331	23,555	-
-	-	-	-	-	-
4,113,159	3,488,133	2,879,607	2,282,081	1,695,555	-
$ 34,397,409	$ 31,443,719	$ 48,781,037	$ 46,074,925	$ 41,695,587	$ 36,120,141
475,348,930	508,752,440	576,689,433	575,773,674	420,244,052	702,846,589
7.236%	6.181%	8.459%	8.002%	9.922%	5.139%
11,299	11,540	11,643	11,707	11,761	12,053
3,044	2,725	4,190	3,936	3,545	2,997

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City of Tomball, Texas

Ratio of Net General Bonded Debt to Assessed Value,
Net General Bonded Debt per Capita and Assessed and
Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

	2011	2012	2013	2014
NET TAXABLE ASSESSED VALUE				
All property	$ 1,119,175,950	1,167,197,642	1,364,595,702	1,468,347,870
NET BONDED DEBT				
Net bonded debt	19,718,799	32,690,338	38,858,117	36,477,241
NET BONDED DEBT	$ 19,718,799	$ 32,690,338	$ 38,858,117	$ 36,477,241
RATIO OF NET BONDED DEBT TO ASSESSED VALUE	1.76%	2.80%	2.85%	2.48%
POPULATION	11,670	10,753	10,979	10,979
NET BONDED DEBT PER CAPITA	1,690	3,040	3,539	3,322

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2015	2016	2017	2018	2019	2020
1,530,249,239	1,667,217,974	1,741,570,715	1,829,767,778	2,074,042,380	2,138,558,390
33,597,409	30,712,577	48,121,018	42,285,167	38,048,276	36,120,141
$ 33,597,409	$ 30,712,577	$ 48,121,018	$ 42,285,167	$ 38,048,276	$ 36,120,141
2.20%	1.84%	2.76%	2.31%	1.83%	1.69%
11,124	11,299	11,643	11,707	11,761	12,053
3,020	2,718	4,133	3,612	3,235	2,997

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City of Tomball, Texas **Schedule 13**

Direct and Overlapping Governmental Activities Debt
September 30, 2017

Governmental Unit	Net Bonded Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
DEBT REPAID WITH PROPERTY TAXES			
Tomball ISD	$ 562,975,000	18.170%	$ 102,292,558
Harris County	1,392,452,125	0.390%	5,430,563
Harris Co. Flood Control District	590,725,000	0.390%	2,303,828
Harris Co. Hospital District	86,050,000	0.390%	335,595
Port of Houston Authority	514,174,397	0.390%	2,005,280
Harris County Dept of Education	20,185,000	0.390%	78,722
Lone Star College System	638,600,000	1.020%	6,513,720
Subtotal, overlapping debt			118,960,265
City direct debt		100.000%	36,120,141
TOTAL DIRECT AND OVERLAPPING DEBT			$ 155,080,406

Notes:
(1) Estimated Percentage Applicable developed from information obtained from the Municipal Advisory Council of Texas.

Source: First Southwest Company / Texas Municipal Reports

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City of Tomball, Texas **Schedule 14**

Legal Debt Margin Information
Last Ten Fiscal Years

The City has no general obligation legal debt limit other than a ceiling on the ad valorem tax rate as specified by the State of Texas. The prescribed maximum is $ 2.50 per $ 100.00 at 100 percent valuation.

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City of Tomball, Texas

Pledged Revenue Coverage
Last Ten Fiscal Years

	2011	2012	2013	2014
Gross revenues	$ 12,488,750	$ 11,012,281	$ 11,831,041	$ 12,060,478
Operating expenses [1]	6,165,226	5,968,026	6,366,426	6,766,405
NET REVENUES AVAILABLE FOR DEBT SERVICE	6,323,524	5,044,255	5,464,615	5,294,073
DEBT SERVICE REQUIREMENTS [2]				
Principal and interest	560,591	563,815	568,174	273,536
TOTAL	$ 560,591	$ 563,815	$ 568,174	$ 273,536
COVERAGE	11.28	8.95	9.62	19.35

(1) Total operating expenses less depreciation
(2) Includes revenue bonds only. Revenue bonds were paid off during fiscal year 2015.

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2015	2016	2017	2018	2019	2020
$ 11,650,417	$ 11,371,959	$ 10,922,004	$ 12,228,559	$ 12,011,055	$ 13,615,083
6,989,458	6,917,814	7,200,566	7,492,441	8,444,761	8,594,907
4,660,959	4,454,145	3,721,438	4,736,118	3,566,294	5,020,176
-	-	-	-	-	-
$ -	$ -	$ -	$ -	$ -	$ -
n/a	n/a	n/a	n/a	n/a	n/a

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City of Tomball, Texas

Schedule 16

Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year Ended Sept 30	Population[1]	Personal Income	Per Capita Personal Income[5]	Median Age [2]	School Enrollment[3]	Unemployment Rate[4]
2011	10,753	$ 273,663,850	$ 25,450	36.0	10,633	8.50%
2012	10,979	315,207,090	28,710	36.9	11,132	7.50%
2013	10,979	315,207,090	28,710	39.8	12,362	6.20%
2014	11,124	463,247,856	41,644	35.6	12,461	4.90%
2015	11,299	475,348,930	42,070	37.2	13,270	4.40%
2016	11,540	508,752,440	44,086	37.3	14,077	5.70%
2017	11,643	576,689,433	49,531	34.5	14,700	4.80%
2018	11,707	575,773,674	49,182	34.5	15,934	4.72%
2019	11,761	420,244,052	35,732	39.3	16,962	4.40%
2020	12,053	702,846,589	58,313	39.0	18,294	8.30%

Sources:
(1) Tomball Economic Development Corporation or American FactFinder
(2) Tomball Economic Development Corporation or American FactFinder
(3) Tomball Independent School District
(4) Texas Employment Commission, SMSA Houston-Sugar Land-Baytown Metropolitan Statistical Area or Houston-The Woodlands-Sugar Land MSA.
(5) Tomball Economic Development Corporation or American FactFinder

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City of Tomball, Texas

Schedule 17

Principal Employers
Current Year and Nine Years Ago

	2020			2011		
Employer	Employees	Rank	Total City Employment	Employees	Rank	Total City Employment
Tomball ISD	2,238	1	38.84%	1,436	2	30.28%
HCA (Previously Tomball Regional)	902	2	15.66%	1,600	1	33.74%
Lone Star College - Tomball	714	3	12.39%	800	3	16.87%
Baker Hughes (B J Services)	544	4	9.44%	600	4	12.65%
HEB	280	5	4.86%	262	6	5.53%
Walmart	279	6	4.84%	457	5	9.64%
City of Tomball	201	7	3.49%	161	7	3.40%
Lowes	200	8	3.47%	124	9	2.61%
Kroger	163	9	2.83%	138	8	2.91%
Target	93	10	1.61%	118	10	2.49%

Notes: The residents of the City of Tomball are primarily employed outside of the City limits.

Sources:
Tomball Area Chamber of Commerce
Tomball Economic Development Corporation
Tomball Independent School District
Human Resource Department of Listed Companies

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City of Tomball, Texas

Full-time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

	2011	2012	2013	2014
GENERAL FUND				
Administration	14.50	16.00	17.50	17.50
Permits & Inspection	5.00	5.00	5.00	5.00
Police Department	57.00	59.00	58.00	58.50
Municipal Court	5.50	4.50	4.50	4.50
Community Center	3.00	3.00	3.00	3.00
Fire Department	16.00	18.00	18.00	18.50
Public Works Admin.	9.00	9.00	9.00	9.00
Garage	2.00	2.00	2.00	2.00
Parks	5.20	5.20	5.20	5.20
Streets	8.20	8.20	7.20	7.20
Total General Fund	125.40	129.90	129.40	130.40
ENTERPRISE FUND				
Utility Administration	9.00	9.00	8.00	7.00
Water	7.20	7.20	7.20	8.20
Wastewater	10.20	10.20	10.20	10.20
Gas	6.20	6.20	6.20	6.20
Total Enterprise Fund	32.60	32.60	31.60	31.60
SPECIAL REVENUE FUND	3.00	2.50	3.00	12.00
Total Special Revenue Fund	3.00	2.50	3.00	12.00
TOTAL CITY POSITIONS	161.00	165.00	164.00	174.00

Notes:
Temporary and seasonal employees are hired during the summer months.
This count is not reflected above.
Police reserves are not included.
Fire Department volunteers are not included.

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Schedule 18

2015	2016	2017	2018	2019	2020
17.50	17.50	18.00	18.00	18.00	18.00
4.00	6.00	6.00	6.00	6.00	6.00
59.50	59.50	61.50	61.50	62.00	62.00
4.50	4.50	4.50	4.50	5.50	5.50
3.00	3.00	3.00	3.00	3.00	3.00
27.50	27.50	27.50	27.50	35.30	32.30
10.00	8.00	8.00	8.00	8.00	8.00
2.00	2.00	2.00	2.00	2.00	2.00
5.20	5.20	5.20	6.20	6.70	6.70
7.20	8.20	8.20	9.20	9.20	9.20
140.40	141.40	143.90	145.90	155.70	152.70
7.00	8.00	8.00	9.00	9.00	9.00
8.20	8.20	8.20	8.20	8.20	8.20
10.20	10.20	10.20	10.20	10.20	10.20
6.20	6.20	6.20	6.20	6.20	6.20
31.60	32.60	32.60	33.60	33.60	33.60
3.00	3.00	3.50	3.50	4.00	4.00
3.00	3.00	3.50	3.50	4.00	4.00
175.00	177.00	180.00	183.00	193.30	190.30

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City of Tomball, Texas

Operating Indicators by Function/Program

Last Ten Fiscal Years

FUNCTION/PROGRAM	2011	2012	2013	2014
Police:				
Arrests	2,012	1,475	2,394	1,650
Accident reports	334	392	378	453
Citations	12,798	13,329	11,330	10,181
Offense reports	1,915	2,153	2,008	2,224
Calls for service	6,774	7,399	7,069	7,524
Fire:				
Emergency responses	1,364	1,523	1,768	2,749
Fire incidents	207	178	129	128
Average response time	5:54	6:40	4:50	5:13
Water:				
New accounts	79	56	122	126
Source				
Water	79	56	122	126
Sewer	79	56	122	126
Average daily consumption (millions of gallons)	2.525	2.249	2,043	1,967
Number of million gallons of surface water pumped	-	-	-	-
Number of million gallons of well water pumped	923,261	822,215	759,817	718,069
Total consumption (millions of gallons)	923,261	822,215	759,817	718,069
Peak daily consumption (millions of gallons)	4,392	4,312	4,689	3,385
Sewer:				
Average daily sewage treatment (millions of gallons)	1.174	1.555	1.347	1.478
Total consumption (millions of gallons)	429.608	567.754	491.660	539.470
Peak daily consumption (millions of gallons)	2.18	7.44	2.85	5.19

Source: Various City departments

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Schedule 19

2015	2016	2017	2018	2019	2020
1,252	883	1,073	808	454	481
514	577	489	486	832	149
7,251	6,746	5,679	4,789	4,774	4,169
1,462	1,092	1,299	525	886	1,230
7,938	7,747	7,205	28,443	34,899	40,851
2,002	1,671	1,773	2,820	2,162	1,677
104	114	162	135	91	114
5:18	6:52	6:10	6:43	6:07	6:10
88	41	148	87	133	268
88	41	148	87	133	268
88	41	148	87	133	268
2,052	2,051	1,807	2,090	2,112	2,126
-	-	-	-	-	-
750,434	748,615	659,814	763,060	912,707	776,032
750,434	748,615	659,814	763,060	912,707	693,111
2,840	2,657	4,760	3,941	5,083	4,141
1.576	1.920	1.589	1.528	1.554	1.297
575.240	700.800	579.985	565.824	568.764	473.415
3.78	2.70	3.51	3.20	3.23	3.99

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City of Tomball, Texas

Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

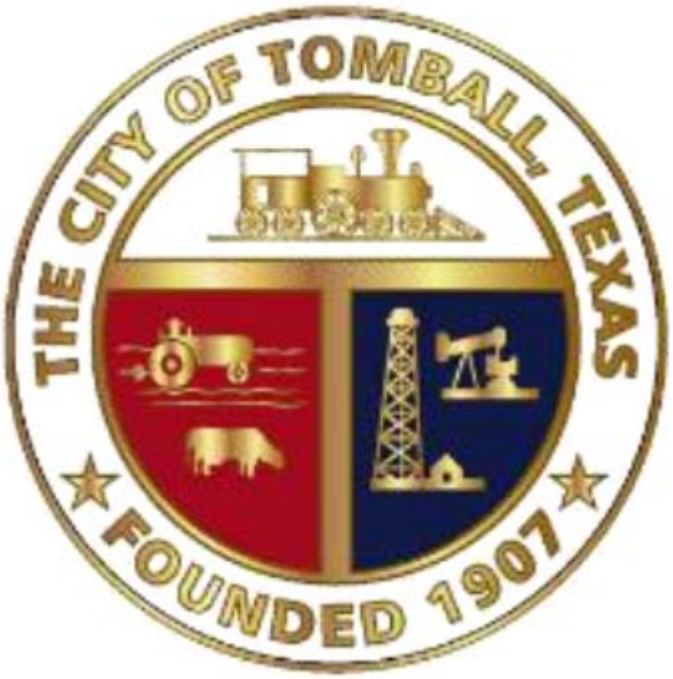
FUNCTION/PROGRAM	2011	2012	2013	2014
Police:				
Stations	1	1	1	1
Patrol units	32	33	33	33
Fire stations	2	2	2	2
Other public works:				
Streets (miles - centerlines)	56.20	58.20	50.60	50.60
Streetlights	654	664	689	720
Parks and recreation:				
Parks	4	4	6	6
Parks acreage	24.00 acres	24.00 acres	39.00 acres	39.00 acres
Swimming pools	1	1	1	1
Baseball / softball diamonds	8	8	8	8
Tennis courts	4	4	4	4
Racquetball/handball courts	-	-	-	-
Gymnasiums	-	-	-	-
Basketball courts	1	1	2	2
Water:				
Water mains (miles)	0.50	0.20	1.00	92.69
Fire hydrants	9	14	950	955
Storage capacity (millions of gallons)	2.35	2.35	2.85	2.85
Sewer:				
Sanitary sewers (miles)	0.84	1.53	1.65	1.65
Storm sewers (miles)	17.40	17.40	22.90	22.90
Open ditch / creek / canal drainage (miles)	54.00	54.00	54.00	54.00
Treatment capacity (millions of gallons)	3	3	3	3

Source: Various City departments. In 2018, water and sewer mains (miles) were determined using a Geographic Imaging System

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2015	2016	2017	2018	2019	2020
1	1	1	1	1	1
35	35	35	35	38	51
2	2	2	2	2	2
50.60	50.60	57.94	57.94	61.67	84.00
720	720	720	720	751	793
7	7	7	7	7	7
52.00 acres	52.00 acres	69.81 acres	69.81 acres	69.81 acres	69.81 acres
1	1	1	1	1	1
8	8	8	8	8	8
4	4	4	4	4	4
-	-	-	-	-	-
-	-	-	-	-	-
2	2	2	2	2	2
92.69	94.49	95.11	121.36	123.97	128.92
955	974	981	1,135	1,163	1,219
2.85	2.85	2.15	2.15	2.15	2.15
1.65	3.25	3.88	98.14	84.50	88.52
22.90	22.90	22.90	22.90	62.85	66.09
54.00	54.00	57.00	57.23	57.23	57.23
3	3	3	3	3	3

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City of Tomball, Texas

Government Auditing Standards Report
For the Fiscal Year Ended September 30, 2020

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City of Tomball, Texas

Government Auditing Standards Report
For the Fiscal Year Ended September 30, 2020
Table of Contents

	Page Number
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	3
Schedule of Findings and Responses	5

DRAFT FOR DISCUSSION PURPOSES ONLY - Subject to final review and possible revision and should not be relied upon or distributed. 8.12.21

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Honorable Mayor and
Members of City Council
City of Tomball, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Tomball, Texas (the City) as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated August __, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying Schedule of Findings and Responses, we did identify certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiency described in the accompanying Schedule of Findings and Responses as item 2020-001 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompanying Schedule of Findings and Responses as items 2020-002 and 2020-003 to be significant deficiencies.

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To the Honorable Mayor and
Members of City Council
City of Tomball, Texas

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

The City's Response to Findings

The City's response to the findings identified in our audit is described in the accompanying Schedule of Findings and Responses. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

WEAVER AND TIDWELL, L.L.P.

Houston, Texas
August __, 2021

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Finding 2020-001
Material Weakness in Internal Control over Financial Reporting: Financial Statement Close

Criteria
Management is responsible for the accuracy and completeness of all financial records and related information and for establishing and maintaining effective internal control over financial reporting. The existence of a material misstatement of an entity's financial statements is an indication of a material weakness in internal control.

Condition
During the course of our audit we identified a number of misstatements in the City's financial records, which resulted in a number of material corrections needed to present the financial statements fairly in accordance with accounting principles generally accepted in the United States (US GAAP). Certain misstatements affected the balances of net position or fund balance previously reported and resulted in adjustment of these previously-reported balances. Additional material misstatements were concentrated in the areas of accounting for accruals, bond issuances, intra-entity transactions, and capital assets.

We also observed that the City's bank reconciliation process was significantly delayed; the City's September 30, 2020 general operating account bank reconciliation was not complete until March 2021 and several general ledger accounts were unreconciled prior to the commencement of our audit fieldwork in January 2021. Errors in these unreconciled accounts were identified, and corrected, during the course of our audit.

Cause
The above conditions are indicative of a material weakness in the City's internal controls over financial reporting as the City's controls over financial statement closing were not sufficient to ensure that financial statements were accurate, nor provide for the timely identification and correction of errors.

Implementation of an effective financial statement closing process requires dedicated personnel resources with sufficient time and experience to complete this function, and such resources did not exist due to understaffing in the accounting and finance department at the time of our audit.

Effect or Potential Effect
The City's staff were not able to timely reconcile the bank accounts, nor provide complete capital asset ledgers, resulting in delays in the financial statement close process and ultimately requiring the outsourcing of these functions.

The deficiency in internal controls allowed material misstatements of the City's financial statements to occur which were not prevented, or detected and corrected, by the City's system of internal control. Failure to address the deficiency will allow possible irregularities to exist and continue without detection.

Recommendation
We recommend that the City improve the financial reporting function by providing additional resources to the accounting and finance department, through training and hiring additional experienced personnel.

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City's Response:

Staff recognizes the described deficiencies and has taken several steps to address the needs of the finance department. Errors in the setup of the accounting software have been found and corrected. The process to identify these errors are continuing. Additionally an experienced municipal accountant consultant has been retained to assist the staff with the daily workload and assess our procedures including the staff workload distribution. Implementation of the consultant's recommendations are in the process. The current vacancy of the senior accountant is being addressed by utilizing existing staff to train and cross train across the department to ensure continuation of operations. Consultants are also being used to complete the reconciliation to our main pool cash account. We are now current on all bank reconciliations. As of now, we will continue to outsource the bank reconciliation of our Consolidated Operating Account. Our staff has become more proficient with Incode10 facilitating accounting processes and working on streamlining procedures while collaborating with the consultant to ensure procedures are performed in accordance with GASB.

Finding 2020-002

Significant Deficiency in Internal Control over Financial Reporting: Reconciliation of Restricted Funds

Criteria

The Governmental Accounting Standards Board (GASB) requires governmental entities to utilize fund accounting for purposes of accountability for public resources and compliance with any restrictions on the use of the resources. Resources obtained through the issuance of bonds are restricted based on the purpose of the bond issuance.

Condition

The City maintains a Capital Projects Fund as a governmental fund, in accordance with GASB requirements. This fund accounts for the expenditures associated with capital projects and the resources used to fund those expenditures. The resources are comprised of two primary sources: the restricted proceeds from bonds issued for capital purposes, and additional resources from unrestricted sources which are transferred to this fund by the City.

During our audit we noted that the City primarily uses a pooled cash general operating account for expenditures. The pooled cash account is funded by the City's unrestricted (cash) resources, and restricted resources are generally maintained in a separate external investment pool account. However, expenditures associated with both restricted and unrestricted resources are funded through the pooled cash account, without timely reconciliation between restricted and unrestricted resources. As a result, the balances present in the City's restricted external investment pool account are not representative of the actual unexpended balance of the restricted resources because the restricted resources have been expended through the general operating account.

Cause

Utilization of a pooled cash account, without timely reconciliation.

Effect or Potential Effect

Maintaining restricted resources in a separate account, while utilizing a pooled, unrestricted account for the expenditures of those restricted resources without timely reconciliation, results in a condition where the actual balance present in that restricted account is not representative of the remaining available restricted resources. This condition could result in over-expenditure of restricted resources, if timely information is not available regarding the remaining balance of such resources.

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Recommendation
We recommend that the City timely reconcile all bank accounts. The balance of the restricted external investment pool account should be reviewed and the restricted resources that have been expended should be transferred out of this account to provide for a meaningful segregation of restricted and unrestricted resources. We further recommend that the City consider limiting the use of a pooled cash account to only unrestricted resources and expenditures.

City's Response
Staff is taking the steps to identify the steps needed to move separating the restricted funds from the unrestricted funds. Discussions with the city depository bank are planned and the separation of the funds will be done once the proper procedure is reviewed and approved.

Finding 2020-003
Significant Deficiency in Internal Control over Financial Reporting and Noncompliance: IRS Reporting

Criteria
The IRS establishes requirements for payment of employer payroll taxes and informational reporting. As an employer, the City is subject to IRS requirements.

Condition
The City has received notifications from the IRS concerning errors in the City's reports filed and payments made to the IRS. Such errors were identified over a period of time, concerning either separate instances of deficiencies or recurring deficiencies that were not correctly remediated.

During the course of our audit, we identified a payment to the IRS for underpayments, penalties and interest of approximately $13 thousand, related to the City's June 30, 2020 tax period.

Cause
Inaccuracies in the City's IRS reporting which were not prevented, or remediated timely, indicate a deficiency in internal controls around this process.

Effect or Potential Effect
Noncompliance with IRS requirements results in the assessment of penalties and interest.

Recommendation
We recommend that the City review its internal control procedures over IRS reporting. Controls should be established to ensure accurate reporting and timely remediation of any deficiencies.

City's Response
When staff became aware of the problem and determined it was a deficiency in understanding Incode 10 procedures and a lack of tax knowledge. All HR employees have been trained to understand both the software and the requirements of the tax code. Procedures were also implemented to review payroll tax deposits each time to ensure accuracy and that the payments are done in a timely manner.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: 8/2/2021

Topic:

Discussion regarding the installation of Inclusive Play Structure at Juergens Park, in cooperation with the Munson family and Chick-fil-a, inspired by Louie's Together Playground

Background:

Staff was approached by the Munson family with the intentions of partnering with the City to design and install an inclusive play structure at Juergens Park that would allow children of all abilities the opportunity to play together.

Origination: Public Works Deparment

Recommendation:

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

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

Consideration and possible action 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.

Background:

All expenditures of the Tomball Economic Development Corporation (TEDC) sales tax revenue must first be approved as a "Project." At its meeting on July 13, 2021 the TEDC Board of Directors did take formal action to approve, as a Project of the TEDC, an agreement with Dicar, Inc. for the creation or retention of primary jobs associated with the relocation and development of its corporate headquarters. The City Council of Tomball has final approval authority over all projects and agreements of the TEDC.

Origination: Tomball Economic Development Corporation Board of Directors

Recommendation: Approve, as a Project of the Corporation, the Economic Development Performance Agreement with Dicar, Inc.

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 Date Executive Director-TEDC Date

TOMBALL
ECONOMIC DEVELOPMENT CORP.

TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: August 16, 2021

SUBJECT: Dicar, Inc.

ITEM TYPE: Action

Dicar, Inc. designs, manufactures, and supplies urethane products to the corrugated packaging industry. The company was founded in 1969 and maintains manufacturing facilities in Tomball, TX and Pine Brook, NJ, as well as a technical center in Pittsburgh, Pennsylvania and a sales distribution center in Drachten, Netherlands.

Mr. Steve San Filippo, Chairman and COO of Dicar, Inc., has submitted a request for grant funding for assistance with the company's relocation and expansion in Tomball. Dicar's existing Tomball facility is located at 1302 South Cherry Street.

The company proposes to relocate to a 5-acre tract of land located at 0 Hufsmith-Kohrville Road, Tomball, Texas 77375. The development will consist of an approximately 49,223 square-foot corporate headquarters and manufacturing facility. The estimated capital investment for the project is $7.5 million.

Dicar, Inc. currently has 47 employees at its Tomball location. Upon relocation to the new facility, the company anticipates hiring an additional 40 employees over the next twenty-four months.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the estimated 5-year net benefit of this project is $237,270.00. The proposed incentive is $71,181.00, based upon 30% of the 5-year net benefit. The anticipated rate of return on the incentive is 60.5%.

July 9, 2018

Attention Kelly Viollete

Dear Kelly,

I am writing to request financial assistance from the Tomball Economic Development Corporation ("TEDC") for our planned business expansion in Tomball.

My name is Steve San Filippo, I am the Chairman and Chief Operating Officer of Dicar, Inc. ("Dicar") and I have been authorized to represent Dicar, as well as the majority owners of Dicar, the Warll family, in working with the TEDC in all aspects of this matter. The Warll's own five acres of land in Tomball, just outside of the Tomball Technology and Business Park, that they are intending to build a 49,223 sq. ft. building to house Dicar's current operations, which are also located in Tomball, as well as the planned expansion of operations in Tomball. By way of background, Dicar was started in 1969 as a family business that has grown to become the leader in its industry, providing urethane parts to the world-wide corrugated box manufacturing industry. Today, more than 1/3 of all sales are exported to customer locations outside of North America.

The NAICS code for our manufacturing operation is: 325212

The Warll Family is planning to build a 49,223 sq. ft. building on a 5.000 acre tract out of One (1), in Block One (1), of TOMBALL SOUTH COMMERCIAL NO. 2, a subdivision in Harris County, Texas, according to the map or plat thereof,recorded in Film Code Number 659297 of the Map Records of Harris County, Texas;

The total project budget for the land, which is already paid for, as well as the building, including landscaping improvements, and equipment being brought in and upgrades is projected to be not les than $7.5 million.

Having invested in Tomball back over 30 years ago, Dicar has grown to 47 full time employees in Tomball. We will be hiring an additional 40 full time employees within the first full year after completing the building. The minimum wage will be more than $31,200 / yr. plus multiple benefits such as healthcare, life insurance, dental, vision, retirement plans, and vacation. The average wage will be more than $39,000.

Please advise what assistance and tax abatement options are available and let me know if there's anything else you need from me at this time. We are proud of our people and the community in Tomball, and looking forward to increasing our operations there.

My contact information is:

Steven A. San Filippo
Chairman & Chief Operating Officer
Dicar, Inc.
30 Chapin Road, Suite 1212
(Use PO Box 643 for USPS)
Pine Brook, NJ 07058
Cell: 908.578.6711
Email: steves@dicarinc.net
Website: www.dicar.com

Please let me know if you need any additional information.

Thank you!



TOMBALL
ECONOMIC DEVELOPMENT CORP.

FACT SHEET

DICAR, INC.

BUSINESS RETENTION & EXPANSION
Project Type

PROJECT INFO

NAICS	325212 Synthetic Rubber Manufacturing
SPACE	49,223 SF Manufacturing, Office, and Warehouse
FACILITY	Land purchase and construction of a new building
BREAK GROUND	09/30 to 12/31/2021
BEGIN OPERATIONS	By 09/30/22, this option, which is one of three under consideration, would be up and running and involve the consolidation of existing manufacturing operations from New Jersey. Please note, Dicar has operated in Tomball for more than 35 years.

EMPLOYMENT

40
New Jobs
Phased in Over 2 Years

CAPITAL INVESTMENT

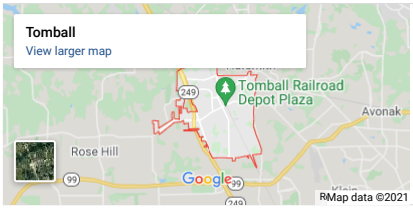
$6.8M
$4.3M Buildings & Improvements
$2.5M Furniture, Fixtures, & Equipment

PAYROLL

$39,208
Avg Annual Salary

$1.6M*
Annual Payroll

*At Full Ops in Year 2



ADDRESS
0 Hufsmith-Kohrville Road, Tomball, Texas, 77375

COMPANY INFO

Company Name	Dicar, Inc.
Year Established	1969
State of Formation	New Jersey
Business Structure	C Corp
Ownership	Private

CURRENT OPERATIONS

NAICS	325212
Space	25,000 SF
Facility	Own
Market Value of Property	$3.9M

Dicar, Inc. - Impact Report - Expansion Only

Scenario 1 with Client Data

Project Type: Business Retention & Expansion
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.

Existing & Expanded Operations

The Project under analysis represents the expansion of an existing business. The table below illustrates the economic impact over the next 10 years including both the current and expanded operations.

ECONOMIC IMPACT OF CURRENT & EXPANDED OPERATIONS OVER 10 YEARS IN CITY OF TOMBALL			
	CURRENT OPERATIONS	EXPANSION	CURRENT & EXPANDED OPERATIONS
JOBS			
Direct	47.0	40.0	87.0
Spin-off	78.5	66.8	145.3
Jobs Total	**125.5**	**106.8**	**232.3**
SALARIES			
Direct	$23,158,660	$16,998,831	$40,157,491
Spin-off	$26,796,885	$19,669,348	$46,466,233
Salaries Total	**$49,955,545**	**$36,668,179**	**$86,623,724**

The table below summarizes the fiscal impact, the net benefits for local taxing districts, over the next 10 years including both the current and expanded operations.

FISCAL IMPACT OF CURRENT & EXPANDED OPERATIONS OVER 10 YEARS			
	NET BENEFITS		
	CURRENT OPERATIONS	EXPANSION	CURRENT & EXPANDED OPERATIONS
City of Tomball	$169,167	$430,783	$599,949
Harris County	$133,765	$360,627	$494,392
Tomball ISD	$135,496	$349,789	$485,285
Lone Star Community College	$41,782	$113,647	$155,428
Port of Houston	$3,841	$10,447	$14,288
Harris County Emergency Services District 8	$37,596	$102,261	$139,856
Harris County Hospital District	$64,614	$175,752	$240,366
Harris County Department of Education	$1,935	$5,264	$7,199
Harris County Flood Control	$12,178	$33,124	$45,302
	$600,373	**$1,581,693**	**$2,182,066**

The remainder of this report will focus on only the economic and fiscal impact associated with the expansion.

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	40.0	66.8	**106.8**
Annual Salaries/Wages at Full Ops (Yr 2)	$1,615,370	$1,869,144	**$3,484,514**
Salaries/Wages over 10 Years	$16,998,831	$19,669,348	**$36,668,179**
Taxable Sales/Purchases in City of Tomball	$3,628,991	$245,867	**$3,874,858**

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	1.1	1.9	**3.0**
New residents in City of Tomball	2.9	4.9	**7.8**
New residential properties constructed in City of Tomball	0.2	0.3	**0.4**
New students to attend local school district	0.6	0.9	**1.5**

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.

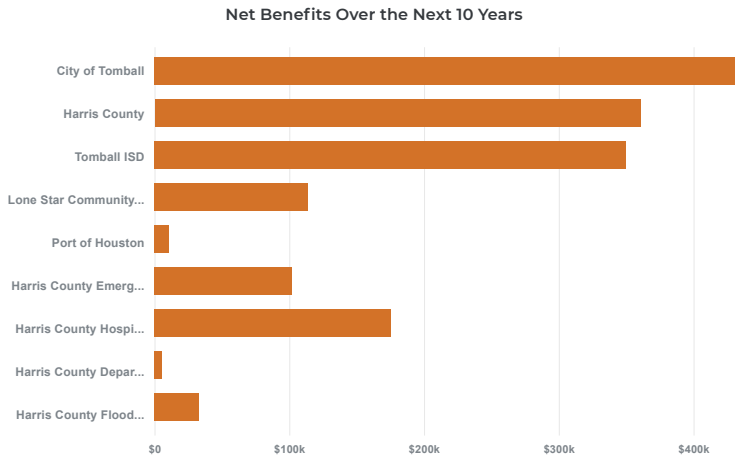
SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN CITY OF TOMBALL							
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	INVENTORIES	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	$35,607	$750,000	$4,250,000	$2,500,000	$2,500,000	*$10,000,000*	**$10,035,607**
2	$96,851	$765,000	$4,335,000	$2,250,000	$2,535,000	*$9,885,000*	**$9,981,851**
3	$98,788	$780,300	$4,421,700	$2,000,000	$2,570,490	*$9,772,490*	**$9,871,278**
4	$100,764	$795,906	$4,510,134	$1,750,000	$2,606,477	*$9,662,517*	**$9,763,281**
5	$102,779	$811,824	$4,600,337	$1,500,000	$2,642,968	*$9,555,128*	**$9,657,908**
6	$104,835	$828,061	$4,692,343	$1,250,000	$2,679,969	*$9,450,373*	**$9,555,208**
7	$106,932	$844,622	$4,786,190	$1,000,000	$2,717,489	*$9,348,301*	**$9,455,232**
8	$109,070	$861,514	$4,881,914	$750,000	$2,755,533	*$9,248,962*	**$9,358,032**
9	$111,252	$878,745	$4,979,552	$500,000	$2,794,111	*$9,152,408*	**$9,263,660**
10	$113,477	$896,319	$5,079,143	$500,000	$2,833,229	*$9,308,691*	**$9,422,168**

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	$808,869	($378,087)	$430,783	$340,197
Harris County	$483,218	($122,592)	$360,627	$279,829
Tomball ISD	$1,319,860	($970,071)	$349,789	$270,810
Lone Star Community College	$113,647	$0	$113,647	$87,874
Port of Houston	$10,447	$0	$10,447	$8,078
Harris County Emergency Services District 8	$102,261	$0	$102,261	$79,070
Harris County Hospital District	$175,752	$0	$175,752	$135,895
Harris County Department of Education	$5,264	$0	$5,264	$4,070
Harris County Flood Control	$33,124	$0	$33,124	$25,612
Total	**$3,052,442**	**($1,470,749)**	**$1,581,693**	**$1,231,435**

*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

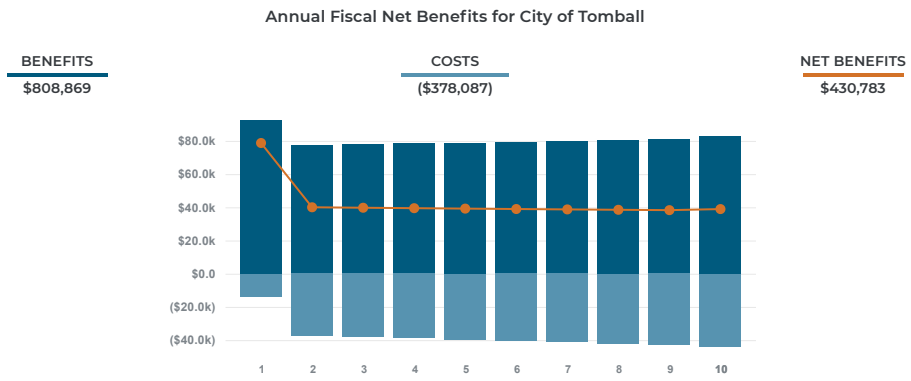
A summary of the total Public Support modeled in this analysis is shown below.

VALUE OF PUBLIC SUPPORT UNDER CONSIDERATION		
	NON-TAX INCENTIVE	TOTAL
City of Tomball	$71,181	$71,181
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	**$71,181**	**$71,181**

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	$69,403	$9,167	$78,570
Real Property Taxes	$184,975	$0	$184,975
FF&E Property Taxes	$47,301	$0	$47,301
Inventory Property Taxes	$89,990	$0	$89,990
New Residential Property Taxes	$0	$3,312	$3,312
Hotel Occupancy Taxes	$9,581	$0	$9,581
Building Permits and Fees	$15,000	$0	$15,000
Utility Revenue	$230,861	$44,395	$275,255
Utility Franchise Fees	$14,455	$2,779	$17,233
Miscellaneous Taxes and User Fees	$73,512	$14,140	$87,652
Benefits Subtotal	**$735,077**	**$73,792**	**$808,869**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	($85,076)	($16,332)	($101,407)
Cost of Utility Services	($232,100)	($44,580)	($276,680)
Costs Subtotal	**($317,175)**	**($60,911)**	**($378,087)**
Net Benefits	**$417,902**	**$12,881**	**$430,783**



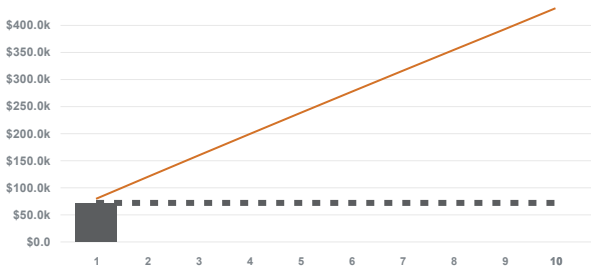
City of Tomball Public Support

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.

Non-Tax Incentive vs. Net Benefits for City of Tomball

$71,181	$1,780	60.5%	0.9 Yrs
Non-Tax Incentive	Per Job	Rate of Return	Payback Period



Incentive | Cumulative Net Benefits | Total Incentive

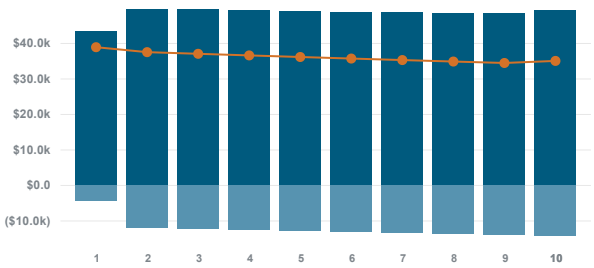
Harris County Fiscal Impact

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	$214,155	$0	$214,155
FF&E Property Taxes	$54,762	$0	$54,762
Inventory Property Taxes	$104,187	$0	$104,187
New Residential Property Taxes	$0	$39,271	$39,271
Hotel Occupancy Taxes	$2,737	$0	$2,737
Miscellaneous Taxes and User Fees	$18,584	$49,522	$68,106
Benefits Subtotal	**$394,425**	**$88,793**	**$483,218**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost of Government Services	($33,452)	($89,139)	($122,592)
Costs Subtotal	**($33,452)**	**($89,139)**	**($122,592)**
Net Benefits	**$360,973**	**($347)**	**$360,627**

Annual Fiscal Net Benefits for Harris County

BENEFITS	COSTS	NET BENEFITS
$483,218	($122,592)	$360,627

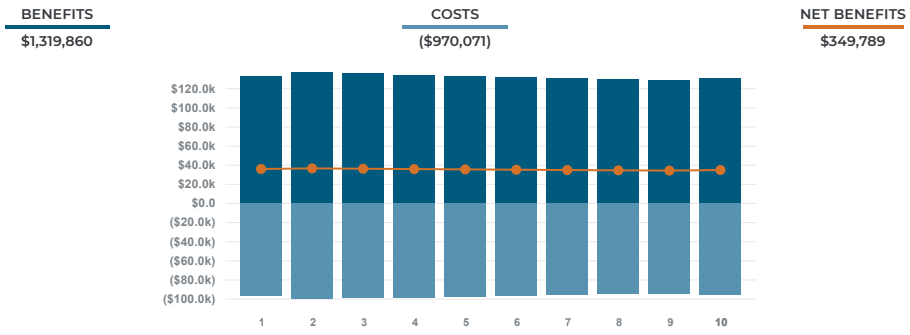


Tomball ISD Fiscal Impact

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	$706,257	$0	$706,257
FF&E Property Taxes	$180,600	$0	$180,600
Inventory Property Taxes	$343,595	$0	$343,595
New Residential Property Taxes	$0	$40,209	$40,209
Addtl. State & Federal School Funding	$0	$49,199	$49,199
Benefits Subtotal	**$1,230,452**	**$89,408**	**$1,319,860**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
Cost to Educate New Students	$0	($43,759)	($43,759)
Reduction in State School Funding	($896,999)	($29,312)	($926,312)
Costs Subtotal	**($896,999)**	**($73,071)**	**($970,071)**
Net Benefits	**$333,452**	**$16,337**	**$349,789**

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	$59,019	$0	$59,019
FF&E Property Taxes	$15,092	$0	$15,092
Inventory Property Taxes	$28,713	$0	$28,713
New Residential Property Taxes	$0	$10,823	$10,823
Benefits Subtotal	**$102,824**	**$10,823**	**$113,647**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$102,824**	**$10,823**	**$113,647**

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	$5,426	$0	$5,426
FF&E Property Taxes	$1,387	$0	$1,387
Inventory Property Taxes	$2,640	$0	$2,640
New Residential Property Taxes	$0	$995	$995
Benefits Subtotal	**$9,453**	**$995**	**$10,447**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$9,453**	**$995**	**$10,447**

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	$53,106	$0	$53,106
FF&E Property Taxes	$13,580	$0	$13,580
Inventory Property Taxes	$25,836	$0	$25,836
New Residential Property Taxes	$0	$9,738	$9,738
Benefits Subtotal	**$92,522**	**$9,738**	**$102,261**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$92,522**	**$9,738**	**$102,261**

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	$91,271	$0	$91,271
FF&E Property Taxes	$23,339	$0	$23,339
Inventory Property Taxes	$44,404	$0	$44,404
New Residential Property Taxes	$0	$16,737	$16,737
Benefits Subtotal	**$159,014**	**$16,737**	**$175,752**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$159,014**	**$16,737**	**$175,752**

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	$2,734	$0	$2,734
FF&E Property Taxes	$699	$0	$699
Inventory Property Taxes	$1,330	$0	$1,330
New Residential Property Taxes	$0	$501	$501
Benefits Subtotal	**$4,763**	**$501**	**$5,264**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$4,763**	**$501**	**$5,264**

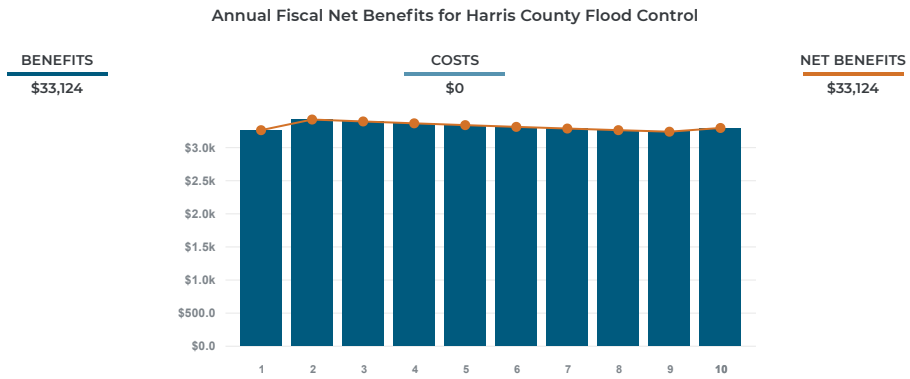
Annual Fiscal Net Benefits for Harris County Department of Education



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	$17,202	$0	$17,202
FF&E Property Taxes	$4,399	$0	$4,399
Inventory Property Taxes	$8,369	$0	$8,369
New Residential Property Taxes	$0	$3,154	$3,154
Benefits Subtotal	**$29,970**	**$3,154**	**$33,124**
COSTS	PROJECT	HOUSEHOLDS	TOTAL
None Estimated	$0	$0	$0
Costs Subtotal	**$0**	**$0**	**$0**
Net Benefits	**$29,970**	**$3,154**	**$33,124**



Methodology

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:

325212 SYNTHETIC RUBBER MANUFACTURING		CITY OF TOMBALL
Employment Multiplier	(Type II Direct Effect)	2.6698
Earnings Multiplier	(Type II Direct Effect)	2.1571

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

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 the Development Corporation Act, now Chapter 501 et seq of the Texas Local Government Code, located in Harris County, Texas (the "TEDC"), and **Dicar, Inc.** (the "Company"), 1302 S. Cherry Street, Tomball, Texas 77375.

W I T N E S S E T H :

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 owns a 5-acre tract of land within the City, located at 0 Hufsmith-Kohrville Road, Tomball, Texas 77375 (the "Property"), and more particularly described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the Company plans to expend over Seven Million Five Hundred Thousand Dollars ($7,500,000) to construct a 49,223 square foot office/warehouse facility and make other capital improvements (the "Improvements") more particularly described in Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the Company proposes to relocate and maintain the current forty-seven (47) employees and create forty (40) new employment positions at the Property in conjunction with the expansion of its business operations at the Property; and

DRAFT

WHEREAS, the TEDC agrees to provide to the Company the sum of Seventy-One Thousand One Hundred Eighty-One Dollars ($71,181.00) to assist in the construction of the Improvements, the retention of forty-seven (47) full-time jobs, and the addition of the forty (40) new full-time jobs 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

WHEREAS, this expenditure is found by the Board of Directors of the TEDC to be required or suitable for the promotion and development of new or expanded business enterprises at the Property; 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 the Improvements and operate and maintain the proposed business on the property for a term of at least five (5) years, and will for such term, except as provided by paragraph 4 hereof, maintain forty-seven (47) employees and create forty (40) new jobs on the Property.

2.

The Company also covenants and agrees that construction of the Improvements, the addition of the forty (40) new employees, and obtaining all necessary occupancy permits from the City shall occur within twenty-four (24) 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 the sum of Seventy-One Thousand, One Hundred Eighty-One Dollars ($71,181.00) to fund a portion of the cost of the Improvements, the retention of forty-seven (47) full-time jobs, and the addition of the forty (40) new employees to the Company's business operations 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 retained and 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) certification that the 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 Improvements have been paid and any and all liens and claims regarding such work have been released. In the event the number of jobs originally projected is not met, the amount of the funding provided to the

Company by the TEDC will be reduced on a pro rata basis to reflect the actual number of jobs at the time of the request for disbursement of funds.

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 120 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 120 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 accompanied by copies of all applicable invoices.

It is understood and agreed by the parties that, in the event of a default by the TEDC on any of its obligations under this Agreement, the Company's sole and exclusive remedy shall be limited to either a) the termination of this Agreement or b) a suit for specific performance.

6.

Personal Liability of Public Officials: To the extent permitted by law, no director, officer, employee or agent of the TEDC, and no officer, employee or agent of the City of Tomball, shall be personally responsible for any liability arising under or growing out of this Agreement.

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, 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.

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: Dicar, Inc.
1302 S. Cherry Street,
Tomball, Texas 77375
Attn: Steven A. San Filippo, Chairman & COO

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").

DICAR, INC.

By: _____

Name: Steven A. San Filippo

Title: Chairman & Chief Operating Officer

ATTEST:

By: _____

Name: _____

Title: _____

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: _____

Title: President, Board of Directors

ATTEST:

By: _____

Name: _____

Title: Vice President, Board of Directors

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2021, by Steven A. San Filippo, Chairman & COO, of Dicar, Inc. 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)

Exhibit "A"

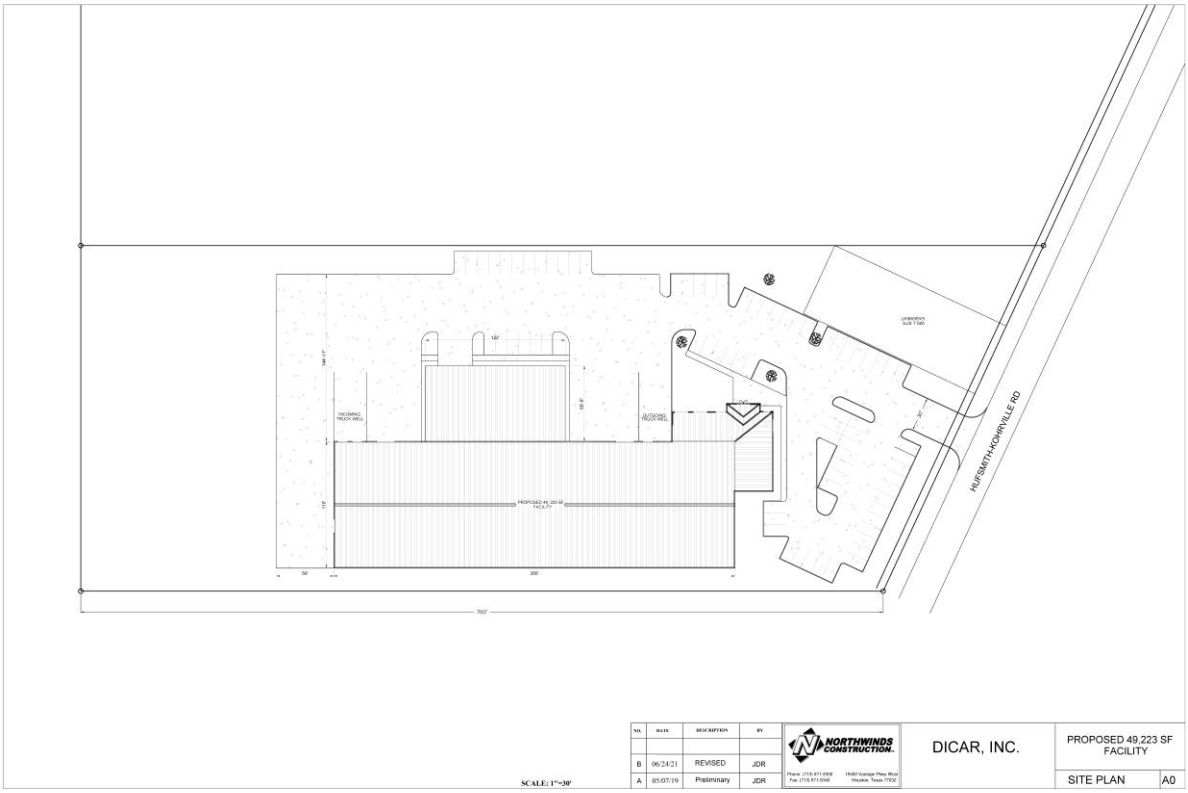
Legal Description of Property

5-acre tract out of One (1), in Block One (1), of TOMBALL SOUTH COMMERCIAL NO. 2, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Film Code Number 659297 of the Map Records of Harris County, Texas;

Exhibit "A"

Description of Improvements

Construction of a 49,223 sq. ft. corporate headquarters and manufacturing facility.



Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

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.

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 first 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 Date Executive Director-TEDC Date

TOMBALL
ECONOMIC DEVELOPMENT CORP.

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

TOMBALL
ECONOMIC DEVELOPMENT CORPORATION

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

FINANCIAL NEED DEMONSTRATION: Acceptance into the Rental Incentive Program requires an acceptable explanation of financial need. Use the lines below to explain why and how the rent subsidy is an important factor in opening your business.

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.

Explain how your business will benefit and enhance the area in which you are locating and how your business will complement other businesses within the area:

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.

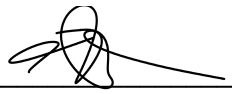
4. The business is currently in good standing with the City, and has no pending municipal code violations.

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. Land-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 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

TOMBALL ECONOMIC DEVELOPMENT CORP.

IMPACT REPORT

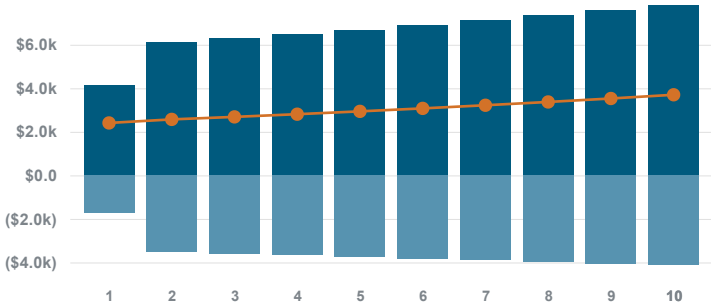
BEEFY MARKETING

Scenario 1 with Client Data

Recruitment

City of Tomball

BENEFITS	COSTS	NET BENEFITS
$66,381	($36,121)	$30,260



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

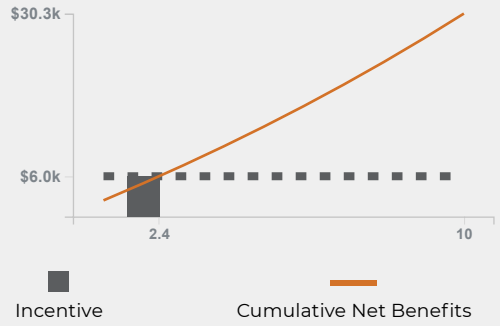
NET BENEFITS	$30,260
Present Value	$22,933

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	$1,500
Total Incentive	Per Job
50.4%	**2.4 Yrs**
Rate of Return	Payback Period



NET BENEFITS OVER 10 YEARS

CITY	$30,260
COUNTY	($1,199)
SCHOOL DISTRICT	$1,369
OTHER	$2,782

Beefy Marketing - Impact Report

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.

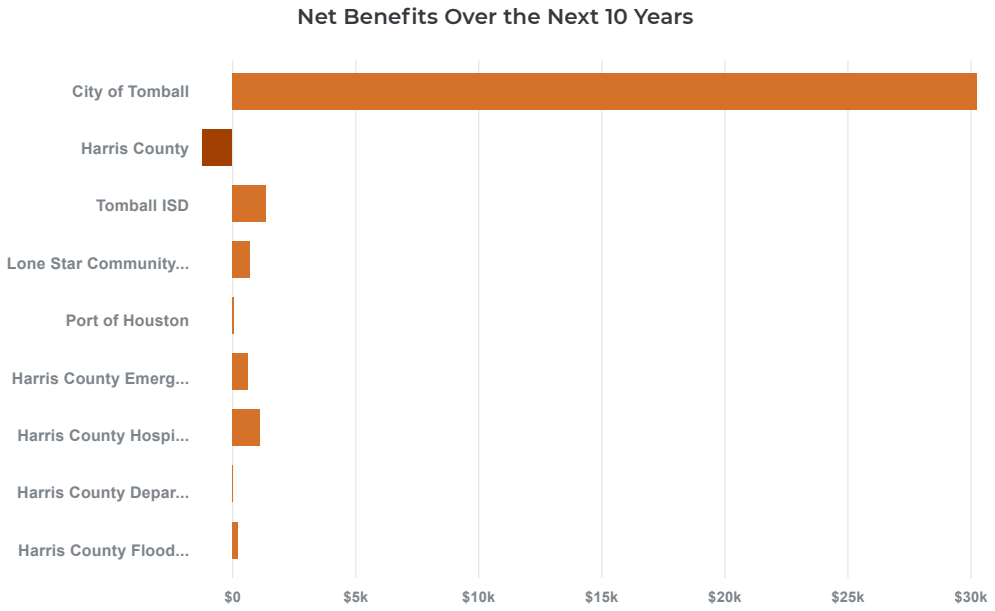
SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN CITY OF TOMBALL							
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	INVENTORIES	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	$3,095	$0	$0	$12,000	$0	*$12,000*	**$15,095**
2	$6,315	$0	$0	$13,800	$0	*$13,800*	**$20,115**
3	$6,441	$0	$0	$12,300	$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

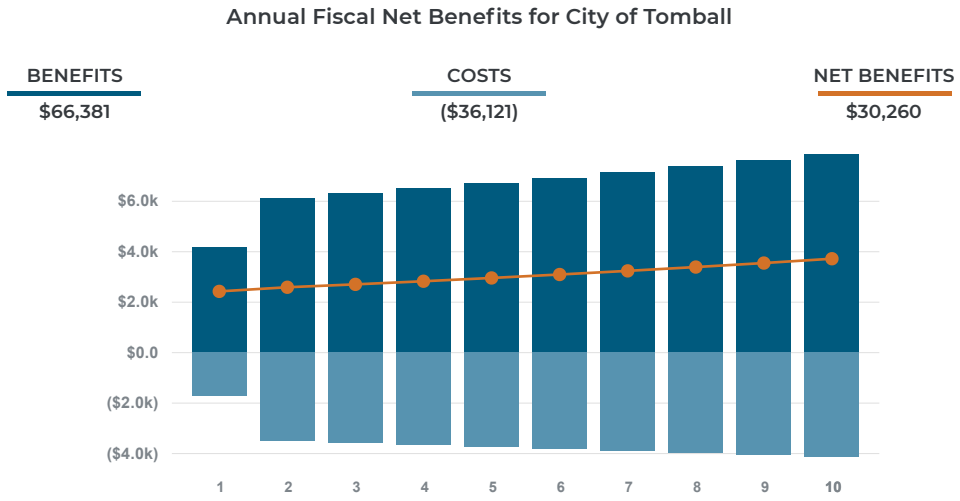
A summary of the total Public Support modeled in this analysis is shown below.

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**

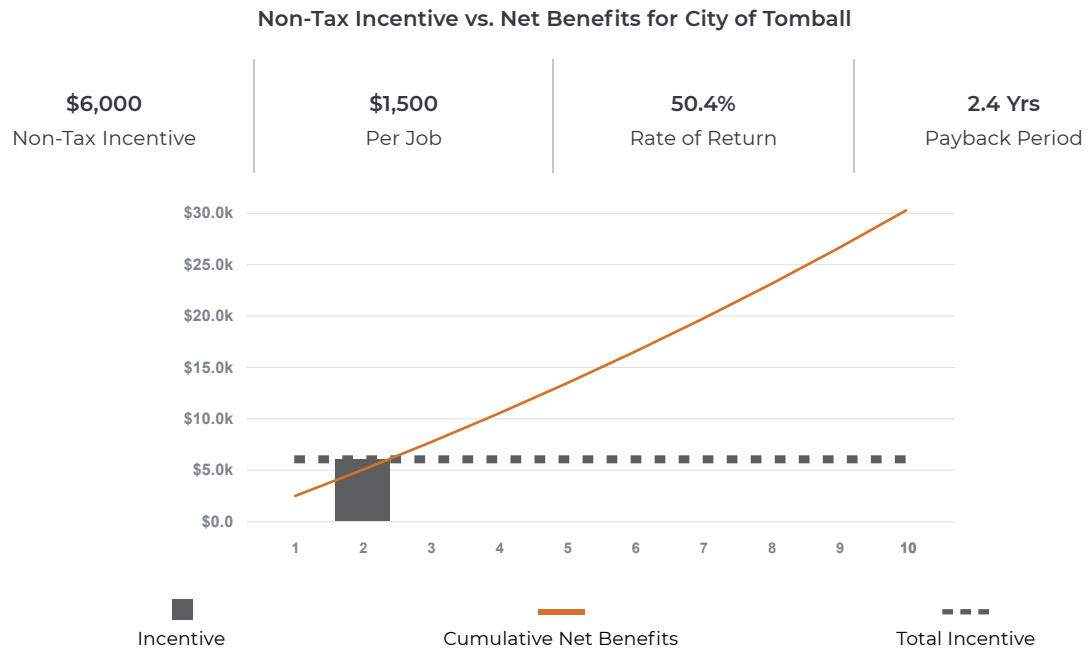


Non-Tax Incentives

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**

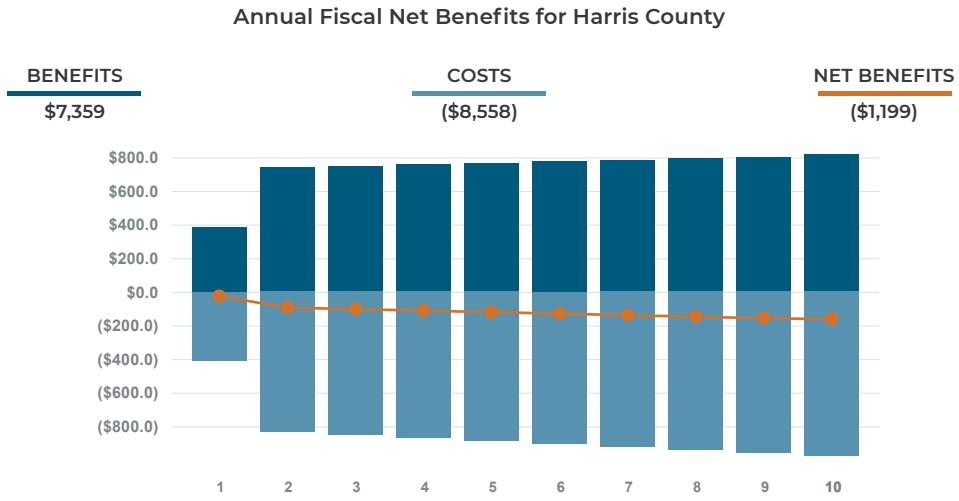
The graph below depicts the non-tax incentives modeled in this analysis versus the cumulative net benefits to City of Tomball. The intersection indicates the length of time until the incentives are paid back.



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.

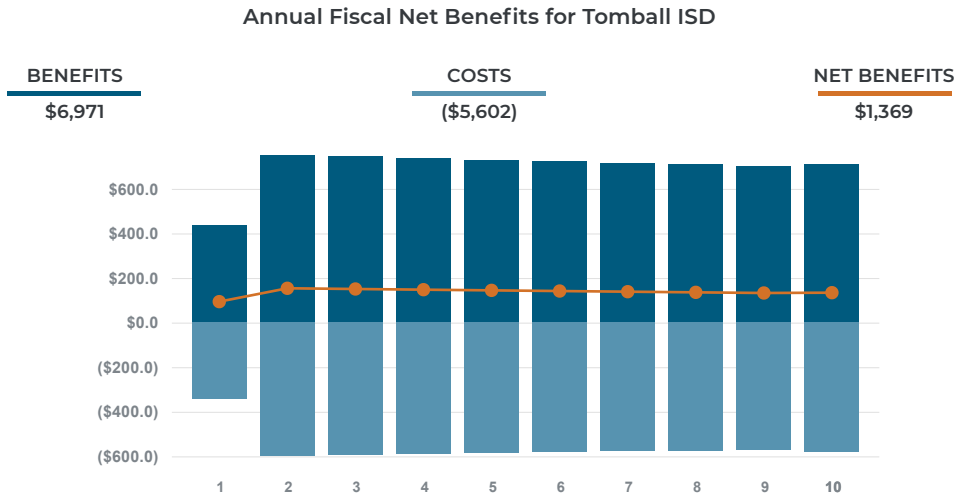
NET BENEFITS OVER 10 YEARS: HARRIS COUNTY			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$0	$0	$0
FF&E Property Taxes	$326	$0	$326
Inventory Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$2,279	$2,279
Hotel Occupancy Taxes	$0	$0	$0
Miscellaneous Taxes and User Fees	$1,881	$2,873	$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)**



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.

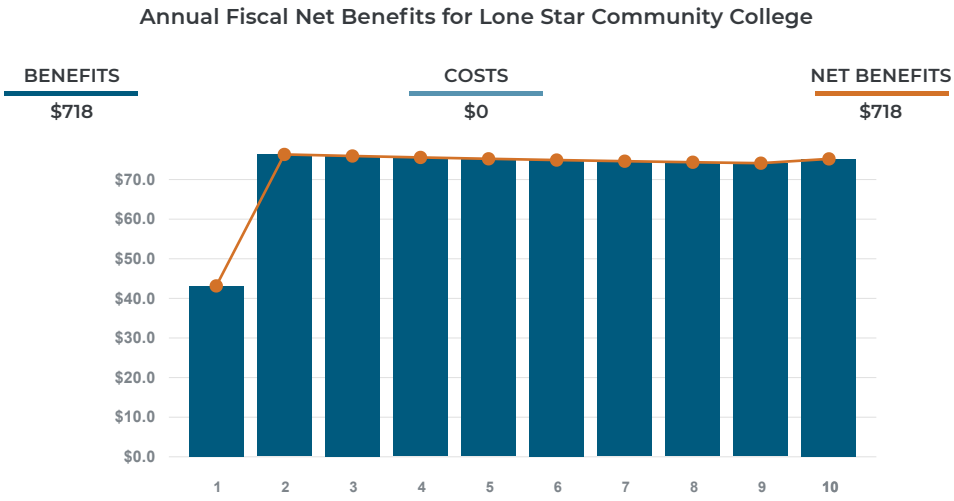
NET BENEFITS OVER 10 YEARS: TOMBALL ISD			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$0	$0	$0
FF&E Property Taxes	$1,076	$0	$1,076
Inventory Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$2,651	$2,651
Addtl. State & Federal School Funding	$0	$3,244	$3,244
Benefits Subtotal	**$1,076**	**$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**



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.

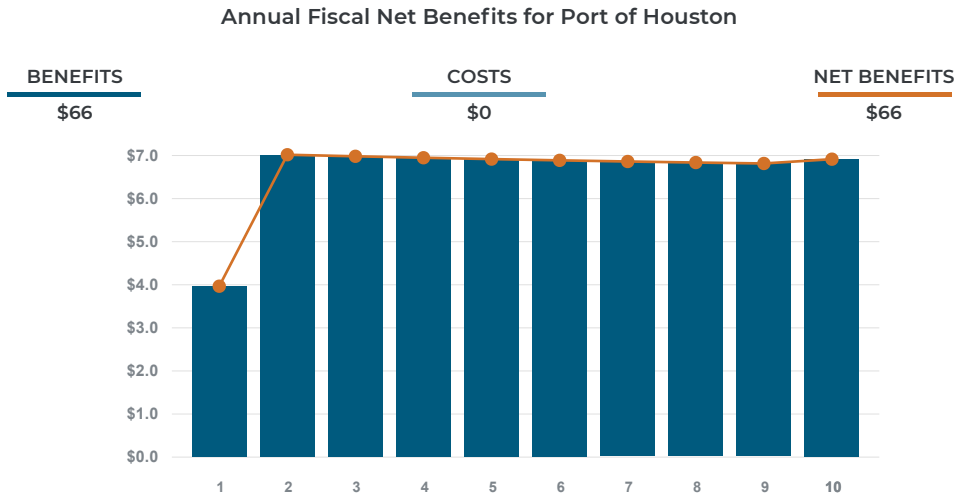
NET BENEFITS OVER 10 YEARS: LONE STAR COMMUNITY COLLEGE			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Real Property Taxes	$0	$0	$0
FF&E Property Taxes	$90	$0	$90
Inventory Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$628	$628
Benefits Subtotal	**$90**	**$628**	**$718**
COSTS	PROJECT	HOUSEHOLDS	TOTAL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



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**

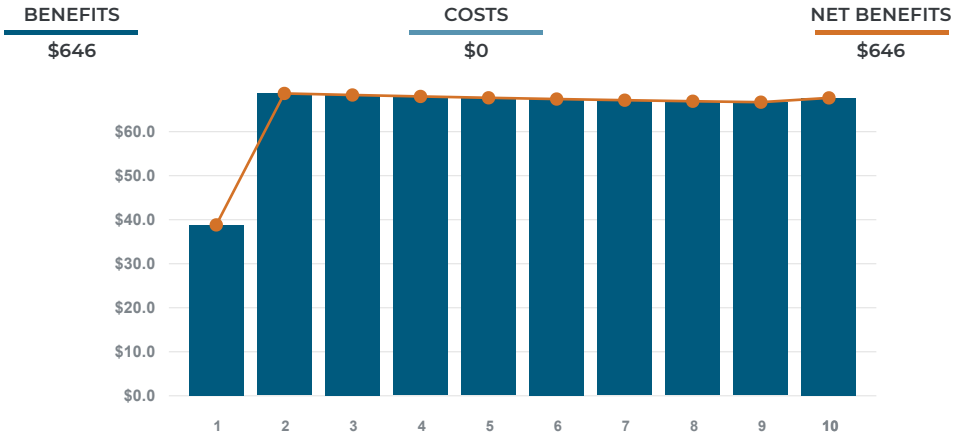


Harris County Emergency Services District 8 Fiscal Impact

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

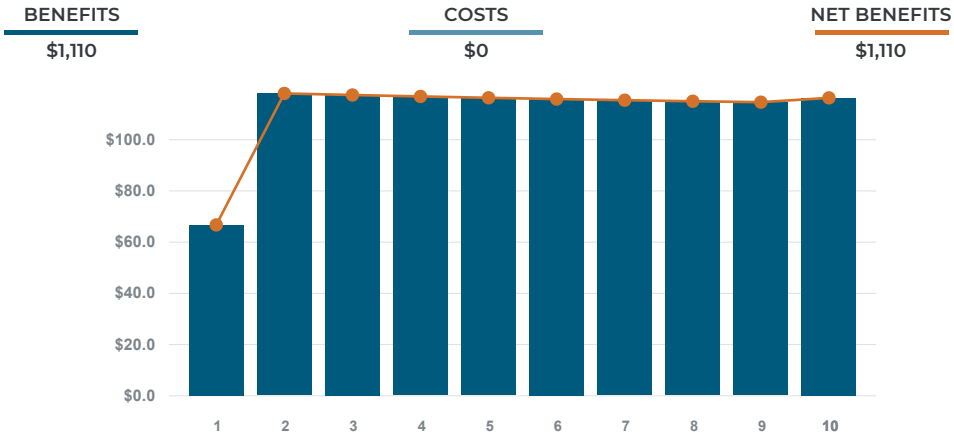


Harris County Hospital District Fiscal Impact

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

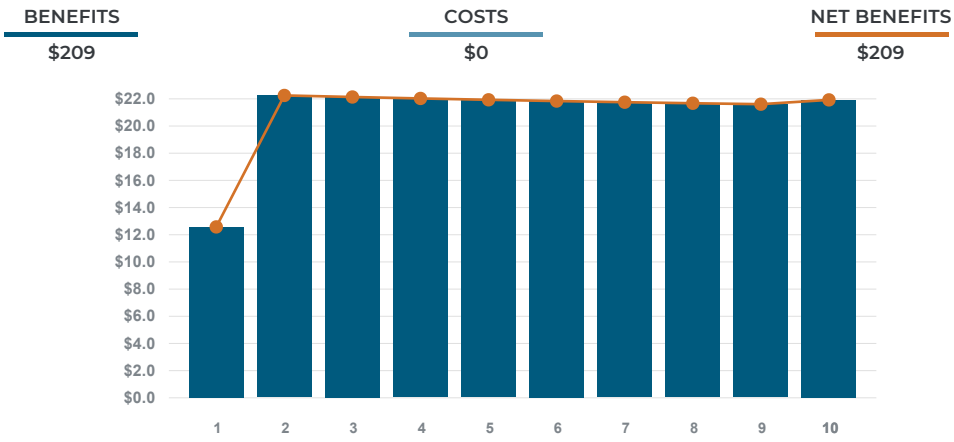


Harris County Flood Control Fiscal Impact

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.

W I T N E S S E T H :

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

DRAFT

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.

DRAFT

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

DRAFT

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

DRAFT

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

DRAFT

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

DRAFT

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)

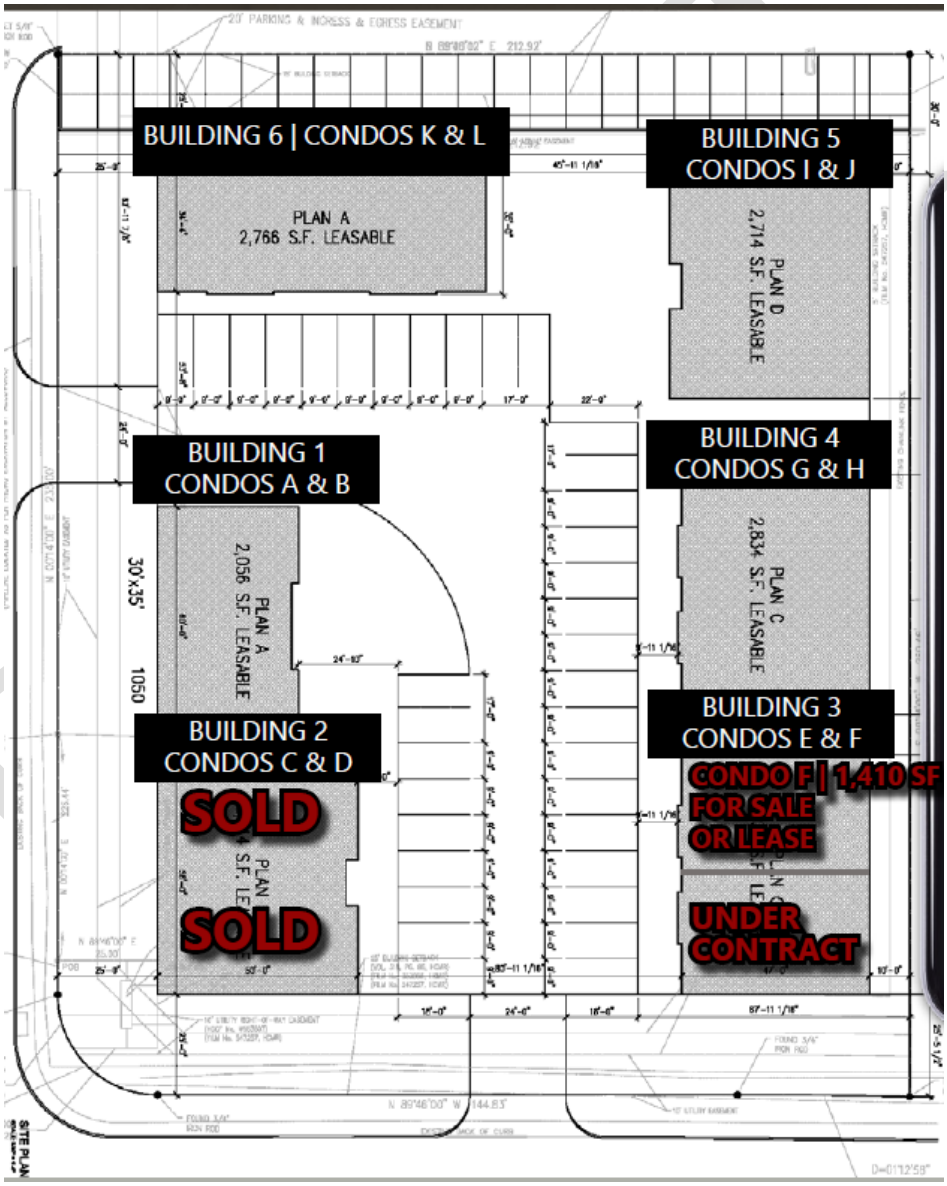
DRAFT

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: August 16, 2021

Topic:

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.

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 first 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 Date Executive Director-TEDC Date

TOMBALL
ECONOMIC DEVELOPMENT CORP.

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

TOMBALL
ECONOMIC DEVELOPMENT CORP.

FACT SHEET

JONAH'S MOVERS

RECRUITMENT
Project Type

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

EMPLOYMENT

46
New Jobs
Phased in Over 3 Years

CAPITAL INVESTMENT

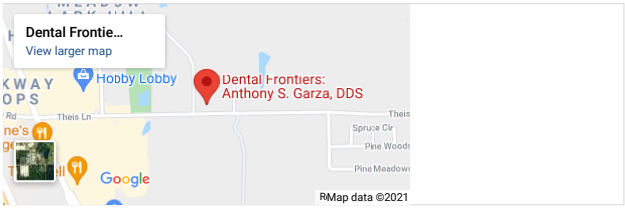
$1.7M
$1.6M Buildings & Improvements
$50,000 Furniture, Fixtures, & Equipment

PAYROLL

$45,000
Avg Annual Salary

$2.2M*
Annual Payroll

*At Full Ops in Year 3



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

Jonah's Movers - Impact Report

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.

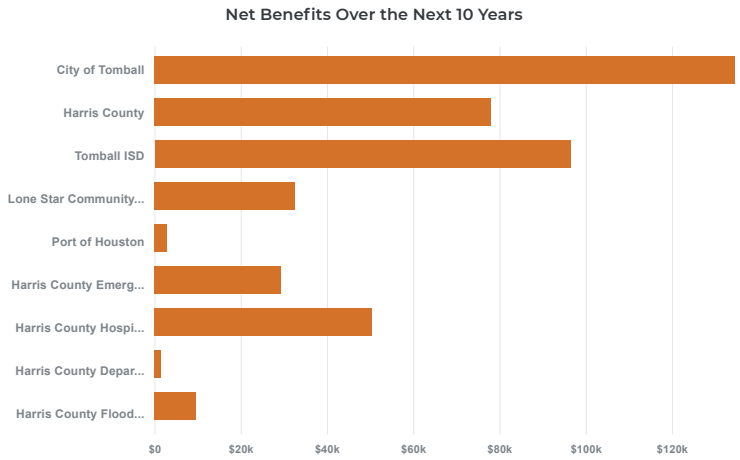
SUMMARY OF TAXABLE PROPERTY OVER THE FIRST 10 YEARS IN CITY OF TOMBALL							
YR.	NEW RESIDENTIAL PROPERTY	LAND	BUILDINGS...	FF&E	INVENTORIES	NON-RESIDENTIAL PROPERTY	TOTAL PROPERTY
1	$37,154	$600,000	$1,600,000	$50,000	$0	*$2,250,000*	**$2,287,154**
2	$52,473	$612,000	$1,632,000	$45,000	$0	*$2,289,000*	**$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

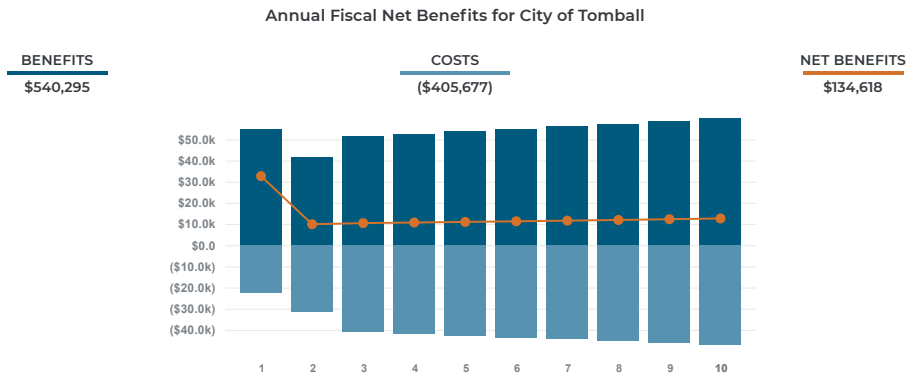
A summary of the total Public Support modeled in this analysis is shown below.

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**

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.

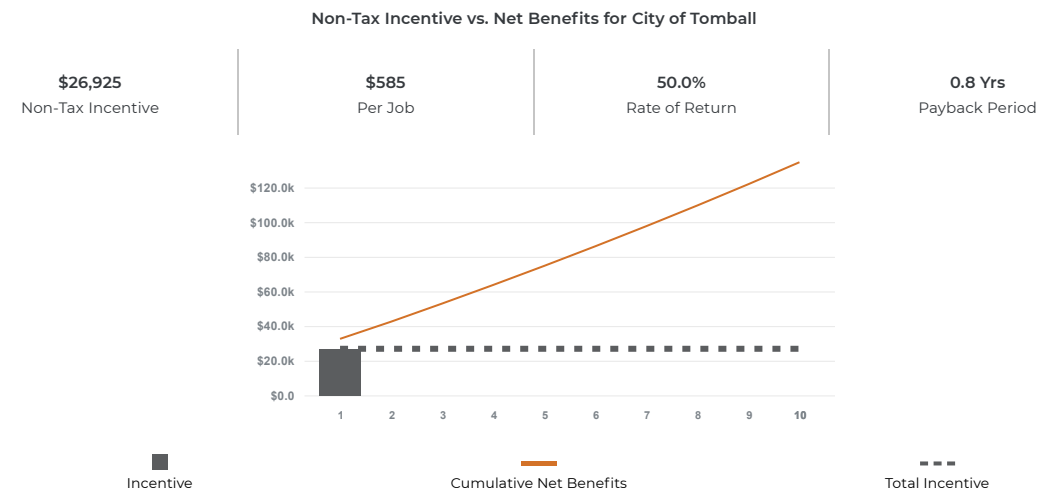
NET BENEFITS OVER 10 YEARS: CITY OF TOMBALL			
BENEFITS	PROJECT	HOUSEHOLDS	TOTAL
Sales Taxes	$23,544	$9,282	$32,826
Real Property Taxes	$81,389	$0	$81,389
FF&E Property Taxes	$946	$0	$946
Inventory Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$2,286	$2,286
Hotel Occupancy Taxes	$0	$0	$0
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.

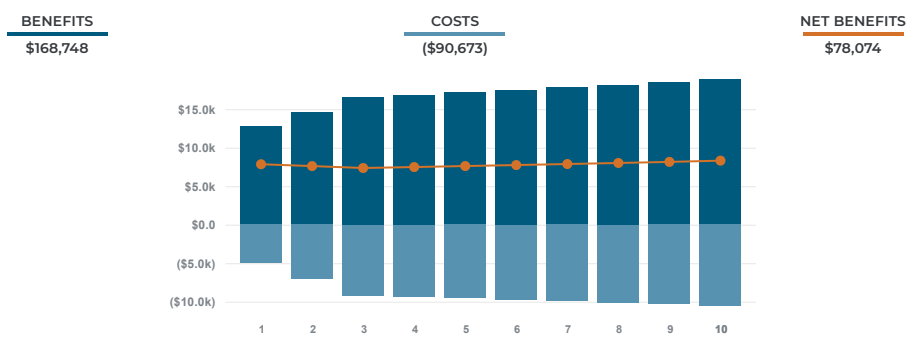


Harris County Fiscal Impact

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**

Annual Fiscal Net Benefits for Harris County

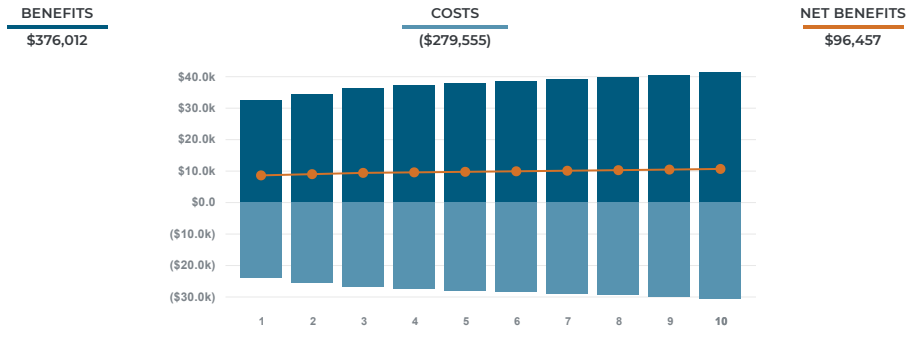


Tomball ISD Fiscal Impact

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	$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**

Annual Fiscal Net Benefits for Tomball ISD

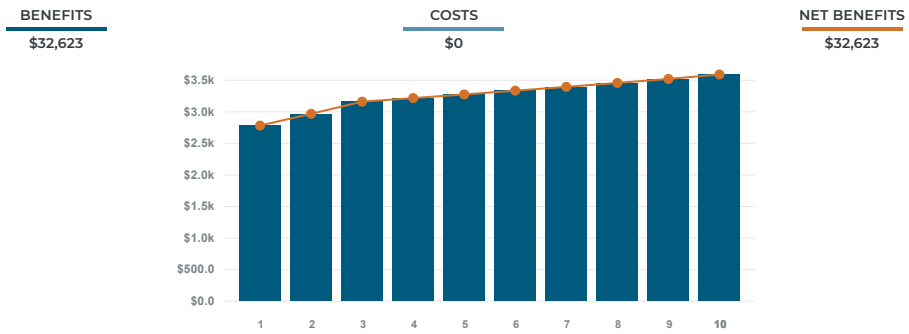


Lone Star Community College Fiscal Impact

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	$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

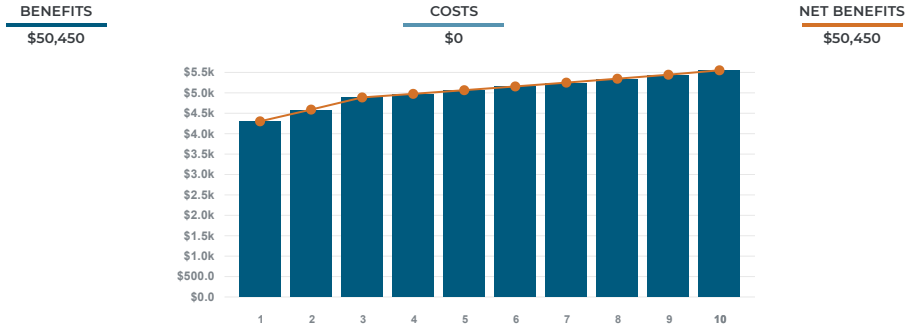


Harris County Hospital District Fiscal Impact

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

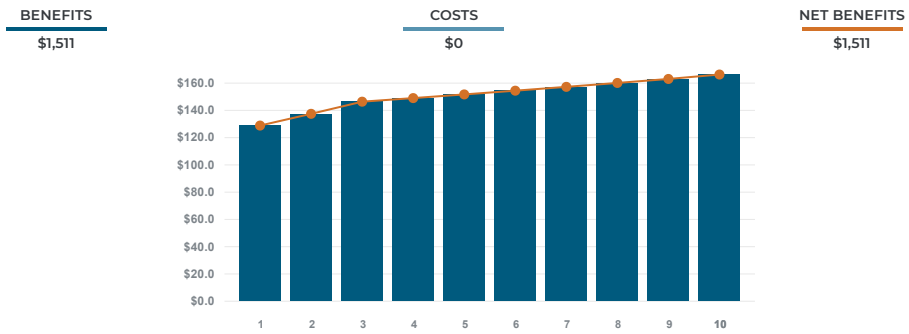


Harris County Department of Education Fiscal Impact

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

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.

W I T N E S S E T H :

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

DRAFT

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.

DRAFT

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.

DRAFT

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 (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, 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 (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

DRAFT

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

DRAFT

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

DRAFT

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 §

DRAFT

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)

DRAFT

Exhibit A

Legal Description of Property

TRACT 1-2.120 ACRES, TRACT 2- 1.167 ACRES

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

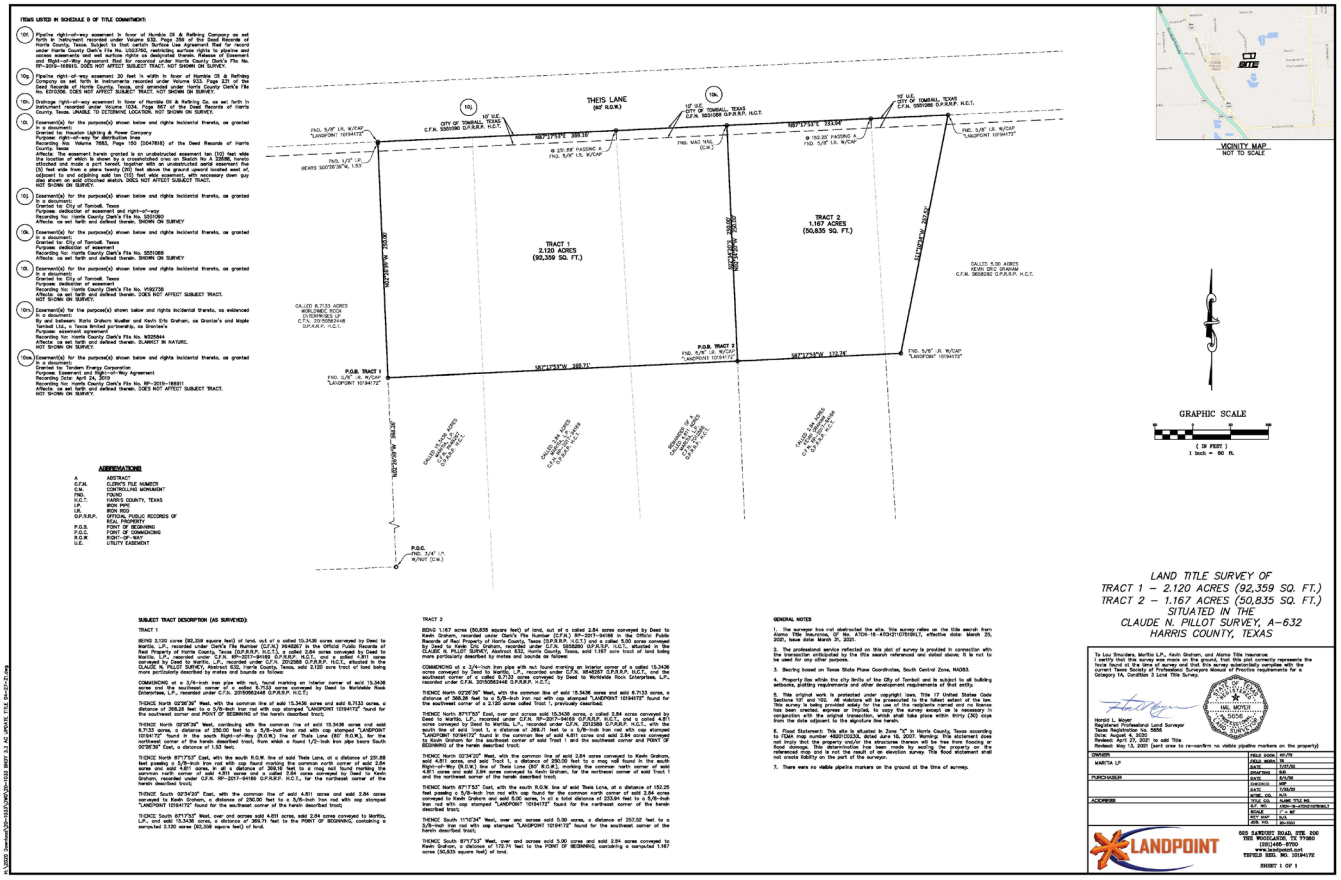
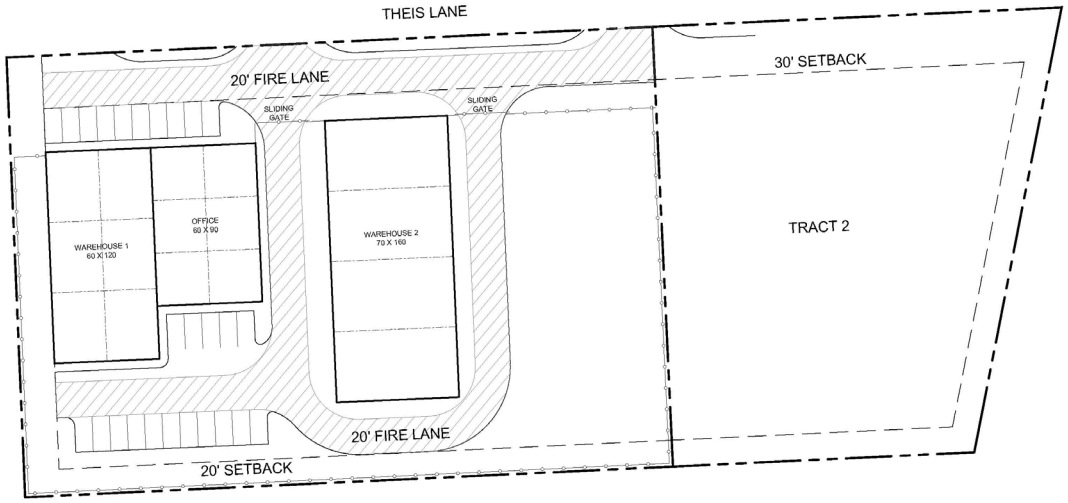


Exhibit B

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 REID -TX: ARCH. REG. NO. 6559

Proposed Site Plan
SCALE: N.T.S.

REID Architects
marshall@mlreid.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: 8/16/2021

Topic:

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)

Background:

Approval of this Resolution will approve the 2020-21 annual update to the Service and Assessment Plan (SAP) for the Raburn Reserve Public Improvement District (PID 10). Under Section 372.013(b) of the Texas Local Government Code, the City Council is required to annually review and potentially update the SAP. Under the 2020-21 SAP update, which also updates the assessment roll for 2021, the applicable assessment rates of PID 10 are not changing.

The original SAP was adopted by City Council on September 21, 2020 and includes a 30-year payment term, and the annual installment to be collected from parcels within PID 10 as shown on the assessment roll of the 2021 SAP update is $331,606.24, due on January 31, 2022.

Allison Synder with P3Works is presenting the 2021 SAP for PID 10 in compliance with Section 372.013(b).

Origination: Finance Department

Recommendation:

Staff recommends approving Resolution 2021-26, 2021 Annual Service and Assessment Plan Update for Raburn Reserve Public Improvement District (PID 10)

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

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)

* * * * * * * * *

WHEREAS, the City of Tomball (the "City") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (Chapter 372) to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the Raburn Reserve Public Improvement District (the "PID); and

WHEREAS, on October 7, 2019 the City passed and adopted Resolution No. 2019-41 establishing the Raburn Reserve Public Improvement District in accordance with Chapter 372; and

WHEREAS, on November 4, 2020 the City passed and adopted Resolution No. 2019-45 which amends and restates Resolution No. 2019-41 by incorporating the increased area of the PID as a result of right-of-way abandonment; and

WHEREAS, on September 21, 2020, the City passed and adopted Ordinance No. 2020-06 approving a Service and Assessment Plan (the "SAP") for the PID; and

WHEREAS, the City Council wishes to approve the 2020-21 updates to the SAP for the PID; **NOW, THEREFORE**

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

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The 2020-21 SAP, attached to this Resolution as Exhibt A, is hereby approved and adopted on behalf of the PID.

Section 3. All resolutions and agreement and parts of resolutions and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. It is hereby found and determined that the meeting at which this resolution was passed was to open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law.

PASSED, APPROVED, AND RESOLVED this __ day of August 2021.

Gretchen Fagan
Mayor

ATTEST:

Doris Speer
City Secretary

RABURN RESERVE
PUBLIC IMPROVEMENT DISTRICT
2021 ANNUAL SERVICE PLAN UPDATE

AUGUST 16, 2021

INTRODUCTION

Capitalized terms used in this 2021 Service Plan Update shall have the meanings given to them in the 2020 Service and Assessment Plan (the "2020 SAP") or unless the context in which a term is used clearly requires a different meaning.

On October 7, 2019, the City passed and approved Resolution No. 2019-41 authorizing the creation of the District in accordance with the PID Act, as amended, which authorization was effective upon publication as required by the PID Act.

On November 4, 2019, the City passed and approved Resolution No. 2019-45 which amends and restates Resolution No. 2019-41 by incorporating the increased area of the District as a result of right-of-way abandonments. The revised boundary of the District encompasses approximately 105 acres.

On September 21, 2020, the City adopted Ordinance No. 2020-26 approving a Service and Assessment Plan and Assessment Roll for the Raburn Reserve Public Improvement District. The Ordinance also levied assessments against benefitted properties within the District and established a lien on such properties.

Pursuant to Texas Local Government Code Chapter 372, a service and assessment plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2021. This Annual Service Plan Update also updates the Assessment Roll for 2021.

LISTED EVENTS

Improvement Area #1

Below is a list of all Listed Events, associated with the Improvement Area #1 Initial Bonds as defined in the Continuing Disclosure Agreement dated September 1, 2020:

There have been no Listed Events within the District.

PARCEL SUBDIVISION

Improvement Area #1

- The Raburn Reserve Section 1 Plat was filed and recorded within the Harris County Official Public Records on August 12, 2020. The Raburn Reserve Section 1 Plat consists of 133 residential Lots and 14 Non-Benefitted Lots.

LOT AND HOME SALES

Improvement Area #1

As of March 31, 2021, there are 133 platted lots designated for single family use. The Developer, HT Raburn Reserve, owns all 133 lots. The Raburn Reserve Section 1 Plat is attached as **Exhibit D**.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of $4,480,000.00.

ANNUAL INSTALLMENT DUE 1/31/2022

Improvement Area #1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is $266,156.24 of which, $141,631.24 is pledged to the Improvement Area #1 Series A Bonds and $124,525.00 is pledged to the Improvement Area #1 Reimbursement Obligation.
- ***Additional Interest*** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1 Series A Bond Assessments, due is $12,450.00.
- ***Administrative Expenses*** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is $53,000.00.

Due January 31, 2022		
Improvement Area #1		
Improvement Area #1 Series A Bonds		
Principal	$	45,000.00
Interest	$	96,631.24
Additional Interest	$	12,450.00
	$	154,081.24
Improvement Area #1 Reimbursement Obligation		
Principal	$	30,000.00
Interest	$	94,525.00
	$	124,525.00
Annual Collection Costs	$	53,000.00
Total Annual Installment	**$**	**331,606.24**

See **Exhibit C-1** for the debt service schedule for the Improvement Area #1 Series A Bonds as shown in the official statement and **Exhibit C-2** for the Annual Installment schedule for the Improvement Area #1 Reimbursement Obligation.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

No parcels in Improvement Area #1 have made full prepayments.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No parcels in Improvement Area #1 have made partial prepayments.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The budget for the Authorized Improvements has been revised to $2,300,000 as shown on the table below.

STATUS OF HOA AMENITIES					
Type of HOA Amenity	Expected Construction Budget	Total Costs Spent to Date	Expected or Actual Construction Start Date	Status of Construction	Expected or Actual Construction Completion Date
Entry Hardscape / Landscape / Sidewalks	$685,000	$53,383	Q2 2021	Design	Q3 2021
Pool / Furniture / Shade Structures	$445,000	$34,681	Q2 2021	Design	Q3 2021
Playground	$125,000	$9,742	Q2 2021	Design	Q3 2021
Restroom Facility / Pump Room	$280,000	$21,821	Q2 2021	Design	Q3 2021
Flatwork / Landscaping / Fences & Gates	$175,000	$13,638	Q2 2021	Design	Q3 2021
Phase 2 Entry Monument / Landscape / Sidewalks	$340,000	-	Q2 2021	N/A	Q2 2023
Phase 3 Entry Monument / Landscape / Sidewalks	$250,000	-	Q2 2021	N/A	Q3 2024
Total	$2,300,000	-			

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Improvement Area #1						
Annual Installments Due		**1/31/2022**	**1/31/2023**	**1/31/2024**	**1/31/2025**	**1/31/2026**
Improvement Area #1 Series A Bonds						
Principal		$ 45,000.00	$ 45,000.00	$ 50,000.00	$ 50,000.00	$ 55,000.00
Interest		$ 96,631.24	$ 95,112.48	$ 93,593.72	$ 91,906.22	$ 90,218.72
	(1)	$ 141,631.24	$ 140,112.48	$ 143,593.72	$ 141,906.22	$ 145,218.72
Improvement Area #1 Reimbursement Obligation						
Principal		$ 30,000.00	$ 35,000.00	$ 35,000.00	$ 35,000.00	$ 35,000.00
Interest		$ 94,525.00	$ 93,100.00	$ 91,437.50	$ 89,775.00	$ 88,112.50
	(2)	$ 124,525.00	$ 128,100.00	$ 126,437.50	$ 124,775.00	$ 123,112.50
Annual Collection Costs	(3)	$ 53,000.00	$ 53,000.00	$ 53,000.00	$ 53,000.00	$ 53,000.00
Additional Interest	(4)	$ 12,450.00	$ 12,225.00	$ 12,000.00	$ 11,750.00	$ 11,500.00
Total Annual Installment	**(5)=(1)+(2)+(3)+(4)**	**$ 331,606.24**	**$ 333,437.48**	**$ 335,031.22**	**$ 331,431.22**	**$ 332,831.22**

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

			Improvement Area #1	
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Annual Installment due 1/31/22
141-629-001-0001	Block 1, Lot 1	1	$ 33,684.21	$ 2,493.28
141-629-001-0002	Block 1, Lot 2	1	$ 33,684.21	$ 2,493.28
141-629-001-0003	Block 1, Lot 3	1	$ 33,684.21	$ 2,493.28
141-629-001-0004	Block 1, Lot 4	1	$ 33,684.21	$ 2,493.28
141-629-001-0005	Block 1, Lot 5	1	$ 33,684.21	$ 2,493.28
141-629-001-0006	Block 1, Lot 6	1	$ 33,684.21	$ 2,493.28
141-629-001-0007	Block 1, Lot 7	1	$ 33,684.21	$ 2,493.28
141-629-001-0008	Block 1, Lot 8	1	$ 33,684.21	$ 2,493.28
141-629-001-0009	Block 1, Lot 9	1	$ 33,684.21	$ 2,493.28
141-629-001-0010	Block 1, Lot 10	1	$ 33,684.21	$ 2,493.28
141-629-001-0011	Block 1, Lot 11	1	$ 33,684.21	$ 2,493.28
141-629-001-0012	Block 1, Lot 12	1	$ 33,684.21	$ 2,493.28
141-629-001-0013	Block 1, Lot 13	1	$ 33,684.21	$ 2,493.28
141-629-001-0014	Block 1, Lot 14	1	$ 33,684.21	$ 2,493.28
141-629-001-0015	Block 1, Lot 15	1	$ 33,684.21	$ 2,493.28
141-629-001-0016	Block 1, Lot 16	1	$ 33,684.21	$ 2,493.28
141-629-001-0017	Block 1, Lot 17	1	$ 33,684.21	$ 2,493.28
141-629-001-0018	Block 1, Lot 18	1	$ 33,684.21	$ 2,493.28
141-629-001-0019	Block 1, Lot 19	1	$ 33,684.21	$ 2,493.28
141-629-001-0020	Block 1, Lot 20	1	$ 33,684.21	$ 2,493.28
141-629-001-0021	Block 1, Lot 21	1	$ 33,684.21	$ 2,493.28
141-629-001-0022	Block 1, Lot 22	1	$ 33,684.21	$ 2,493.28
141-629-001-0023	Block 1, Lot 23	1	$ 33,684.21	$ 2,493.28
141-629-001-0024	Block 1, Lot 24	1	$ 33,684.21	$ 2,493.28
141-629-001-0025	Block 1, Lot 25	1	$ 33,684.21	$ 2,493.28
141-629-001-0026	Block 1, Lot 26	1	$ 33,684.21	$ 2,493.28
141-629-001-0027	Block 1, Lot 27	1	$ 33,684.21	$ 2,493.28
141-629-001-0028	Block 1, Lot 28	1	$ 33,684.21	$ 2,493.28
141-629-001-0029	Block 1, Lot 29	1	$ 33,684.21	$ 2,493.28
141-629-001-0030	Block 1, Lot 30	1	$ 33,684.21	$ 2,493.28
141-629-001-0031	Block 1, Lot 31	1	$ 33,684.21	$ 2,493.28
141-629-001-0032	Block 1, Lot 32	1	$ 33,684.21	$ 2,493.28
141-629-001-0033	Block 1, Lot 33	1	$ 33,684.21	$ 2,493.28
141-629-001-0034	Block 1, Lot 34	1	$ 33,684.21	$ 2,493.28
141-629-001-0035	Block 1, Lot 35	1	$ 33,684.21	$ 2,493.28
141-629-001-0036	Block 1, Lot 36	1	$ 33,684.21	$ 2,493.28
141-629-001-0037	Block 1, Lot 37	1	$ 33,684.21	$ 2,493.28
141-629-001-0038	Block 1, Lot 38	1	$ 33,684.21	$ 2,493.28
141-629-001-0039	Block 1, Lot 39	1	$ 33,684.21	$ 2,493.28
141-629-001-0040	Block 1, Lot 40	1	$ 33,684.21	$ 2,493.28

			Improvement Area #1	
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Annual Installment due 1/31/22
141-629-001-0041	Block 1, Lot 41	1	$ 33,684.21	$ 2,493.28
141-629-001-0042	Block 1, Lot 42	1	$ 33,684.21	$ 2,493.28
141-629-001-0043	Block 1, Lot 43	1	$ 33,684.21	$ 2,493.28
141-629-001-0044	Block 1, Lot 44	1	$ 33,684.21	$ 2,493.28
141-629-001-0045	Block 1, Lot 45	1	$ 33,684.21	$ 2,493.28
141-629-001-0046	Block 1, Lot 46	1	$ 33,684.21	$ 2,493.28
141-629-001-0047	Block 1, Lot 47	1	$ 33,684.21	$ 2,493.28
141-629-001-0048	Block 1, Lot 48	1	$ 33,684.21	$ 2,493.28
141-629-001-0049	Block 1, Lot 49	1	$ 33,684.21	$ 2,493.28
141-629-001-0050	Block 1, Lot 50	1	$ 33,684.21	$ 2,493.28
141-629-001-0051	Block 1, Lot 51	1	$ 33,684.21	$ 2,493.28
141-629-001-0052	Block 1, Lot 52	1	$ 33,684.21	$ 2,493.28
141-629-001-0053	Block 1, Lot 53	1	$ 33,684.21	$ 2,493.28
141-629-001-0054	Block 1, Lot 54	1	$ 33,684.21	$ 2,493.28
141-629-001-0055	Block 1, Lot 55	1	$ 33,684.21	$ 2,493.28
141-629-001-0056	Block 1, Lot 56	1	$ 33,684.21	$ 2,493.28
141-629-001-0057	Block 1, Restricted Reserve E	Non-Benefitted	$ -	$ -
141-629-001-0058	Block 1, Restricted Reserve J	Non-Benefitted	$ -	$ -
141-629-002-0001	Block 2, Lot 1	1	$ 33,684.21	$ 2,493.28
141-629-002-0002	Block 2, Lot 2	1	$ 33,684.21	$ 2,493.28
141-629-002-0003	Block 2, Lot 3	1	$ 33,684.21	$ 2,493.28
141-629-002-0004	Block 2, Lot 4	1	$ 33,684.21	$ 2,493.28
141-629-002-0005	Block 2, Lot 5	1	$ 33,684.21	$ 2,493.28
141-629-002-0006	Block 2, Lot 6	1	$ 33,684.21	$ 2,493.28
141-629-002-0007	Block 2, Lot 7	1	$ 33,684.21	$ 2,493.28
141-629-002-0008	Block 2, Lot 8	1	$ 33,684.21	$ 2,493.28
141-629-002-0009	Block 2, Lot 9	1	$ 33,684.21	$ 2,493.28
141-629-002-0010	Block 2, Lot 10	1	$ 33,684.21	$ 2,493.28
141-629-002-0011	Block 2, Lot 11	1	$ 33,684.21	$ 2,493.28
141-629-002-0012	Block 2, Lot 12	1	$ 33,684.21	$ 2,493.28
141-629-002-0013	Block 2, Lot 13	1	$ 33,684.21	$ 2,493.28
141-629-002-0014	Block 2, Lot 14	1	$ 33,684.21	$ 2,493.28
141-629-002-0015	Block 2, Lot 15	1	$ 33,684.21	$ 2,493.28
141-629-002-0016	Block 2, Lot 16	1	$ 33,684.21	$ 2,493.28
141-629-002-0017	Block 2, Lot 17	1	$ 33,684.21	$ 2,493.28
141-629-002-0018	Block 2, Lot 18	1	$ 33,684.21	$ 2,493.28
141-629-002-0019	Block 2, Lot 19	1	$ 33,684.21	$ 2,493.28
141-629-002-0020	Block 2, Lot 20	1	$ 33,684.21	$ 2,493.28
141-629-002-0021	Block 2, Lot 21	1	$ 33,684.21	$ 2,493.28
141-629-002-0022	Block 2, Lot 22	1	$ 33,684.21	$ 2,493.28
141-629-002-0023	Block 2, Lot 23	1	$ 33,684.21	$ 2,493.28
141-629-002-0024	Block 2, Lot 24	1	$ 33,684.21	$ 2,493.28
141-629-002-0025	Block 2, Lot 25	1	$ 33,684.21	$ 2,493.28
141-629-002-0026	Block 2, Lot 26	1	$ 33,684.21	$ 2,493.28
141-629-002-0027	Block 2, Lot 27	1	$ 33,684.21	$ 2,493.28
141-629-002-0028	Block 2, Lot 28	1	$ 33,684.21	$ 2,493.28
141-629-002-0029	Block 2, Lot 29	1	$ 33,684.21	$ 2,493.28
141-629-002-0030	Block 2, Lot 30	1	$ 33,684.21	$ 2,493.28
141-629-002-0031	Block 2, Lot 31	1	$ 33,684.21	$ 2,493.28
141-629-002-0032	Block 2, Lot 32	1	$ 33,684.21	$ 2,493.28

			Improvement Area #1	
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Annual Installment due 1/31/22
141-629-002-0033	Block 2, Restricted Reserve F	Non-Benefitted	$ -	$ -
141-629-003-0001	Block 3, Lot 1	1	$ 33,684.21	$ 2,493.28
141-629-003-0002	Block 3, Lot 2	1	$ 33,684.21	$ 2,493.28
141-629-003-0003	Block 3, Lot 3	1	$ 33,684.21	$ 2,493.28
141-629-003-0004	Block 3, Lot 4	1	$ 33,684.21	$ 2,493.28
141-629-003-0005	Block 3, Lot 5	1	$ 33,684.21	$ 2,493.28
141-629-003-0006	Block 3, Lot 6	1	$ 33,684.21	$ 2,493.28
141-629-003-0007	Block 3, Lot 7	1	$ 33,684.21	$ 2,493.28
141-629-003-0008	Block 3, Lot 8	1	$ 33,684.21	$ 2,493.28
141-629-003-0009	Block 3, Lot 9	1	$ 33,684.21	$ 2,493.28
141-629-003-0010	Block 3, Lot 10	1	$ 33,684.21	$ 2,493.28
141-629-003-0011	Block 3, Lot 11	1	$ 33,684.21	$ 2,493.28
141-629-003-0012	Block 3, Restricted Reserve C	Non-Benefitted	$ -	$ -
141-629-004-0001	Block 4, Lot 1	1	$ 33,684.21	$ 2,493.28
141-629-004-0002	Block 4, Lot 2	1	$ 33,684.21	$ 2,493.28
141-629-004-0003	Block 4, Lot 3	1	$ 33,684.21	$ 2,493.28
141-629-004-0004	Block 4, Lot 4	1	$ 33,684.21	$ 2,493.28
141-629-004-0005	Block 4, Lot 5	1	$ 33,684.21	$ 2,493.28
141-629-004-0006	Block 4, Lot 6	1	$ 33,684.21	$ 2,493.28
141-629-004-0007	Block 4, Lot 7	1	$ 33,684.21	$ 2,493.28
141-629-004-0008	Block 4, Lot 8	1	$ 33,684.21	$ 2,493.28
141-629-004-0009	Block 4, Lot 9	1	$ 33,684.21	$ 2,493.28
141-629-004-0010	Block 4, Lot 10	1	$ 33,684.21	$ 2,493.28
141-629-004-0011	Block 4, Lot 11	1	$ 33,684.21	$ 2,493.28
141-629-004-0012	Block 4, Lot 12	1	$ 33,684.21	$ 2,493.28
141-629-004-0013	Block 4, Lot 13	1	$ 33,684.21	$ 2,493.28
141-629-004-0014	Block 4, Lot 14	1	$ 33,684.21	$ 2,493.28
141-629-004-0015	Block 4, Lot 15	1	$ 33,684.21	$ 2,493.28
141-629-004-0016	Block 4, Lot 16	1	$ 33,684.21	$ 2,493.28
141-629-004-0017	Block 4, Lot 17	1	$ 33,684.21	$ 2,493.28
141-629-004-0018	Block 4, Lot 18	1	$ 33,684.21	$ 2,493.28
141-629-004-0019	Block 4, Lot 19	1	$ 33,684.21	$ 2,493.28
141-629-004-0020	Block 4, Lot 20	1	$ 33,684.21	$ 2,493.28
141-629-004-0021	Block 4, Lot 21	1	$ 33,684.21	$ 2,493.28
141-629-004-0022	Block 4, Lot 22	1	$ 33,684.21	$ 2,493.28
141-629-004-0023	Block 4, Lot 23	1	$ 33,684.21	$ 2,493.28
141-629-004-0024	Block 4, Lot 24	1	$ 33,684.21	$ 2,493.28
141-629-004-0025	Block 4, Lot 25	1	$ 33,684.21	$ 2,493.28
141-629-004-0026	Block 4, Lot 26	1	$ 33,684.21	$ 2,493.28
141-629-004-0027	Block 4, Lot 27	1	$ 33,684.21	$ 2,493.28
141-629-004-0028	Block 4, Lot 28	1	$ 33,684.21	$ 2,493.28
141-629-004-0029	Block 4, Lot 29	1	$ 33,684.21	$ 2,493.28
141-629-004-0030	Block 4, Lot 30	1	$ 33,684.21	$ 2,493.28
141-629-004-0031	Block 4, Lot 31	1	$ 33,684.21	$ 2,493.28
141-629-004-0032	Block 4, Lot 32	1	$ 33,684.21	$ 2,493.28
141-629-004-0033	Block 4, Lot 33	1	$ 33,684.21	$ 2,493.28
141-629-004-0034	Block 4, Lot 34	1	$ 33,684.21	$ 2,493.28
141-629-004-0035	Block 4, Restricted Reserve A	Non-Benefitted	$ -	$ -
141-629-004-0036	Block 4, Restricted Reserve B	Non-Benefitted	$ -	$ -
141-629-004-0037	Block 4, Restricted Reserve D	Non-Benefitted	$ -	$ -

			Improvement Area #1	
Property ID	Lot and Block	Lot Type	Outstanding Assessment	Annual Installment due 1/31/22
141-629-004-0038	Block 4, Restricted Reserve L	Non-Benefitted	$ -	$ -
141-629-005-0001	Block 5, Restricted Reserve G	Non-Benefitted	$ -	$ -
141-629-006-0001	Block 6, Restricted Reserve H	Non-Benefitted	$ -	$ -
141-629-007-0001	Block 7, Restricted Reserve I	Non-Benefitted	$ -	$ -
141-629-008-0001	Block 8, Restricted Reserve K	Non-Benefitted	$ -	$ -
141-629-008-0002	ROW-STREET WIDENING	Non-Benefitted	$ -	$ -
141-629-008-0003	ROW-ALL STREETS IN THIS SUBD	Non-Benefitted	$ -	$ -
Total			**$ 4,480,000.00**	**$ 331,606.24**

EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1

RABURN RESERVE PID - LOT TYPE 1: HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE CITY OF TOMBALL, TEXAS

CONCERNING THE PROPERTY AT:

_____
STREET ADDRESS

OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: $33,684.21

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Tomball, Texas, for the costs of a portion of public improvements (the "***Authorized Improvements***") undertaken for the benefit of the property within "***Raburn Reserve Public Improvement District***" (the "***District***") created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS $33,684.21, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Tomball.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this _____, 20__.

PURCHASER:

By: _____ By: _____

Name: _____ Name: _____

Title: _____ Title: _____

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

_____
Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENTS – LOT TYPE 1

	Improvement Area #1 Series A Bonds			IA #1 Reimbursement Obligation				
Annual Installments Due	Principal	Interest[1]	Capitalized Interest	Principal	Interest[2]	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2022	$ 338.35	$ 726.55	$ -	$ 225.56	$ 710.71	$ 93.61	$ 398.50	$ 2,493.28
1/31/2023	$ 338.35	$ 715.13	$ -	$ 263.16	$ 700.00	$ 91.92	$ 398.50	$ 2,507.05
1/31/2024	$ 375.94	$ 703.71	$ -	$ 263.16	$ 687.50	$ 90.23	$ 398.50	$ 2,519.03
1/31/2025	$ 375.94	$ 691.02	$ -	$ 263.16	$ 675.00	$ 88.35	$ 398.50	$ 2,491.96
1/31/2026	$ 413.53	$ 678.34	$ -	$ 263.16	$ 662.50	$ 86.47	$ 398.50	$ 2,502.49
1/31/2027	$ 413.53	$ 664.38	$ -	$ 300.75	$ 650.00	$ 84.40	$ 398.50	$ 2,511.56
1/31/2028	$ 413.53	$ 650.42	$ -	$ 338.35	$ 635.71	$ 82.33	$ 398.50	$ 2,518.84
1/31/2029	$ 451.13	$ 636.47	$ -	$ 338.35	$ 619.64	$ 80.26	$ 398.50	$ 2,524.34
1/31/2030	$ 451.13	$ 621.24	$ -	$ 375.94	$ 603.57	$ 78.01	$ 398.50	$ 2,528.38
1/31/2031	$ 488.72	$ 606.02	$ -	$ 338.35	$ 585.71	$ 75.75	$ 398.50	$ 2,493.05
1/31/2032	$ 488.72	$ 586.47	$ -	$ 413.53	$ 569.64	$ 73.31	$ 398.50	$ 2,530.17
1/31/2033	$ 526.32	$ 566.92	$ -	$ 413.53	$ 550.00	$ 70.86	$ 398.50	$ 2,526.13
1/31/2034	$ 563.91	$ 545.86	$ -	$ 413.53	$ 530.36	$ 68.23	$ 398.50	$ 2,520.39
1/31/2035	$ 563.91	$ 523.31	$ -	$ 451.13	$ 510.71	$ 65.41	$ 398.50	$ 2,512.97
1/31/2036	$ 601.50	$ 500.75	$ -	$ 451.13	$ 489.29	$ 62.59	$ 398.50	$ 2,503.76
1/31/2037	$ 639.10	$ 476.69	$ -	$ 488.72	$ 467.86	$ 59.59	$ 398.50	$ 2,530.45
1/31/2038	$ 639.10	$ 451.13	$ -	$ 526.32	$ 444.64	$ 56.39	$ 398.50	$ 2,516.07
1/31/2039	$ 676.69	$ 425.56	$ -	$ 563.91	$ 419.64	$ 53.20	$ 398.50	$ 2,537.50
1/31/2040	$ 714.29	$ 398.50	$ -	$ 563.91	$ 392.86	$ 49.81	$ 398.50	$ 2,517.86
1/31/2041	$ 751.88	$ 369.92	$ -	$ 601.50	$ 366.07	$ 46.24	$ 398.50	$ 2,534.12
1/31/2042	$ 789.47	$ 339.85	$ -	$ 639.10	$ 337.50	$ 42.48	$ 398.50	$ 2,546.90
1/31/2043	$ 827.07	$ 308.27	$ -	$ 676.69	$ 307.14	$ 38.53	$ 398.50	$ 2,556.20
1/31/2044	$ 864.66	$ 275.19	$ -	$ 676.69	$ 275.00	$ 34.40	$ 398.50	$ 2,524.44
1/31/2045	$ 902.26	$ 240.60	$ -	$ 751.88	$ 242.86	$ 30.08	$ 398.50	$ 2,566.17
1/31/2046	$ 939.85	$ 204.51	$ -	$ 789.47	$ 207.14	$ 25.56	$ 398.50	$ 2,565.04
1/31/2047	$ 977.44	$ 166.92	$ -	$ 827.07	$ 169.64	$ 20.86	$ 398.50	$ 2,560.43
1/31/2048	$ 1,015.04	$ 127.82	$ -	$ 864.66	$ 130.36	$ 15.98	$ 398.50	$ 2,552.35
1/31/2049	$ 1,052.63	$ 87.22	$ -	$ 939.85	$ 89.29	$ 10.90	$ 398.50	$ 2,578.38
1/31/2050	$ 1,127.82	$ 45.11	$ -	$ 939.85	$ 44.64	$ 5.64	$ 398.50	$ 2,561.56
Total	**$ 18,721.80**	**$ 13,333.88**	**$ -**	**$ 14,962.41**	**$ 13,075.00**	**$ 1,681.39**	**$ 11,556.39**	**$ 73,330.87**

[1] Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

[2] Interest on the Improvement Area #1 Reimbursement Obligation is calculated at a 4.75% rate.

[3] $60 per lot ($7,980 for Improvement Area #1) is budgeted for costs incurred by City staff for administering the PID.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT C-1 – IMPROVEMENT AREA #1 SERIES A BOND DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2021	$	$ 87,236.55	$ 87,236.55
2022	45,000.00	96,631.26	141,631.26
2023	45,000.00	95,112.50	140,112.50
2024	50,000.00	93,593.76	143,593.76
2025	50,000.00	91,906.26	141,906.26
2026	55,000.00	90,218.76	145,218.76
2027	55,000.00	88,362.50	143,362.50
2028	55,000.00	86,506.26	141,506.26
2029	60,000.00	84,650.00	144,650.00
2030	60,000.00	82,625.00	142,625.00
2031	65,000.00	80,600.00	145,600.00
2032	65,000.00	78,000.00	143,000.00
2033	70,000.00	75,400.00	145,400.00
2034	75,000.00	72,600.00	147,600.00
2035	75,000.00	69,600.00	144,600.00
2036	80,000.00	66,600.00	146,600.00
2037	85,000.00	63,400.00	148,400.00
2038	85,000.00	60,000.00	145,000.00
2039	90,000.00	56,600.00	146,600.00
2040	95,000.00	53,000.00	148,000.00
2041	100,000.00	49,200.00	149,200.00
2042	105,000.00	45,200.00	150,200.00
2043	110,000.00	41,000.00	151,000.00
2044	115,000.00	36,600.00	151,600.00
2045	120,000.00	32,000.00	152,000.00
2046	125,000.00	27,200.00	152,200.00
2047	130,000.00	22,200.00	152,200.00
2048	135,000.00	17,000.00	152,000.00
2049	140,000.00	11,600.00	151,600.00
2050	150,000.00	6,000.00	156,000.00
Total	**$2,490,000.00**	**$1,860,642.85**	**$4,350,642.85**

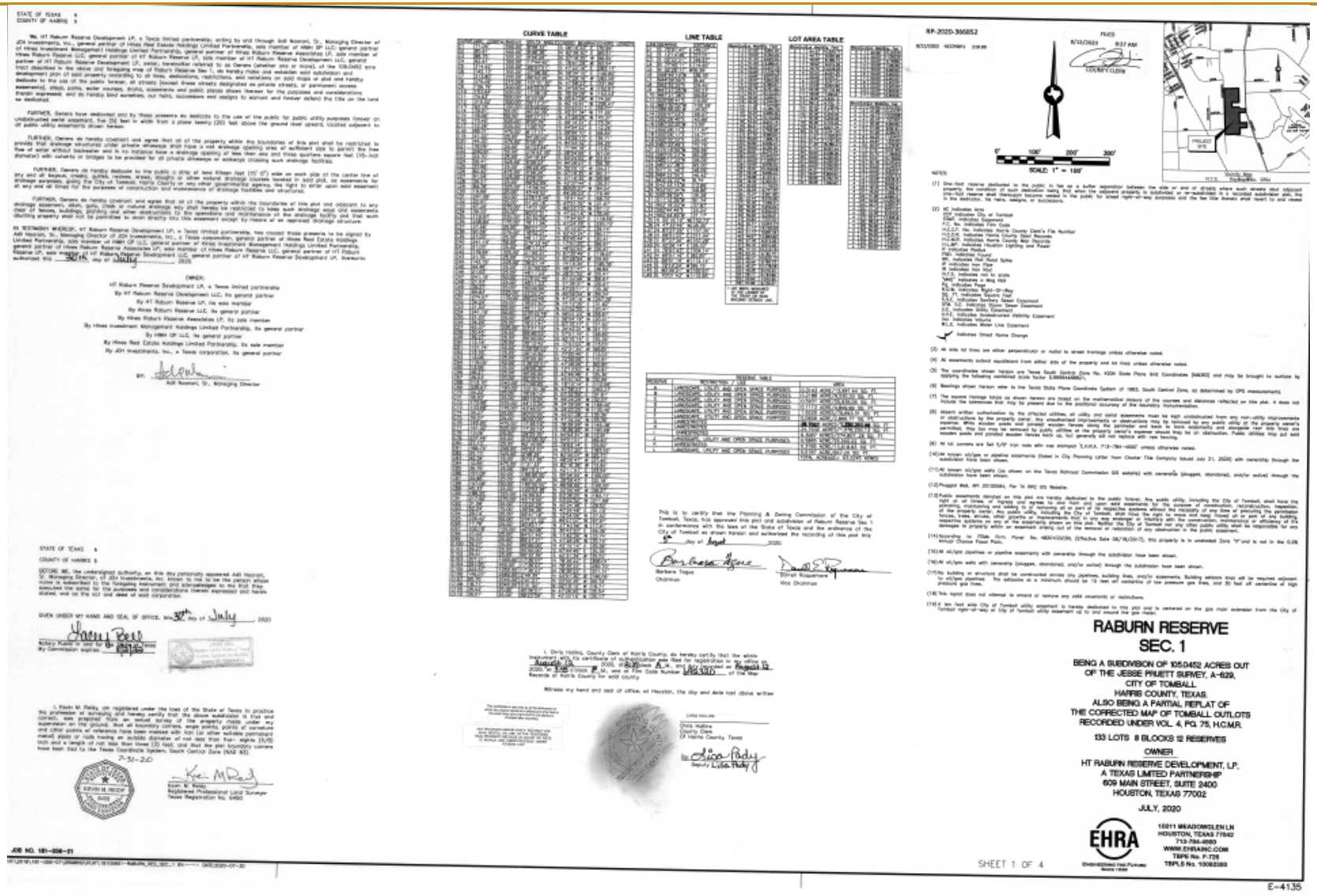
EXHIBIT C-2 – IMPROVEMENT AREA #1 REIMBURSEMENT SCHEDULE

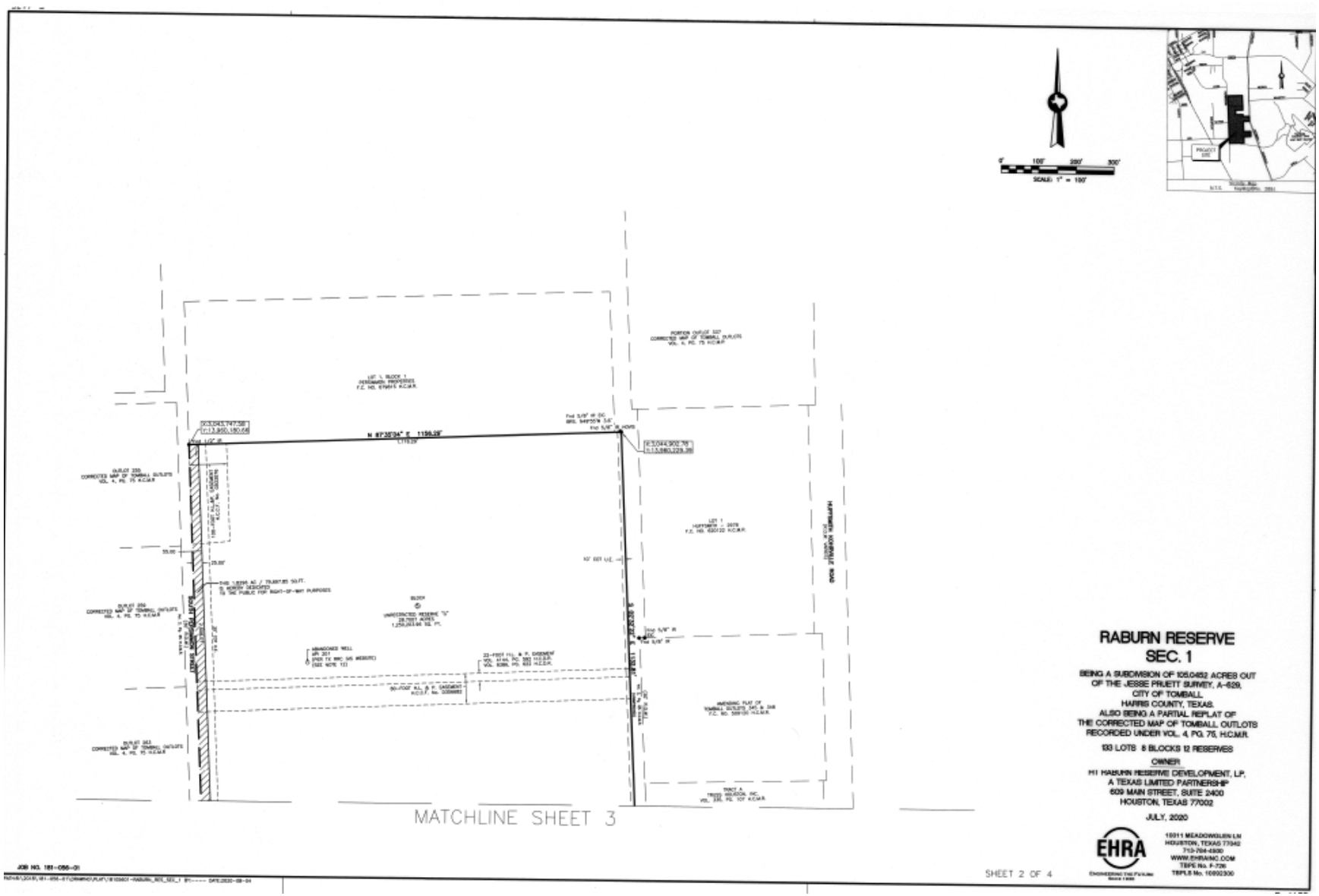
	IA #1 Reimbursement Obligation	
Annual Installments Due	Principal	Interest [a]
1/31/2022	$ 30,000	$ 94,525
1/31/2023	$ 35,000	$ 93,100
1/31/2024	$ 35,000	$ 91,438
1/31/2025	$ 35,000	$ 89,775
1/31/2026	$ 35,000	$ 88,113
1/31/2027	$ 40,000	$ 86,450
1/31/2028	$ 45,000	$ 84,550
1/31/2029	$ 45,000	$ 82,413
1/31/2030	$ 50,000	$ 80,275
1/31/2031	$ 45,000	$ 77,900
1/31/2032	$ 55,000	$ 75,763
1/31/2033	$ 55,000	$ 73,150
1/31/2034	$ 55,000	$ 70,538
1/31/2035	$ 60,000	$ 67,925
1/31/2036	$ 60,000	$ 65,075
1/31/2037	$ 65,000	$ 62,225
1/31/2038	$ 70,000	$ 59,138
1/31/2039	$ 75,000	$ 55,813
1/31/2040	$ 75,000	$ 52,250
1/31/2041	$ 80,000	$ 48,688
1/31/2042	$ 85,000	$ 44,888
1/31/2043	$ 90,000	$ 40,850
1/31/2044	$ 90,000	$ 36,575
1/31/2045	$ 100,000	$ 32,300
1/31/2046	$ 105,000	$ 27,550
1/31/2047	$ 110,000	$ 22,563
1/31/2048	$ 115,000	$ 17,338
1/31/2049	$ 125,000	$ 11,875
1/31/2050	$ 125,000	$ 5,938
Total	**$ 1,990,000.00**	**$ 1,738,975.00**

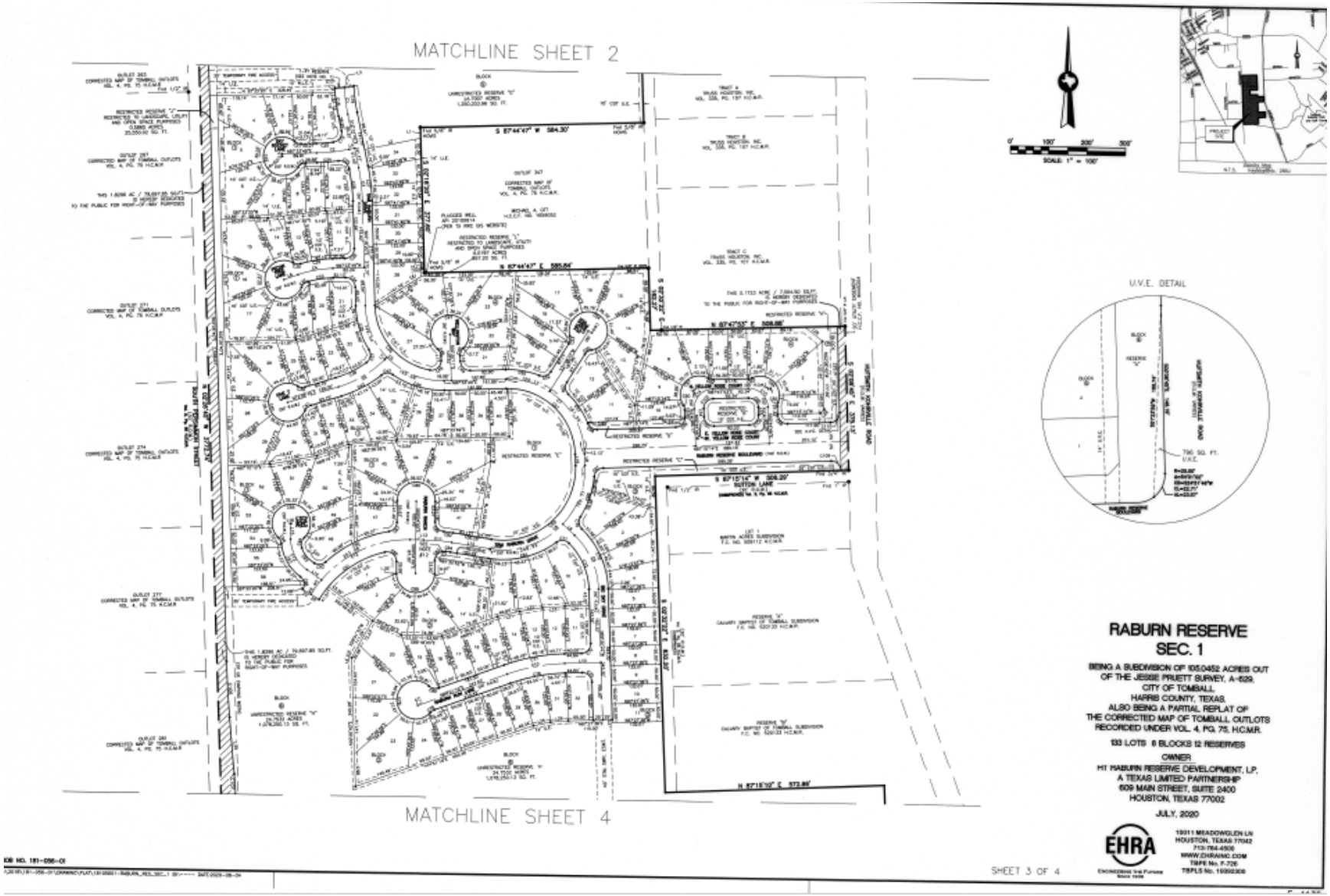
[a] Interest on the Improvement Area #1 Reimbursement Obligation is calculated at a 4.75% rate.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT D – RABURN RESERVE SECTION 1 PLAT




RABURN RESERVE
SEC. 1
BEING A SUBDIVISION OF 105.0452 ACRES OUT
OF THE JESSE PRUETT SURVEY, A-629,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF
THE CORRECTED MAP OF TOMBALL OUTLOTS
RECORDED UNDER VOL. 4, PG. 75, H.C.M.R.
93 LOTS 8 BLOCKS 12 RESERVES
OWNER
M/I RABURN RESERVE DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002
JULY, 2020
EHRA
MATCHLINE SHEET 3
SHEET 2 OF 4


MATCHLINE SHEET 2
MATCHLINE SHEET 4
U.V.E. DETAIL
RABURN RESERVE
SEC. 1
BEING A SUBDIVISION OF 105.0452 ACRES OUT
OF THE JESSE PRUETT SURVEY, A-529,
CITY OF TOMBALL,
HARRIS COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF
THE CORRECTED MAP OF TOMBALL OUTLOTS
RECORDED UNDER VOL. 4, PG. 75, H.C.M.R.
133 LOTS 6 BLOCKS 12 RESERVES
OWNER
HT RABURN RESERVE DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002
JULY, 2020
EHRA
SHEET 3 OF 4

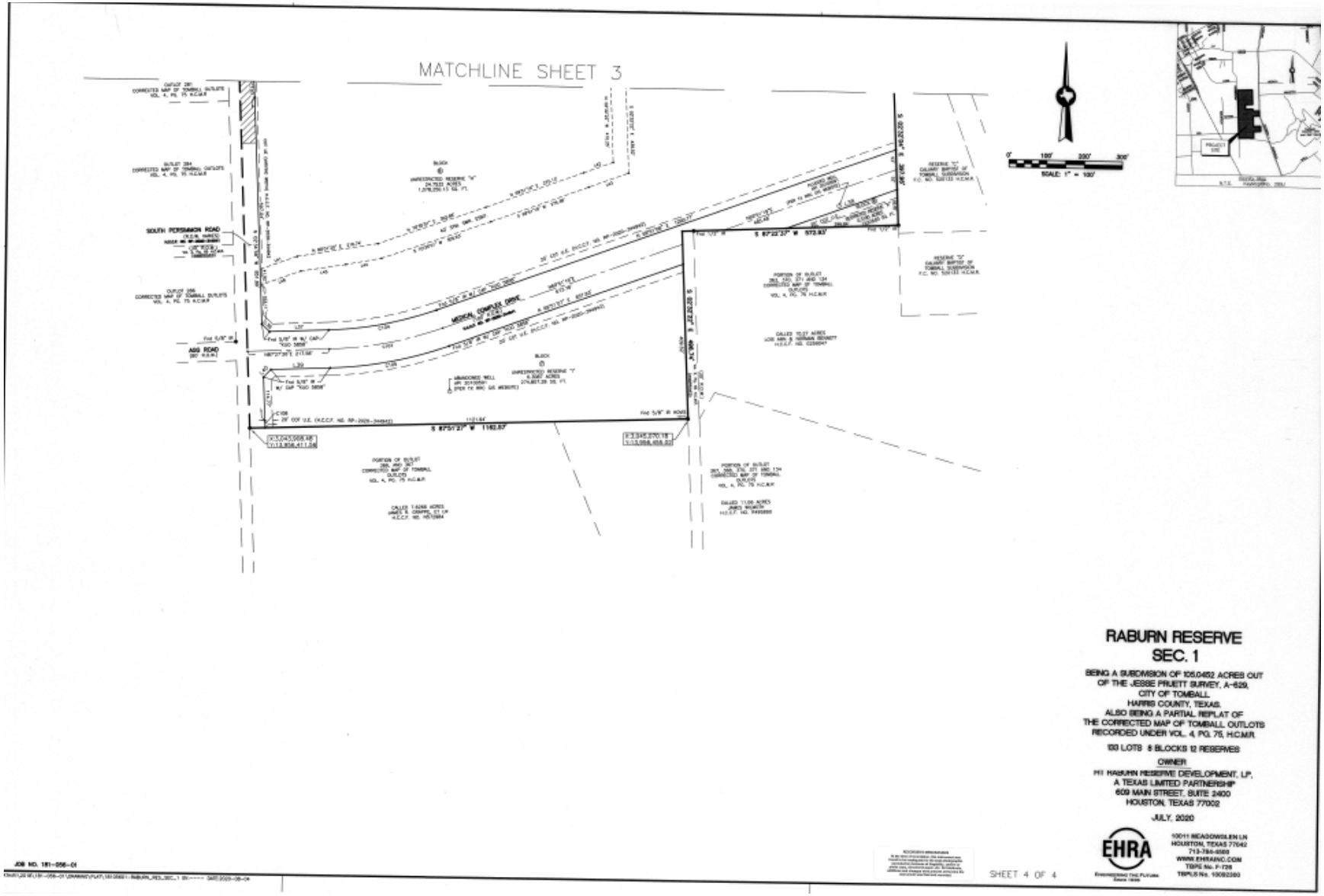

MATCHLINE SHEET 3
SOUTH PERSIMON ROAD
ASG ROAD
MEDICAL COMPLEX DRIVE
S 87°51'27" W 1162.57'
S 87°22'23" W 572.83'
SCALE: 1" = 100'
RABURN RESERVE
SEC. 1
BEING A SUBDIVISION OF 105.0452 ACRES OUT
OF THE JESSE PRUETT SURVEY, A-629,
CITY OF TOMBALL
HARRIS COUNTY, TEXAS.
ALSO BEING A PARTIAL REPLAT OF
THE CORRECTED MAP OF TOMBALL OUTLOTS
RECORDED UNDER VOL. 4, PG. 75, H.C.M.R.
133 LOTS 8 BLOCKS 12 RESERVES
OWNER
RR RABURN RESERVE DEVELOPMENT, LP,
A TEXAS LIMITED PARTNERSHIP
609 MAIN STREET, SUITE 2400
HOUSTON, TEXAS 77002
JULY, 2020
EHRA
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TBPE No. F-726
TBPLS No. 10092300
SHEET 4 OF 4
JOB NO. 181-056-01

EXHIBIT E – NOTICE OF PID ASSESSMENT TERMINATION

401 Market Street
Tomball, TX 77375
P: (281) 351 - 5484

[Date]
Harris County Civil Courthouse
Honorable [County Clerk Name]
201 Caroline, Suite 310
Houston, Texas 77002

Re: City of Tomball Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Tomball is requesting to be filed in your office. Lien release for [LEGAL DESCRIPTION]. Recording Numbers: [PLAT NO.]. Please forward copies of the filed documents below:

City of Tomball
Attn: [City Secretary]
401 Market Street
Tomball, Texas 77375

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817)393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary]
City of Tomball
401 Market Street
Tomball, Texas 77375

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Tomball, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Tomball, Texas (hereinafter referred to as the "City "), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about October 7, 2019 the City Council for the City, approved Resolution No. 2019-41, creating the Raburn Reserve Public Improvement District; and

WHEREAS, on or about November 4, 2019 the City Council for the City, approved Resolution No. 2019-45, amending and restating Resolution No. 2019-41 by incorporating an increased area of the Raburn Reserve Public Improvement District; and

WHEREAS, the Raburn Reserve Public Improvement District consists of approximately 105 contiguous acres located within the City; and

WHEREAS, on or about September 21, 2020, the City Council, adopted Ordinance No. 2020-26, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Raburn Reserve Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [AMOUNT DESCRIPTION ($ AMOUNT)] (hereinafter referred to as the "Lien Amount") for the following property:

[LEGAL DESCRIPTION], a subdivision in Harris County, Texas, according to the map or plat of record in Document/Instrument No. [PLAT NO.] of the Plat Records of Harris County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, in the real property records of Harris County, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF TOMBALL, TEXAS,

By: _____
[Name], [Title]

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS **§**
§
COUNTY OF HARRIS **§**

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Name], [Title] for the City of Tomball, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:
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.

Conduct Public Hearing on **Zoning Case P21-253**

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.

Background:

City Staff recommends approval. Planning & Zoning Commission recommends denial (2-2)

Origination: Louis Smulders

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 _____ Approved by _____
Staff Member Date City Manager Date

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.

* * * * * * * * * *

Whereas, Louis Smulders has requested that approximately 2.00 acres of land legally described as Reserve A Block 3 Pine Meadows, generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; 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 deny the requested rezoning of the Commercial 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 zoning classification of the Property is hereby changed from the Single-Family 6 District to the Commercial District 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 Commercial 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 Commercial District as described above.

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 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 6. 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	_____
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 7TH DAY OF SEPTEMBER 2021.

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

_____
Gretchen Fagan, Mayor

ATTEST:

_____
Doris Speer, City Secretary

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
CITY COUNCIL
AUGUST 16, 2021

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

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.

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.

Notice of Public Hearing

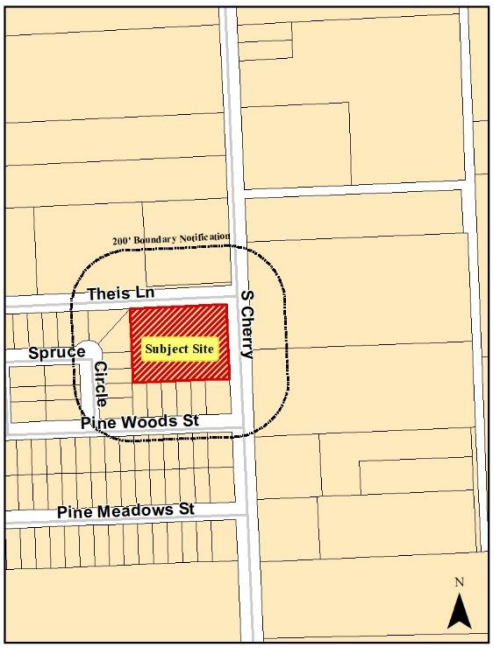
YOU ARE INVITED TO ATTEND the Public Hearing before the **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P21-253

APPLICANT/OWNER: Louis Smulders

LOCATION: Generally located at the southwest corner of Theis Lane and South Cherry Street, within the City of Tomball, Harris County, Texas

PROPOSAL: 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.



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.

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

Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:
City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: _____
(please print)
Address: _____

_____

Signature: _____

Date: _____

_____ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253. (Please state reasons below)**

Date, Location & Time of **City Council** meeting:
Monday, August 16, 2021 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

_____

_____

_____

_____

_____

You may also comment via email to ALindley@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:
City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: BRENDA WELLS
(please print)
Address: 12710 PINE WOODS ST.
TOMBALL, TX 77375

Signature: Brenda Wells

Date: 7-2-2021

X I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253. (Please state reasons below)**

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:
Monday, July 12, 2021 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:
Monday, July 19, 2021 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

THIS CORNER PROPERTY SHOULD HAVE BEEN INCLUDED WITH FAMILY HOMES WHEN PINE MEADOWS SUBDIVISION WAS ESTABLISHED

You may also comment via email to ALindley@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Amelia Lindley

From: Clint Riley <clint@industrialreserve.net>
Sent: Monday, August 2, 2021 2:29 PM
To: Amelia Lindley
Cc: David Gumbert
Subject: RE: P21-253

Please put us down as “Against” since we don’t have further information. I would propose a rejection and perhaps ask the applicant to reapply via Special use permit with a specific use as opposed to a wide array of uses 😊

Many of those uses would we be a negative for the residential neighborhood directly behind the property. (remember we tried to buy this property but were told staff not likely support our project and I knew exactly what we would build there)
I would support a commercial development but would want to know in detail what it would be.

Thanks !

INDUSTRIAL RESERVE

Clint Riley • Partner
email: clint@industrialreserve.net | cell: (214) 226-4626
Address: 738 Armstrong Blvd | Coppell, Texas 75019

IndustrialReserve.net

Confidential & Proprietary Information to Industrial Reserve, L.L.C. This email is for the use of the intended addressee(s) only. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is transmitted subject to errors, omissions, changes in price, and/or other conditions.

From: Amelia Lindley <alindley@tomballtx.gov>
Sent: Monday, August 2, 2021 2:24 PM
To: Clint Riley <clint@industrialreserve.net>
Cc: David Gumbert <david@industrialreserve.net>
Subject: RE: P21-253

Hi Clint,

According to the application, proposed uses include “office, retail, medical clinic, convenience store, mini warehouse”, however, if the rezoning is approved, any use allowed within the Commercial Zoning District would be permitted.

Thanks,

Amelia Lindley
City Planner
(281) 290-1410

From: Clint Riley <clint@industrialreserve.net>
Sent: Monday, August 2, 2021 9:07 AM
To: Amelia Lindley <alindley@tomballtx.gov>
Cc: David Gumbert <david@industrialreserve.net>
Subject: P21-253

Amelia,

Hi Amelia! I hope you are well ☺

Due to scheduling we cannot attend the public hearing. We would however like to know more about the proposed use of this site since its right across the street from us.
Is there anything you or the applicant can provide us?

INDUSTRIAL RESERVE

Clint Riley • Partner
email: clint@industrialreserve.net | cell: (214) 226-4626
Address: 738 Armstrong Blvd | Coppell, Texas 75019

IndustrialReserve.net

Confidential & Proprietary Information to Industrial Reserve, L.L.C. This email is for the use of the intended addressee(s) only. The information contained in this communication may be confidential and may be subject to the attorney-client privilege. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and same is transmitted subject to errors, omissions, changes in price, and/or other conditions.

Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:
City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: HIGHTOWER INVESTMENTS
(please print)
Address: 6115 THEALL RD.
Houston TX 77066

Signature:

Date: 07/06/2021

✓ I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253. (Please state reasons below)**

____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P21-253. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:
Monday, July 12, 2021 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

Date, Location & Time of **City Council** meeting:
Monday, July 19, 2021 @ 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

You may also comment via email to ALindley@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: July 12, 2021
City Council Public Hearing Date: August 16, 2021

Rezoning Case:	P21-253
Property Owner(s):	Louis Smulders
Applicant(s):	Louis Smulders
Legal Description:	Reserve A Block 3 Pine Meadows
Location:	Southwest corner of Theis Lane and South Cherry Street (Exhibit "A")
Area:	2.00 acres
Comp Plan Designation:	Neighborhood Residential (Exhibit "B")
Present Zoning and Use:	Single-Family 6 District (Exhibit "C") / Undeveloped (Exhibit "D")
Request:	Rezone from the Single-Family 6 District to the Commercial District

Adjacent Zoning & Land Uses:

North: Commercial District / Goodson Distribution

South: Single-Family 6 District / Single-family residences (Pine Meadows subdivision)

West: Single-Family 6 District / Single-family residences (Pine Meadows subdivision)

East: Single-Family 20 Estate and Light Industrial Districts / Single-family residences

BACKGROUND

When Pine Meadows subdivision was platted in 2004, the subject site was deemed commercial. The City adopted Zoning in 2008 and designated the property as Single-Family 6 District, overriding the recorded plat.

ANALYSIS

The subject site is approximately 2.00 acres located at the southwest corner of Theis Lane and South Cherry Street and was originally part of the Pine Meadows subdivision plat. Goodson Distribution Center is located to the north of the property and single-family residences are located to the east, south and west.

According to Section 50-77 (*Commercial District*), the Commercial District "is intended to provide a location for commercial and service-related establishments". Uses allowed in the Commercial District are typically not compatible with residential uses. There are multiple single-family residences located to the south and west of the subject site. It does not appear the Commercial District is appropriate for this property.

The property is designated as Neighborhood Residential by the Comprehensive Plan Future Land Use Map. This category is intended "for areas predominantly comprised of single-family detached housing". Appropriate land uses include single-family residences and "limited commercial services that do not require large parking lots" where residential collector streets meet arterials. Compatible zoning districts include Single-Family 20 Estate, Single-Family 9 and 6, and Planned Developments. The proposed zoning district does not meet the intent of this category.

PUBLIC COMMENT

A Notice of Public Hearing was published in the paper and property owners within 200 feet of the project site were mailed notification of this proposal on June 30, 2021. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff is unable to recommend approval of Zoning Case P21-253. The Office Zoning District may be more appropriate for this property, as it is intended to be a transition district between residential uses and more intense uses.

EXHIBITS

A. Aerial Photo
B. Comprehensive Plan
C. Zoning Map
D. Site Photo
E. Rezoning Application

Exhibit "A"
Aerial Photo



Exhibit "B"
Comprehensive Plan



Exhibit "C"
Zoning Map

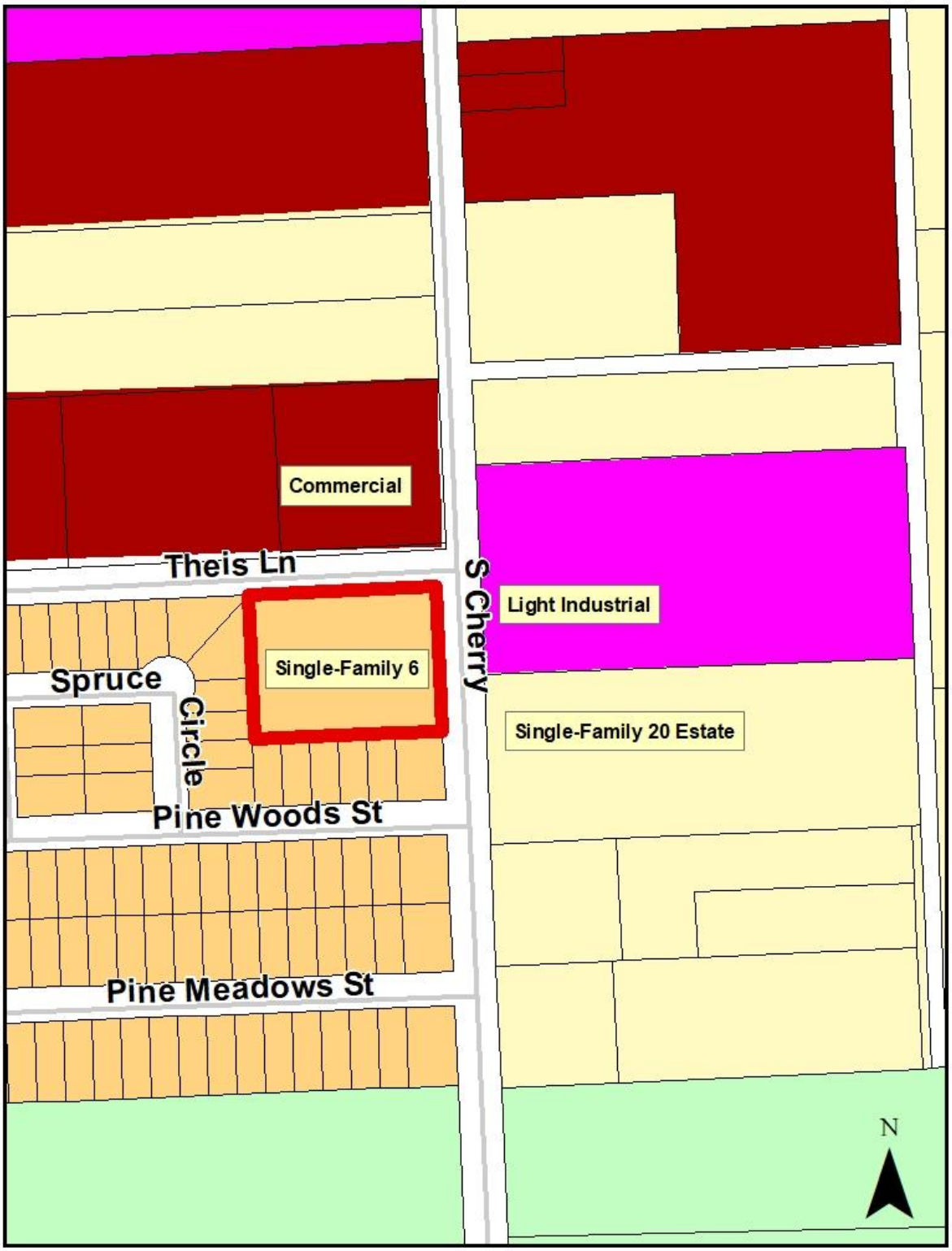


Exhibit "D"
Site Photo



Exhibit "E"
Rezoning Application

RECEIVED (KC)
05/13/2021 11:57:29 AM

Revised: 4/13/2020
P&Z #21-253
$420.00

APPLICATION FOR RE-ZONING

Community Development Department
Planning Division

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: Louis Smulders Title: Owner
Mailing Address: 30 E. Rivercrest Dr. City: Houston State: Tx.
Zip: 77042 Contact: Louis Smulders
Phone: (832) 755-5072 Email: louis_smulders@hotmail.com

Owner
Name: Maritia LP Title: Entity Name
Mailing Address: 30 E. Rivercrest Dr. City: Houston State: Tx
Zip: 77042 Contact: Louis Smulders
Phone: (832) 755-5072 Email: louis_smulders@hotmail.com

Engineer/Surveyor (if applicable)
Name: Pickering & Associates -Roger D. Pickering Title: Surveyor
Mailing Address: 7702 Pin Oak St. City: Montgomery State: Tx
Zip: 77316 Contact: Roger Pickering
Phone: (936) 447-4703 Fax: (____) _____ Email: rpickering@hotmail.com

Description of Proposed Project: 1.9 Acre Corner Tract on Theis Ln & S. Cherry St

Physical Location of Property: SW Corner of Theis Ln & S. Cherry St.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Reserve A Blk 3 of Pine Meadows, Harris County
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF-6 Single Family

Current Use of Property: Vacant

Proposed Zoning District: Commercial

Proposed Use of Property: Office, Retail, Medical Clinic,Convenience Store, Mini Warehouse

HCAD Identification Number: 1252560030038 Acreage: 1.9 Acres

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

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.

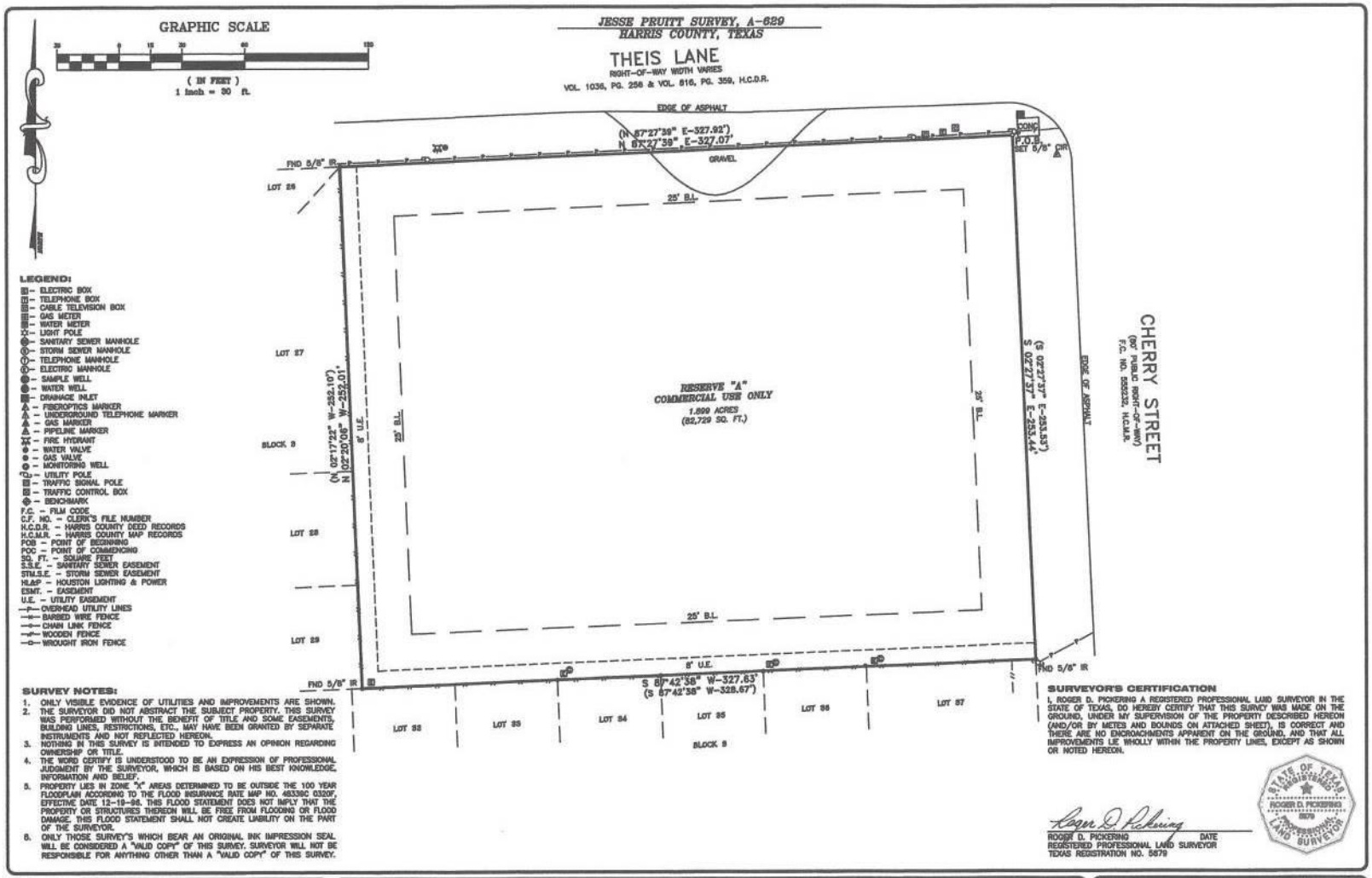
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X _____ 05/12/2021

Signature of Applicant **Date**

X _____ 05/12/2021

Signature of Owner **Date**



LEGEND:

- ⊞ – ELECTRIC BOX
- ⊞ – TELEPHONE BOX
- ⊞ – CABLE TELEVISION BOX
- GAS METER
- WATER METER
- LIGHT POLE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- SAMPLE WELL
- WATER WELL
- DRAINAGE INLET
- FIBEROPTICS MARKER
- UNDERGROUND TELEPHONE MARKER
- GAS MARKER
- PIPELINE MARKER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- MONITORING WELL
- UTILITY POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC CONTROL BOX
- BENCHMARK
- F.C. – FILM CODE
- C.F. NO. – CLERK'S FILE NUMBER
- H.C.D.R. – HARRIS COUNTY DEED RECORDS
- H.C.M.R. – HARRIS COUNTY MAP RECORDS
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCING
- SQ. FT. – SQUARE FEET
- S.S.E. – SANITARY SEWER EASEMENT
- STM.S.E. – STORM SEWER EASEMENT
- H.L.&P. – HOUSTON LIGHTING & POWER
- ESMT. – EASEMENT
- U.E. – UTILITY EASEMENT
- OVERHEAD UTILITY LINES
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOODEN FENCE
- WROUGHT IRON FENCE

SURVEY NOTES:

1. ONLY VISIBLE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN.
2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE AND SOME EASEMENTS, BUILDING LINES, RESTRICTIONS, ETC., MAY HAVE BEEN GRANTED BY SEPARATE INSTRUMENTS AND NOT REFLECTED HEREON.
3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
5. PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48339C 0320F, EFFECTIVE DATE 12-19-96. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ONLY THOSE SURVEY'S WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL WILL BE CONSIDERED A "VALID COPY" OF THIS SURVEY. SURVEYOR WILL NOT BE RESPONSIBLE FOR ANYTHING OTHER THAN A "VALID COPY" OF THIS SURVEY.

SURVEYOR'S CERTIFICATION

I, ROGER D. PICKERING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION OF THE PROPERTY DESCRIBED HEREON (AND/OR BY METES AND BOUNDS ON ATTACHED SHEET), IS CORRECT AND THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, AND THAT ALL IMPROVEMENTS LIE WHOLLY WITHIN THE PROPERTY LINES, EXCEPT AS SHOWN OR NOTED HEREON.

Roger D. Pickering

ROGER D. PICKERING DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5879

STATE OF TEXAS REGISTERED ROGER D. PICKERING 5879 PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1

SCALE: 1"=30' DATE: 09-30-14	
REVISION:	
BOOK : N/A	
DRAWN BY: R.D.P.	
APPROVED BY: R.D.P.	
PROJECT NO.: 20221-14	

LOUIS SMULDERS	**BOUNDARY AND IMPROVEMENT SURVEY**
0000 THEIS ROAD TOMBALL, TEXAS 77375	ALL THAT CERTAIN 1.899 ACRE (82,729 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS. (SEE ATTACHED METES AND BOUNDS DESCRIPTION)

PICKERING & ASSOCIATES
PROFESSIONAL LAND SURVEYORS, LLC
Firm Registraton No. 10165200
7702 Pin Oak Street
Montgomery, Texas 77316
Phone: (936) 447-4703
Mobile: (281) 804-0785
rpickering@hotmail.com
Copyright 2014

METES AND BOUNDS DESCRIPTION

ALL THAT CERTAIN 1.899 ACRE (82,729 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JESSE PRUITT SURVEY, A-629, HARRIS COUNTY, TEXAS AND BEING ALL OF RESERVE "A" OF PINE MEADOWS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 555232 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; SAID 1.899 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "PICKERING 5879" SET FOR THE NORTHEAST CORNER OF SAID RESERVE "A" AND THE HEREIN DESCRIBED TRACT, SAID CORNER MARKING THE INTERSECTION OF THE SOUTH RGHT-OF-WAY LINE OF THEIS LANE (WIDTH VARIES) AND THE WEST RIGHT-OF-WAY LINE OF CHERRY STREET (80 FEET WIDE);

THENCE, S 02°27'37" E-253.44 FEET (CALLED S 02°27'37" E-253.53 FEET) ALONG THE EAST LINE OF SAID RESERVE "A" AND THE WEST RIGHT-OF-WAY LINE OF SAID CHERRY STREET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF RESERVE "A" AND THE HEREIN DESCRIBED TRACT;

THENCE, S 87°42'38" W-327.63 FEET (CALLED S 87°42'38" W-328.67 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF RESERVE "A" AND THE HEREIN DESCRIBED TRACT;

THENCE, N 02°20'06" W-252.01 FEET (CALLED N 02°17'22" W-252.10 FEET) TO A 5/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF THEIS LANE AND MARKING THE NORTHWEST CORNER OF RESERVE "A" AND THE HEREIN DESCRIBED TRACT;

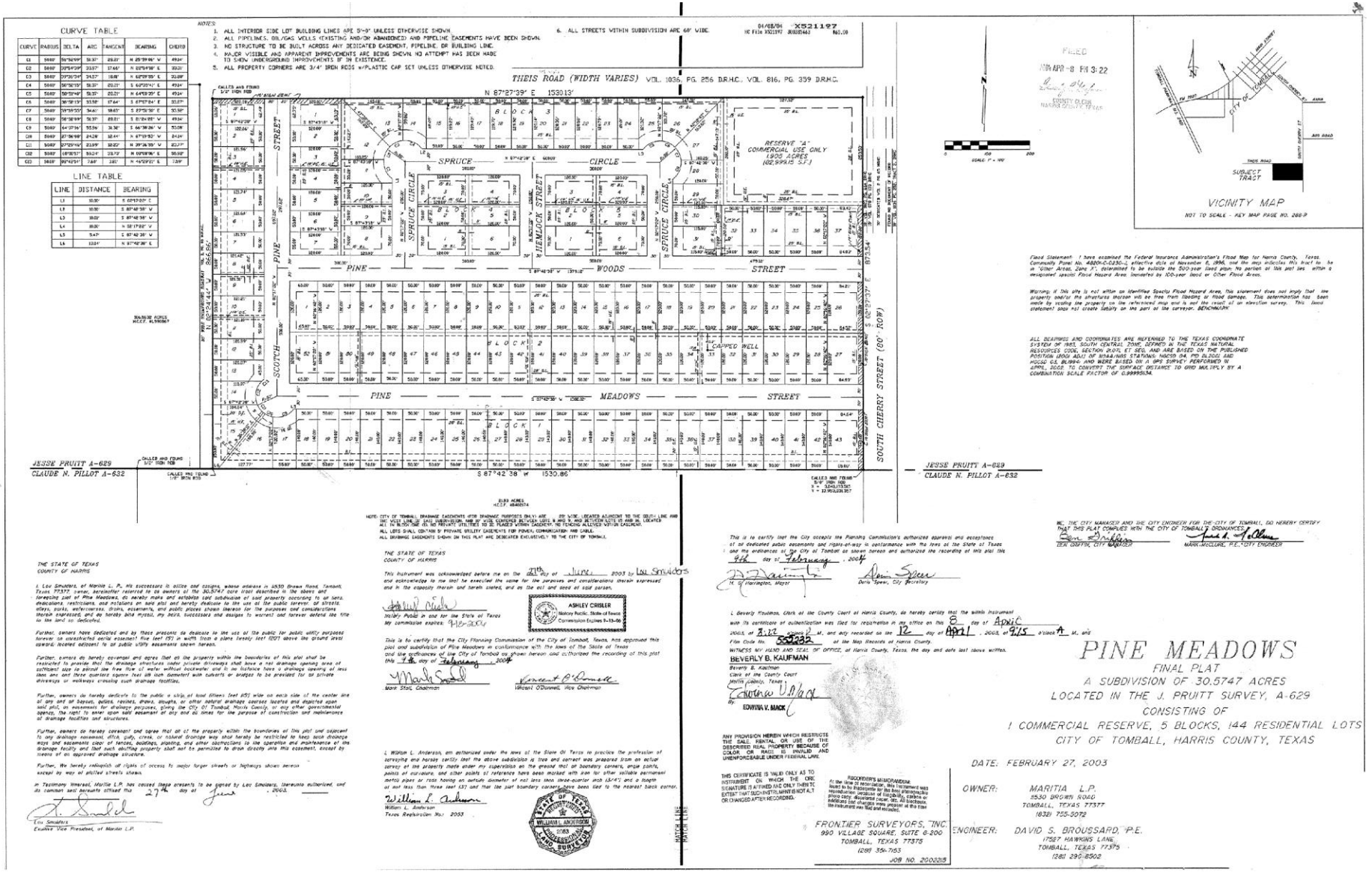
THENCE, N 87°27'39" E-327.07 FEET (CALLED N 87°27'39" E-327.92 FEET) ALONG THE SOUTH RIGHT-OF-WAY LINE OF THEIS LANE TO THE POINT OF BEGINNING AND CONTAINING 1.899 ACRES (82,729 SQUARE FEET) OF LAND, MORE OR LESS.

Roger D Pickering

ROGER D. PICKERING, R.P.L.S.
TEXAS REGISTRATION NO. 5879

PICKERING & ASSOCIATES
7702 PIN OAK STREET
MONTGOMERY, TEXAS 77316




CURVE TABLE
LINE TABLE
NOTES:
1. ALL INTERIOR SIDE LOT BUILDING LINES ARE 5'-0" UNLESS OTHERWISE SHOWN.
2. ALL PIPELINES, OIL/GAS WELLS (EXISTING AND/OR ABANDONED) AND PIPELINE EASEMENTS HAVE BEEN SHOWN.
3. NO STRUCTURE TO BE BUILT ACROSS ANY DEDICATED EASEMENT, PIPELINE, OR BUILDING LINE.
4. MAJOR VISIBLE AND APPARENT IMPROVEMENTS ARE BEING SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND IMPROVEMENTS IF IN EXISTENCE.
5. ALL PROPERTY CORNERS ARE 3/4" IRON RODS w/PLASTIC CAP SET UNLESS OTHERVISE NOTED.
6. ALL STREETS WITHIN SUBDIVISION ARE 60' WIDE
04/08/04 X521197
THEIS ROAD (WIDTH VARIES) VOL. 1035, PG. 256 D.R.H.C., VOL. 816, PG. 359 D.R.H.C.
N 87°27'39" E 153013'
RESERVE "A" COMMERCIAL USE ONLY 1.908 ACRES (82,999.15 S.F.)
BLOCK 1
BLOCK 2
BLOCK 3
SPRUCE CIRCLE
HEMLOCK STREET
PINE STREET
WOODS STREET
MEADOWS STREET
SCOTCH PINE
SOUTH CHERRY STREET (100' ROW)
CAPPED WELL
S 87°42'38" W 1530.86
JESSE PRUITT A-629
CLAUDE N. PILLOT A-632
FILED
APR -8 PM 3:22
COUNTY CLERK
HARRIS COUNTY, TEXAS
VICINITY MAP
NOT TO SCALE - KEY MAP PAGE NO. 288-P
SUBJECT TRACT
Flood Statement: I have examined the Federal Insurance Administration's Flood Map for Harris County, Texas, Community Panel No. 480301-0030-c, effective date of November 6, 1996, and the map indicates this tract to be in "Other Areas, Zone X", determined to be outside the 500-year flood plain. No portion of this plat lies within a designated special Flood Hazard Area, inundated by 100-year flood or Other Flood Areas.
Warning: If this site is not within an identified Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement does not create liability on the part of the surveyor. BENCHMARK:
ALL BEARINGS AND COORDINATES ARE REFERRED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, DEFINED IN THE TEXAS NATURAL RESOURCES CODE, SECTION 21.071, ET. SEQ. AND ARE BASED ON THE PUBLISHED POSITION (NAD) ADJ. OF HCFCD/HNS STATIONS HGCSD 04, PID DL3002 AND HGCSD 63, DL8994, AND WERE BASED ON A GPS SURVEY PERFORMED IN APRIL, 2002. TO CONVERT THE SURFACE DISTANCE TO GRID MULTIPLY BY A COMBINATION SCALE FACTOR OF 0.99995134.
THE STATE OF TEXAS
COUNTY OF HARRIS
I, Lou Smulders, of Maritia L. P., its successors in office and assigns, whose address is 5530 Brown Road, Tomball, Texas 77377, owner, hereinafter referred to as owners of the 30.5747 acre tract described in the above and foregoing plat of Pine Meadows, do hereby make and establish said subdivision of said property according to all lots, dedications, restrictions, and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.
Further, owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever an unobstructed aerial easement five feet (5') in width from a plane twenty feet (20') above the ground level upward, located adjacent to all public utility easements shown hereon.
Further, owners do hereby covenant and agree that all the property within the boundaries of this plat shall be restricted to provide that the drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters square feet (1.75 sq.ft.) except for driveways culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.
Further, owners do hereby dedicate to the public a strip of land fifteen feet (15') wide on each side of the center line of any and all bayous, gullies, ravines, draws, sloughs, or other natural drainage courses located and depicted upon said plat, as easements for drainage purposes, giving the City Of Tomball, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.
Further, owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement, except by means of an approved drainage structure.
Further, We hereby relinquish all rights of access to major larger streets or highways shown hereon except by way of platted streets shown.
In Testimony Whereof, Maritia L.P. has caused these presents to be signed by Lou Smulders, thereunto authorized, and its common seal hereunto affixed this 27th day of June, 2003.
Lou Smulders
Exalted Vice President, of Maritia L.P.
THE STATE OF TEXAS
COUNTY OF HARRIS
This instrument was acknowledged before me on the 27th day of June 2003 by Lou Smulders and acknowledge to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein stated, and as the act and deed of said person.
Ashley Crisler
Notary Public in and for the State of Texas
My commission expires: 9-13-2004
ASHLEY CRISLER
Notary Public, State of Texas
Commission Expires 9-13-06
This is to certify that the City Planning Commission of the City of Tomball, Texas, has approved this plat and subdivision of Pine Meadows in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this 7th day of February 2004.
Mark Stolz, Chairman
Vincent O'Donnell, Vice Chairman
NOTE: CITY OF TOMBALL DRAINAGE EASEMENTS ARE DRAINAGE FACILITIES ONLY AND ... 20' WIDE ... LOCATED ADJACENT TO THE SOUTH LINE AND THE WEST LINE OF SAID SUBDIVISION, AND 20' WIDE CENTERED BETWEEN LOTS 8 AND 9, AND BETWEEN LOTS 15 AND 16, LOCATED ALL IN BLOCK ONE (1), DO HEREBY DEDICATE TO BE PLACED WITHIN EASEMENT, NO FENCING ALLOWED WITHIN EASEMENT.
ALL LOTS SHALL CONTAIN 5' PRIVATE UTILITY EASEMENTS FOR POWER, COMMUNICATION AND CABLE.
ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED EXCLUSIVELY TO THE CITY OF TOMBALL.
I, William L. Anderson, am authorized under the laws of the State Of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct was prepared from an actual survey of the property made under my supervision on the ground that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron for other suitable permanent metal pipes or rods having an outside diameter of not less than three-quarter inch (3/4") and a length of not less than three feet (3') and that the plat boundary corners have been tied to the nearest block corner.
William L. Anderson
Texas Registration No.: 2053
STATE OF TEXAS
WILLIAM L. ANDERSON
2053
REGISTERED
LAND SURVEYOR
This is to certify that the City accepts the Planning Commission's authorized approval and acceptance of all dedicated public easements and rights-of-way in conformance with the laws of the State of Texas and the ordinances of the City of Tomball as shown hereon and authorized the recording of this plat this 4th day of February, 2004.
H. D. Harrington, Mayor
Doris Speer, City Secretary
I, Beverly Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this 8 day of April, 2003, at 3:22 o'clock P. M., and duly recorded on the 12 day of April, 2003, at 9:15 o'clock A. M., and Film Code No. 552232 of the Map Records of Harris County.
WITNESS MY HAND AND SEAL OF OFFICE, at Harris County, Texas, the day and date last above written.
BEVERLY B. KAUFMAN
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas
By EDWINA V. MACK
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THIS CERTIFICATE IS VALID ONLY AS TO INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.
RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.
IDEN GRIFFIN, CITY MANAGER
MARK MCCLURE, P.E., CITY ENGINEER
PINE MEADOWS
FINAL PLAT
A SUBDIVISION OF 30.5747 ACRES
LOCATED IN THE J. PRUITT SURVEY, A-629
CONSISTING OF
1 COMMERCIAL RESERVE, 5 BLOCKS, 144 RESIDENTIAL LOTS
CITY OF TOMBALL, HARRIS COUNTY, TEXAS
DATE: FEBRUARY 27, 2003
OWNER: MARITIA L.P.
5530 BROWN ROAD
TOMBALL, TEXAS 77377
(832) 755-3072
ENGINEER: DAVID S. BROUSSARD, P.E.
17527 HAWKINS LANE
TOMBALL, TEXAS 77375
(281) 290-8502
FRONTIER SURVEYORS, INC.
990 VILLAGE SQUARE, SUITE B-200
TOMBALL, TEXAS 77375
(281) 351-7653
JOB NO. 2002035

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 2021

Topic:

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.

Conduct Public Hearing on **Zoning Case P21-308**

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.

Background:

City Staff recommends approval. Planning & Zoning Commission recommends Approval (4-0)

Origination: Kathryn Parker with META Planning + Design 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 _____ 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.

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 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	_____
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 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

META
PLANNING + DESIGN

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,

Kathryn Parker

Kathryn Parker
Enclosure

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

Authentisign ID: EAA86ADC-4527-4B81-902E-1B95AE4AEF23

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 Rivercest Drive City: Houston 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]

AuthentiSign ID: EAA86ADC-4527-4B81-902E-1B95AE4AEF23

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 AuthentiSIGN Lou Smulders 06/23/2021
6/23/2021 12:29:41 PM CDT
Signature of Applicant Date

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

Revised 5/19/15

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: Chesmar Homes LLC Title: _____
Mailing Address: 480 Wildwood Foresst 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: _____

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]

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 Ron Brooks 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
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 Exbibit 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 me 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 tithe 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 guidlines in Exhibit B of the Planned Development.

a conceptual development plan 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

META PLANNING + DESIGN

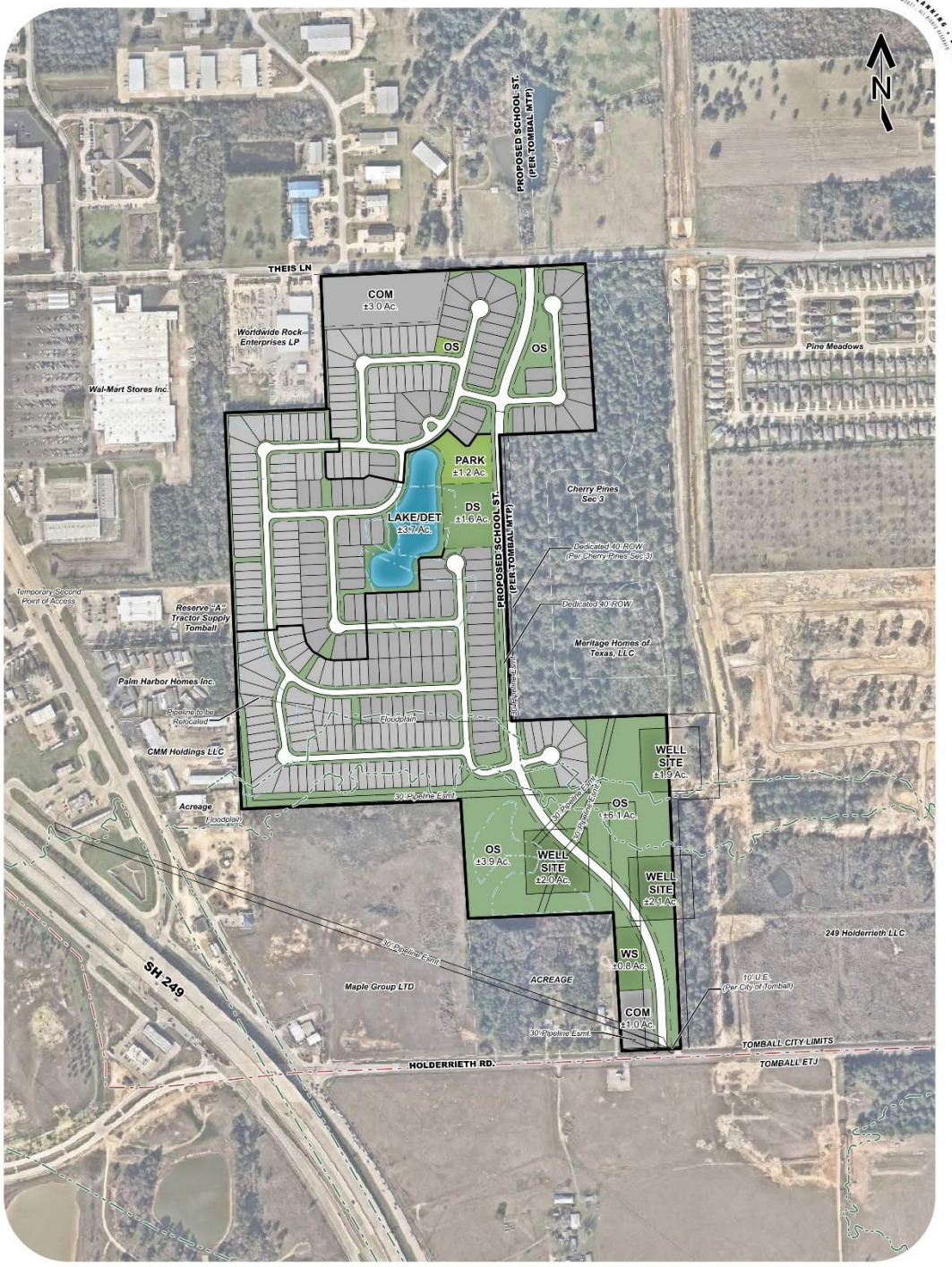


EXHIBIT C1

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

a open spcae exhibit for

HOLDERRIETH TRACT PLANNED DEVELOPMENT

±95.4 ACRES OF LAND

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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.

Community Development Department

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

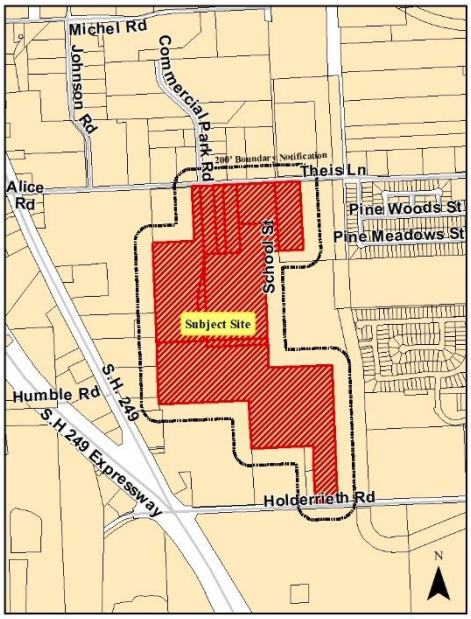
LOCATION: Generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street, within the City of Tomball, Harris County, Texas.

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.

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 Exbibit 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 me 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

~~E.~~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

~~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 tithe 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

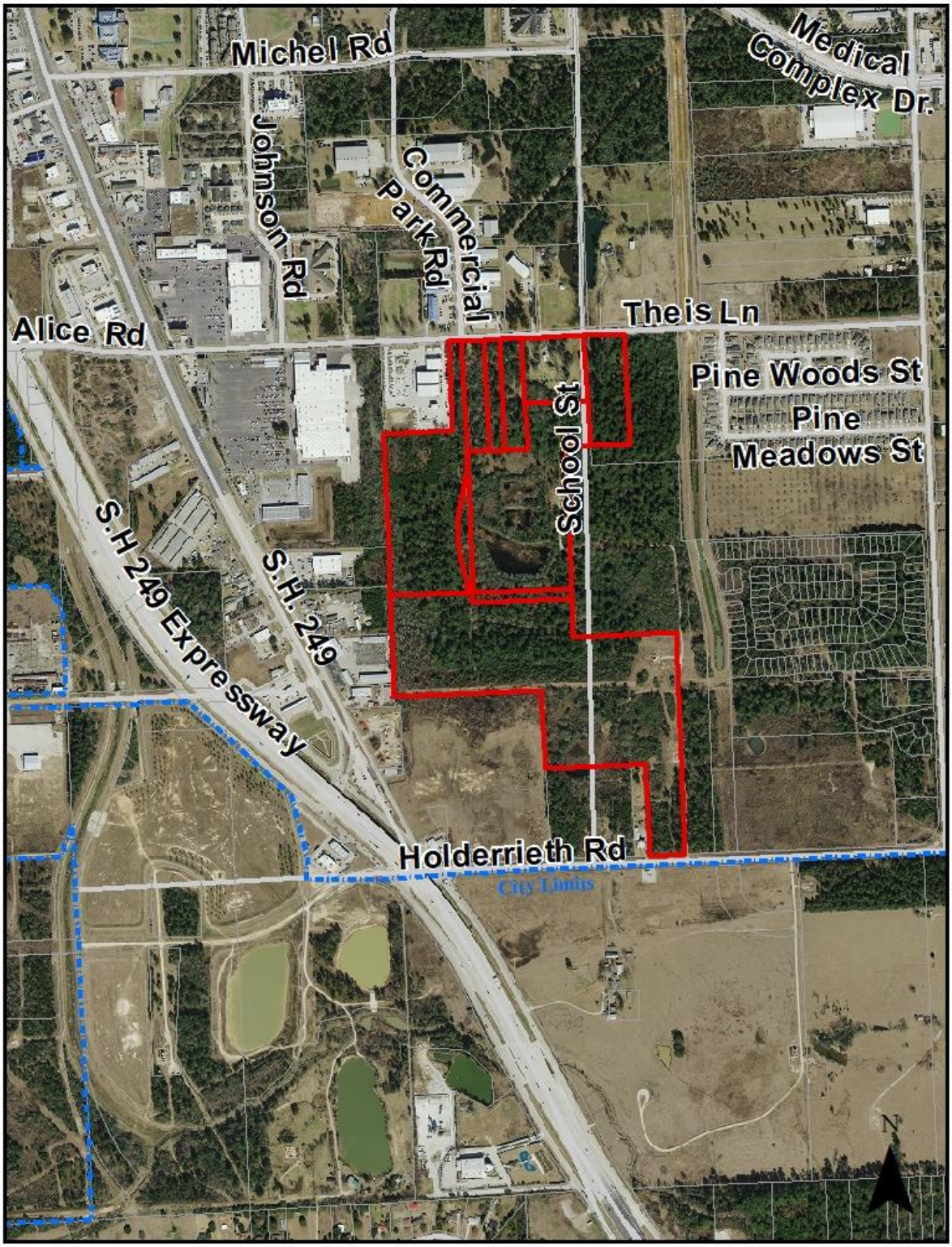


Exhibit "B"
Comprehensive Plan

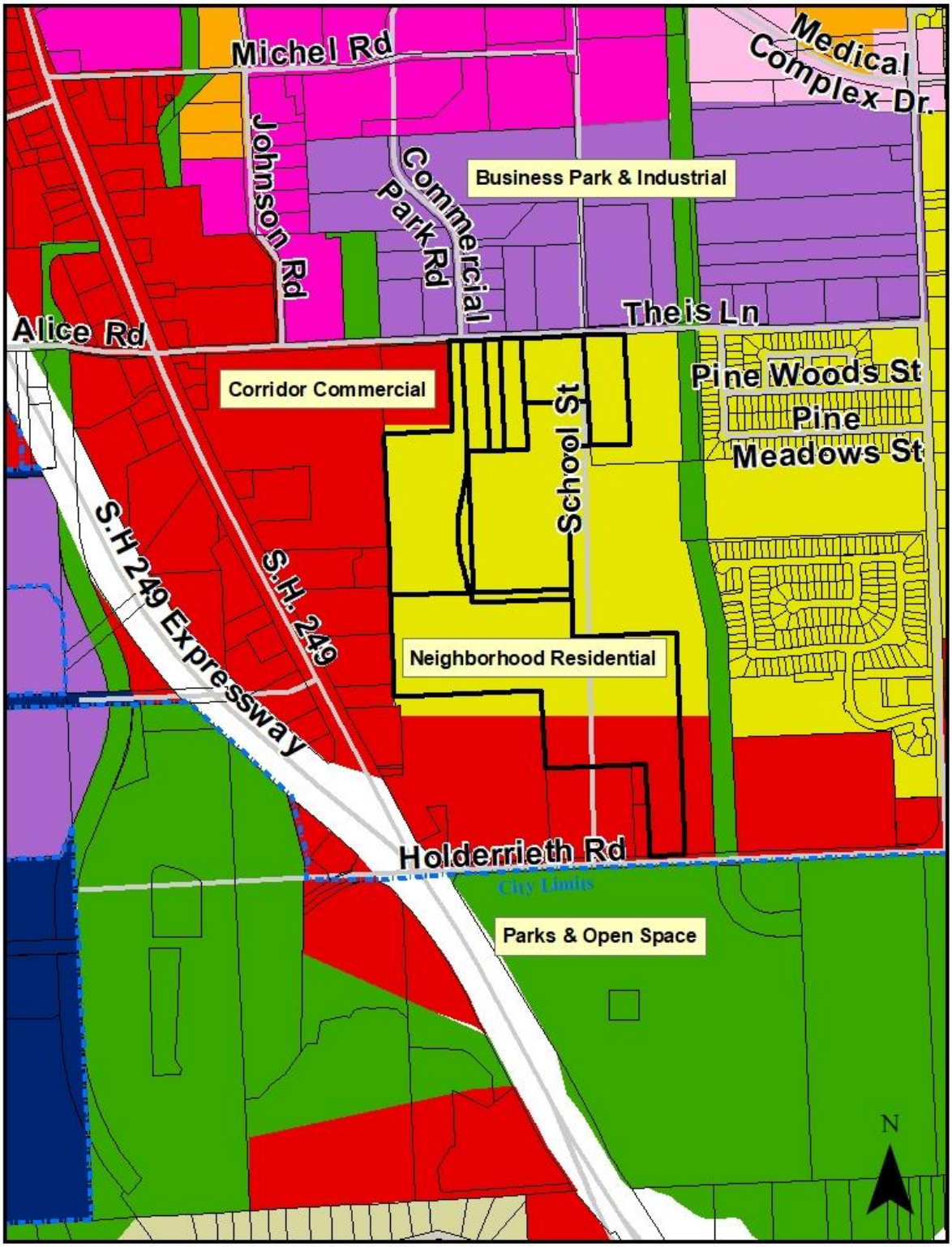


Exhibit "C"
Zoning Map

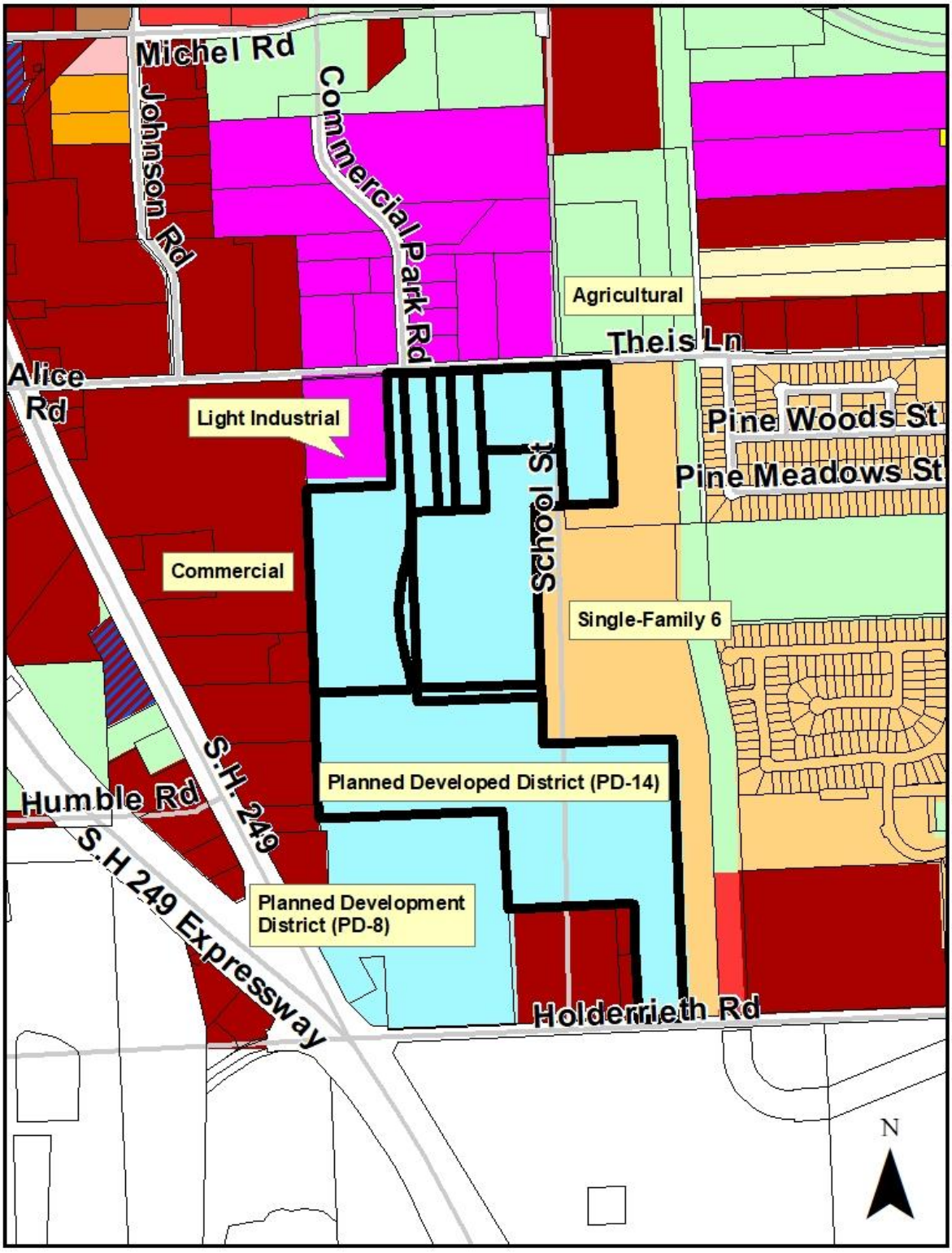


Exhibit "D"
Site Photo



META
PLANNING + DESIGN

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,

Kathryn Parker

Kathryn Parker
Enclosure

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

Authentisign ID: EAA86ADC-4527-4B81-902E-1B95AE4AEF23

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 Rivercest Drive City: Houston 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]

AuthentiSign ID: EAA86ADC-4527-4B81-902E-1B95AE4AEF23

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 Authentisign Lou Smulders 06/23/2021
6/23/2021 12:29:41 PM CDT
Signature of Applicant Date

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

Revised 5/19/15

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.

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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: Chesmar Homes LLC Title: _____
Mailing Address: 480 Wildwood Foresst 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: _____

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]

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 Ron Brooks 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
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 Exbibit 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 me 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

~~E.~~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

~~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 tithe 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

This layout is preliminary and subject to change. All changes will be in compliance with the development guidlines in Exhibit B 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 CHANGE 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, FLOODPLAINS, 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

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

SCALE 0 100 200 400

MTA-62001
JUNE 23, 2021

META PLANNING + DESIGN

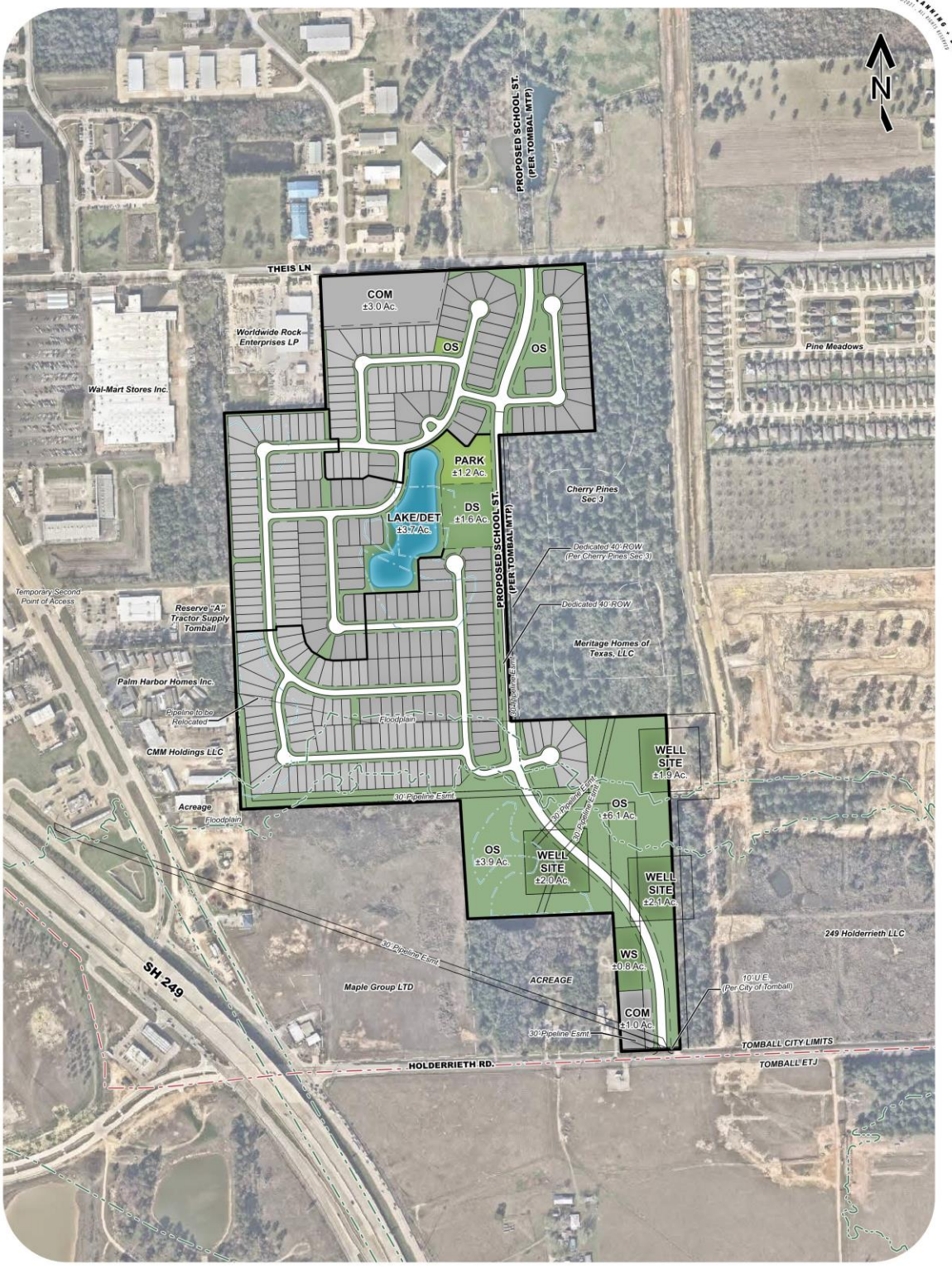


EXHIBIT **C1**

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

a open spcae 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 COMPUTATION OR CONSTRUCTION PURPOSES. SAID 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 TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, 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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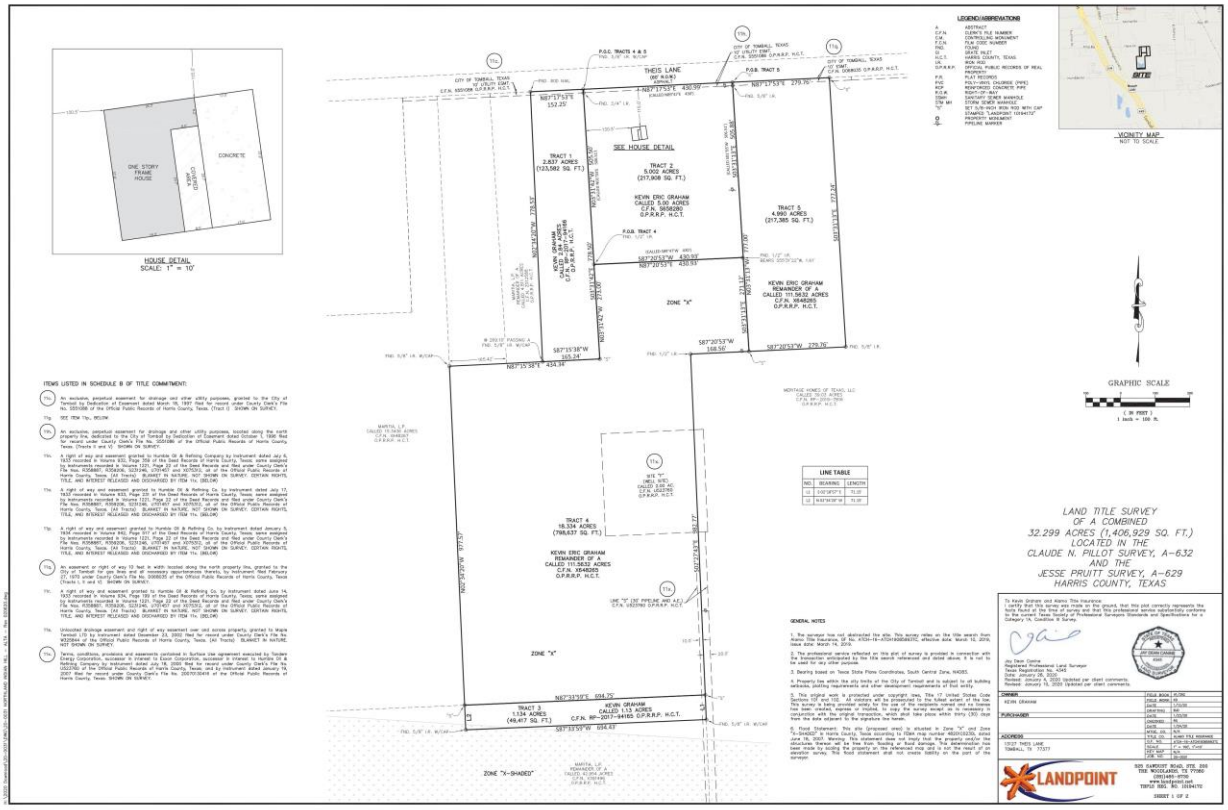
META PLANNING + DESIGN

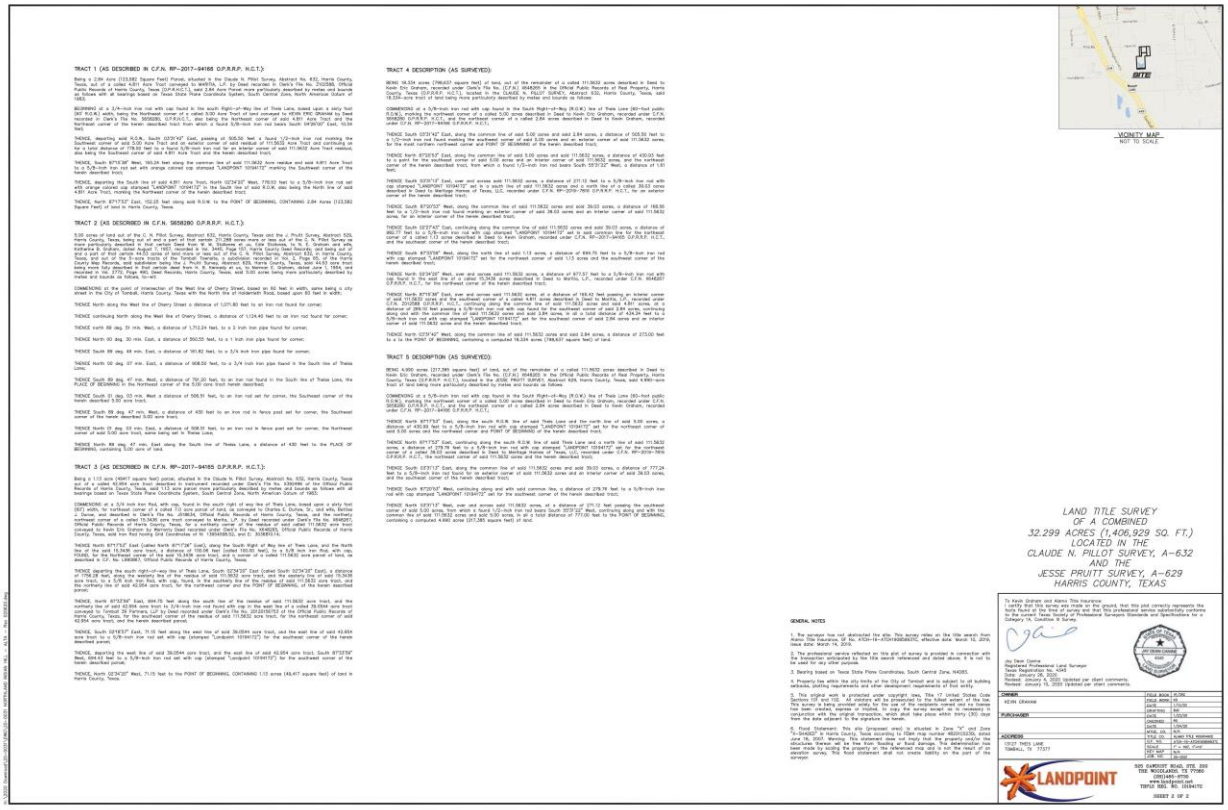
24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

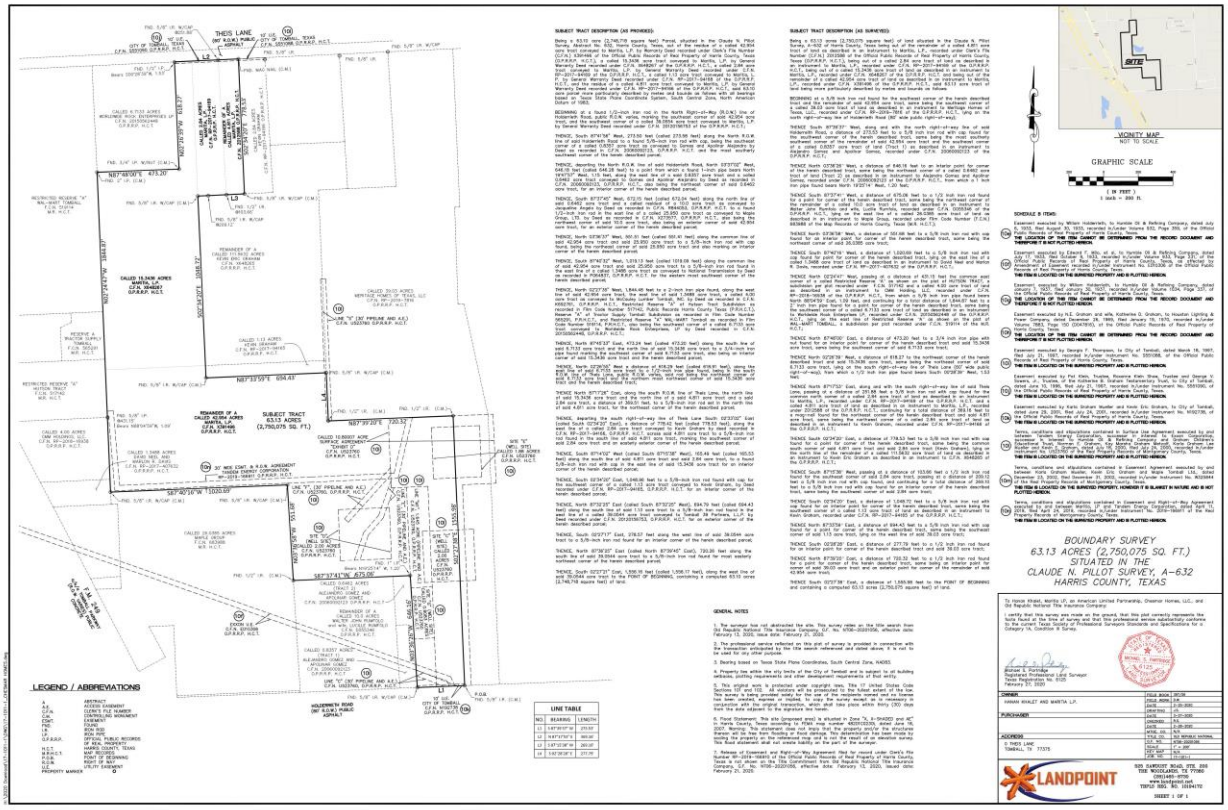
SCALE 0 100 200 400

MTA-62001
JUNE 23, 2021

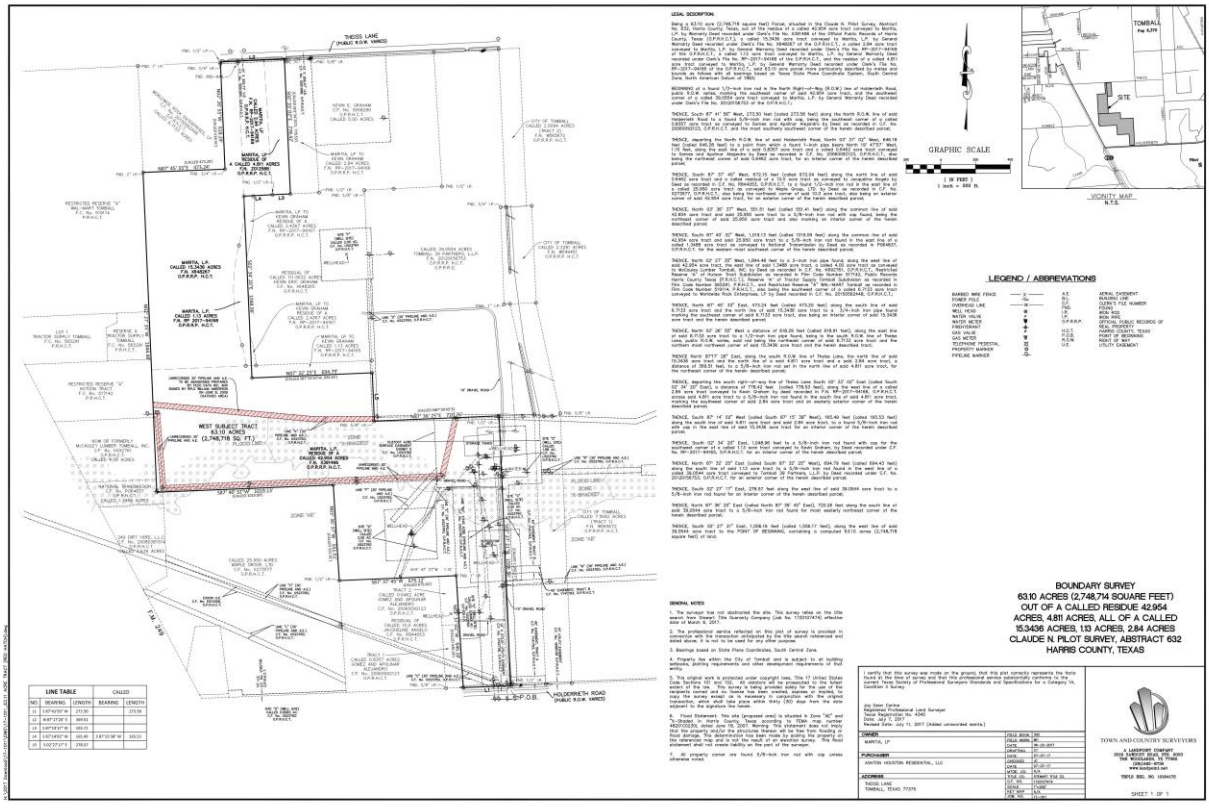
META PLANNING + DESIGN


THEIS LANE
(60' R.O.W.)
SEE HOUSE DETAIL
TRACT 1
2.837 ACRES
(123,562 SQ. FT.)
TRACT 2
5.002 ACRES
(217,908 SQ. FT.)
TRACT 5
4.980 ACRES
(217,385 SQ. FT.)
KEVIN ERIC GRAHAM
CALLED 5.00 ACRES
C.F.N. 9806090
O.P.R.R.P. H.C.T.
KEVIN ERIC GRAHAM
CALLED 3.89 ACRES
C.F.N. 9806090
O.P.R.R.P. H.C.T.
KEVIN ERIC GRAHAM
REMAINDER OF A
CALLED 111.5632 ACRES
C.F.N. 9848285
O.P.R.R.P. H.C.T.
ZONE "X"
TRACT 4
18.334 ACRES
(798,637 SQ. FT.)
KEVIN ERIC GRAHAM
REMAINDER OF A
CALLED 111.5632 ACRES
C.F.N. 9848285
O.P.R.R.P. H.C.T.
ZONE "X-SHADED"
TRACT 3
1.134 ACRES
(49,417 SQ. FT.)
KEVIN ERIC GRAHAM
CALLED 1.13 ACRES
C.F.N. RP-2017-94165 O.P.R.R.P. H.C.T.
P.O.B. TRACTS 4 & 5
P.O.B. TRACT 5
P.O.B. TRACT 4
P.O.B. TRACT 3
HOUSE DETAIL
SCALE: 1" = 10'
ONE STORY
FRAME
HOUSE
CONCRETE
CHERRY
STREET
VICINITY MAP
NOT TO SCALE
SITE
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
LINE TABLE
NO BEARING LENGTH
L1 S00°28'07"E 71.00'
L2 N87°31'53"W 71.00'
GENERAL NOTES
1. The surveyor has not abstracted the site. This survey relies on the title search from Alamo Title Insurance, GF No. 47001-19-A1CHI-K0008283TC effective date March 12, 2019, issue date: March 19, 2019.
2. The professional service reflected on this plat of survey is provided in connection with the transaction anticipated by the title search referenced and dated above. It is not to be used for any other purpose.
3. Bearing based on Texas State Plane Coordinates, South Central Zone, NAD83.
4. Property lies within the city limits of the City of Tomball and is subject to all building setbacks, platting requirements and other development requirements of that entity.
5. This original work is protected under copyright laws. Title 17 United States Code Sections 107 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided only for the use of the parties to whom it is certified and has been created, express or implied, to may the survey easier as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line hereon.
6. Flood Statement: This site (proposed area) is situated in Zone "X" and Zone "X-SHADED" in Harris County, Texas according to FEMA map number 48201C0235L dated June 18, 2007. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. The determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
LAND TITLE SURVEY
OF A COMBINED
32.299 ACRES (1,406,929 SQ. FT.)
LOCATED IN THE
CLAUDE N. PILLOT SURVEY, A-632
AND THE
JESSE PRUITT SURVEY, A-629
HARRIS COUNTY, TEXAS
To Kevin Grahams and Alamo Title Insurance:
I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.
Jay Dane Comine
Registered Professional Land Surveyor
Texas Registration No. 6340
Date: January 28, 2020
Revised: January 14, 2020 Updated per client comments.
Revised: January 15, 2020 Updated per client comments.
OWNER
KEVIN GRAHAM
FIELD BOOK / PG NO.
FIELD WORK BY
DATE
PURCHASER
DRAWING
JOB NO.
APPR. BY
TITLE CO.
G.F. NO.
ADDRESS
13127 THEIS LANE
TOMBALL, TX 77377
SURVEY FOR
ZIP CODE
LANDPOINT
925 GARDOT BRIAL, STE. 200
THE WOODLANDS, TX 77380
(281)466-8700
www.landpointtx.com
TBPLS FIRM NO. 10194170
SHEET 1 OF 2
ITEMS LISTED IN SCHEDULE B OF TITLE COMMITMENT:
10a An exclusive, perpetual easement for drainage and other utility purposes, granted to the City of Tomball by Dedication of Easement dated October 1, 1986 filed for record under County Clerk's File No. 8551088 of the Official Public Records of Harris County, Texas. (Tract 2 SHOWN ON SURVEY)
10g SEE ITEM 10p., BELOW.
10h An exclusive, perpetual easement for drainage and other utility purposes, located along the north property line, dedicated to the City of Tomball by Dedication of Easement dated October 1, 1986 filed for record under County Clerk's File No. 8551086 of the Official Public Records of Harris County, Texas. (Tracts 1 and 4) SHOWN ON SURVEY.
10k A right of way and easement granted to Humble Oil & Refining Company by instrument dated July 6, 1937 recorded in Volume 1221, Page 22 of the Deed Records of Harris County, Texas, were assigned by instruments recorded in Volume 1221, Page 22 of the Deed Records and filed under County Clerk's File Nos. K058887, K058906, S232496, L797457 and X575701, all of the Official Public Records of Harris County, Texas. (All Tracts) BLANKET IN NATURE, NOT SHOWN ON SURVEY. CERTAIN RIGHTS, TITLE, AND INTEREST RELEASED AND DISCHARGED BY ITEM 11a. BELOW.
10m A right of way and easement granted to Humble Oil & Refining Co. by instrument dated July 17, 1937 recorded in Volume 935, Page 59 of the Deed Records of Harris County, Texas, were assigned by instruments recorded in Volume 1221, Page 22 of the Deed Records and filed under County Clerk's File Nos. K058887, K058906, S232496, L797457 and X575701, all of the Official Public Records of Harris County, Texas. (All Tracts) BLANKET IN NATURE, NOT SHOWN ON SURVEY. CERTAIN RIGHTS, TITLE, AND INTEREST RELEASED AND DISCHARGED BY ITEM 11a. BELOW.
10p A right of way and easement granted to Humble Oil & Refining Co. by instrument dated January 5, 1939 recorded in Volume 992, Page 517 of the Deed Records of Harris County, Texas, were assigned by instruments recorded in Volume 1221, Page 22 of the Deed Records and filed under County Clerk's File Nos. K058887, K058906, S232496, L797457 and X575701, all of the Official Public Records of Harris County, Texas. (All Tracts) BLANKET IN NATURE, NOT SHOWN ON SURVEY. CERTAIN RIGHTS, TITLE, AND INTEREST RELEASED AND DISCHARGED BY ITEM 11a. BELOW.
10q An easement or right of way 10 feet in width located along the north property line, granted to the City of Tomball by Dedication of Easement dated October 1, 1986 filed for record under County Clerk's File No. 8551087 of the Official Public Records of Harris County, Texas. (Tracts 1, 4 and 5) SHOWN ON SURVEY.
11a A right of way and easement granted to Humble Oil & Refining Co. by instrument dated June 14, 1935 recorded in Volume 834, Page 199 of the Deed Records of Harris County, Texas, were assigned by instruments recorded in Volume 1221, Page 22 of the Deed Records and filed under County Clerk's File Nos. K058887, K058906, S232496, L797457 and X575701, all of the Official Public Records of Harris County, Texas. (All Tracts) BLANKET IN NATURE, NOT SHOWN ON SURVEY. CERTAIN RIGHTS, TITLE, AND INTEREST RELEASED AND DISCHARGED BY ITEM 11a. (BELOW)
11b Unrecorded drainage easement and right of way easement over and across property, granted to Maple Tomball LTD by instrument dated December 23, 2002 filed for record under County Clerk's File No. W329544 of the Official Public Records of Harris County, Texas. (All Tracts) BLANKET IN NATURE, NOT SHOWN ON SURVEY.
11c Terms, conditions, provisions and easements contained in Surface Use agreement executed by Staples Energy Corporation, successor in interest to Exxon Corporation, successor in interest to Humble Oil & Refining Company by instrument dated July 18, 2003 filed for record under County Clerk's File No. 20030239449 of the Official Public Records of Harris County, Texas, as affected by Amendment dated 2007 filed for record under County Clerk's File No. 20070128445 of the Official Public Records of Harris County, Texas. SHOWN ON SURVEY.


VICINITY MAP
NOT TO SCALE
SITE
LAND TITLE SURVEY
OF A COMBINED
32.299 ACRES (1,406,929 SQ. FT.)
LOCATED IN THE
CLAUDE N. PILLOT SURVEY, A-632
AND THE
JESSE PRUITT SURVEY, A-629
HARRIS COUNTY, TEXAS
GENERAL NOTES
SHEET 2 OF 2
TRACT 1 (AS DESCRIBED IN C.F.N. RP-2017-94165 O.P.R.R.P. H.C.T.):
TRACT 2 (AS DESCRIBED IN C.F.N. 9858090 O.P.R.R.P. H.C.T.)
TRACT 3 (AS DESCRIBED IN C.F.N. RP-2017-94165 O.P.R.R.P. H.C.T.):
TRACT 4 DESCRIPTION (AS SURVEYED):
TRACT 5 DESCRIPTION (AS SURVEYED):



BOUNDARY SURVEY
63.13 ACRES (2,750,075 SQ. FT.)
SITUATED IN THE
CLAUDE N. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS



BOUNDARY SURVEY
63.10 ACRES (2,748,714 SQUARE FEET)
OUT OF A CALLED 62.954
ACRES, 4.81 ACRES, ALL OF A CALLED
15.3436 ACRES, 1.13 ACRES, 2.84 ACRES
CLAUDE N. PILOT SURVEY, ABSTRACT 632
HARRIS COUNTY, TEXAS

Owner	Legal Description of Property	HCAD ID No.
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

0352860000202

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

2020 Property Tax Statement
Web Statement

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

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

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 Febuary 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

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

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.

0352860000202

PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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.

03528600002023 2020 000000000 000000000 000000000 000000000

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

* 0 4 4 0 5 8 0 0 0 0 0 2 0 *

GRAHAM KEVIN E
PO BOX 1621
TOMBALL TX 77377-1621

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

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

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 Febuary 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

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

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.

* 0 4 4 0 5 8 0 0 0 0 0 2 0 *

PAYMENT COUPON

GRAHAM KEVIN E
PO BOX 1621
TOMBALL TX 77377-1621

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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.

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

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

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

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	90,837	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

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 Febuary 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

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

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.

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PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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.

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

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MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

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

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 Febuary 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

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

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.

0440580000160

PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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.

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

0440580000230

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

2020 Property Tax Statement
Web Statement

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

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

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 Febuary 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

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

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.

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PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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

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MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

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

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 Febuary 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

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

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.

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PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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

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

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

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

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 Febuary 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

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

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.

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PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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

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

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

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

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 Febuary 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

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

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.

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PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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

0440580000304

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

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

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

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 Febuary 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

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

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.

0440580000304

PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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

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MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

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

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 Febuary 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

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

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.

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PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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.

044058000030 52 2020 000000000 000000000 000000000 000000000

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

0440580000306

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

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

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

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 Febuary 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

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

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.

0440580000306

PAYMENT COUPON

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

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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044058000003060 2020 000000179 000000000 000000000 000000000

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

1252560030038

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

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

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 Febuary 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

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

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.

1252560030038

PAYMENT COUPON

MARITIA LP
30 E RIVERCREST DR
HOUSTON TX 77042-2514

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

Web Statement - Date Printed: 06-23-2021

Make check payable to:

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

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1252560030038O 2020 OOOOOOOOO OOOOOOOOO OOOOOOOOO OOOOOOOOO

2,634,126-1

TAX STATEMENT 2020 +

STATEMENT DATE: 06/23/2021

ACCOUNT: 0352860000202

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

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

PIDN: 0352860000202
ACRES: 4.983

AG LAND	APPRAISED VALUE				
14.002	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 77380-4120

TOTAL 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

ACCOUNT: 0440580000020

LEGAL: TRS 3B 4 4Q 21A 23B & 23B-2
ABST 632 C V PILLOT

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

PIDN: 0440580000020
ACRES: 18.3587

AG LAND	APPRAISED VALUE				
25,243	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**	

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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**

ACCOUNT: **0440580000156**

LEGAL: PT TR 21A (HOMESITE)
(TR 4-X)
ABST 632 C N PILLOT

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0013127 THEIS LN
EXEMPTION CODES: HS001

PIDN: 0440580000156
ACRES: 0.5

LAND VALUE	IMPROVEMENT VAL	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**	

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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

ACCOUNT: 0440580000160

LEGAL: TR 23A
ABST 632 C N PILLOT

OWNER: MARITIA LP
PARCEL ADDRESS: 0013219 THEIS LN
EXEMPTION CODES: AGTMB

PIDN: 0440580000160
ACRES: 1.971

AG LAND	APPRAISED VALUE				
6.701	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**	

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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**

ACCOUNT: **0440580000284**

LEGAL: TRS 3A-2 4P 19A & 23B-1
ABST 632 C V PILLOT

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

PIDN: 0440580000284
ACRES: 15.3436

AG LAND	APPRAISED VALUE				
30,687	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**	

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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

ACCOUNT: 0440580000285

LEGAL: TR 4R
ABST 632 C V PILLOT

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

PIDN: 0440580000285
ACRES: 41.824

AG LAND	APPRAISED VALUE				
57,508	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**	

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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

ACCOUNT: 0440580000303

LEGAL: TR 23A-2
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**	

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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

ACCOUNT: 0440580000304

LEGAL: TRS 4Q-1 23B-3 & 23B-2A
ABST 632 C V PILLOT

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

PIDN: 0440580000304
ACRES: 1.13

AG LAND	APPRAISED VALUE				
136	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

ACCOUNT: 0440580000305

LEGAL: TRS 3A & 3A-3
ABST 632 C V PILLOT

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

PIDN: 0440580000305
ACRES: 2.84

AG LAND	APPRAISED VALUE				
341	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

ACCOUNT: 0440580000306

LEGAL: TR 4R-1
ABST 632 C V PILLOT

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

PIDN: 0440580000306
ACRES: 1.13

AG LAND	APPRAISED VALUE				
136	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

ACCOUNT: 0440580000230

LEGAL: PT TR 21A (AG-USE)
ABST 632 C N PILLOT

OWNER: CHESMAR HOMES LLC
PARCEL ADDRESS: 0013127 THIESS LN
EXEMPTION CODES:

PIDN: 0440580000230
ACRES: 4.5

LAND VALUE	IMPROVEMENT VAL	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**	

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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 77380-4120

TOTAL 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

ACCOUNT: 1252560030038

LEGAL: RES A BLK 3
PINE MEADOWS

OWNER: MARITIA LP
PARCEL ADDRESS: 0000000 THEIS RD
EXEMPTION CODES:

PIDN: 1252560030038
ACRES: 1.905

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

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: August 16, 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. 551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property
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 Doris Speer 8-9-2021 Approved by

Staff Member Date City Manager Date